

Thursday, June 7, 2012

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 23

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the June 7, 2012 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the May 31, 2012 meeting be adopted.

3. OLD BUSINESS

1.

LDA11-0438
Posse 118204884-001

Tentative plan of subdivision to create 79 single detached residential lots, 74 semi-detached residential lots, one (1) Public Utility Lot and one (1) Municipal Reserve lot from portions of Lot 1, Block 1, Plan 022 0944; Block 1, Plan 822 2795 and SE 1-54-24-4, located north of 167 Avenue and west of Manning Drive; **CY BECKER**

4. NEW BUSINESS

5. OTHER BUSINESS



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

June 7, 2012

File No: LDA11-0438

Qualico Developments West Ltd
3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 79 single detached residential lots, 74 semi-detached residential lots, one (1) Public Utility Lot and one (1) Municipal Reserve lot from portions of Lot 1, Block 1, Plan 022 0944; Block 1, Plan 822 2795 and SE 1-54-24-4, located north of 167 Avenue and west of Manning Drive; **CY BECKER**

I The Subdivision by Plan is APPROVED on June 7, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.50 ha parcel pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure 1;
2. that the owner provide Municipal Reserve in the amount of 5.723 ha by a Deferred Reserve Caveat registered against the remainder of the Lot 1, Block 1, Plan 022 0944, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve in the amount of 1.463 ha (including the closed roadways under LDA11-0057 and LDA12-0001) by a Deferred Reserve Caveat registered against the remainder of SE 1-54-24-4, pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement;
6. that the subdivision boundary be amended to include the portion of the collector roadway adjacent to the stormwater management facility, as well as the walkway extension to 167 Avenue, as shown on the "Conditions of Approval" map, Enclosure 1;
7. that Bylaw 15747 to adopt the Cy Becker Neighbourhood Structure Plan receive third reading prior to the registration of this subdivision;
8. that Bylaw 16112 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
9. that LDA11-0057 and LDA12-0001 to close portions of the road rights-of-way receive third reading prior to the registration of this subdivision;

10. that the approved subdivision within the Brintnell Neighbourhood (LDA11-0057) be registered prior to or concurrent with this subdivision;
11. that the owner register the walkways as legal road right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure 1;
12. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the stormwater lake, as shown on the "Conditions of Approval" map, Enclosure 1, to protect the integrity of the stormwater management facility; and
13. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs (which may include but is not limited to sidewalk, shared path and/or transit infrastructure), construction costs, and inspection costs occasioned by this subdivision;
2. that the owner pay all costs identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of Permanent Area Contributions for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay all the proportionate share of the Arterial Roadway Assessment for the construction of the arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Department and affected utility agencies;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner design and construct the entire South Cy Becker Storm Water Management Facility, to the satisfaction of Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a temporary 4 m wide gravel emergency access with T-bollards, which is required prior to CCC, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure 1;
9. that the owner construct a noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto 167 Avenue, as shown on the "Conditions of Approval" map, Enclosure 1;
10. that the owner realigns the existing Zaychuk Road east of the proposed north/south collector so that it intersect the collector directly opposite the proposed local road, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure 1;
11. that the owner construct a 1.5 m concrete sidewalk in the ultimate alignment of 167 Avenue from the collector roadway to the west edge of the subdivision, to

- the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure 1;
12. that the walkways contain a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure 1;
 13. that the owner construct a 3 m hard-surfaced Shared Use Path, within the stormwater management facility, as per City of Edmonton Design and Construction Standards, including lighting, bollards and landscaping, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure 1;
 14. that the owner construct the permanent collector roadways west of the subdivision and south to 167 Avenue to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure 1;
 15. that the owner submit a driveway plan for the lot shown on the "Conditions of Approval" map, Enclosure I, to ensure that the driveway does not encroach into any portion of the corner radius of the curve;
 16. that the owner construct all fences positioned wholly on privately-owned land to the satisfaction of the Sustainable Development, Transportation Services and Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I; and
 17. that the owner is responsible for the design, landscaping and construction within the Public Utility Lots, utility rights-of-way, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services and Sustainable Development.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

The remaining Municipal Reserve for the SE Quarter; Lot 1, Block 1 and all closed right-of-way shall be dedicated through deferred reserve caveat to the remainder of the titled area.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Carla Semeniuk at 780-496-1582 or write to:

**Ms. Carla Semeniuk, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie
Subdivision Authority

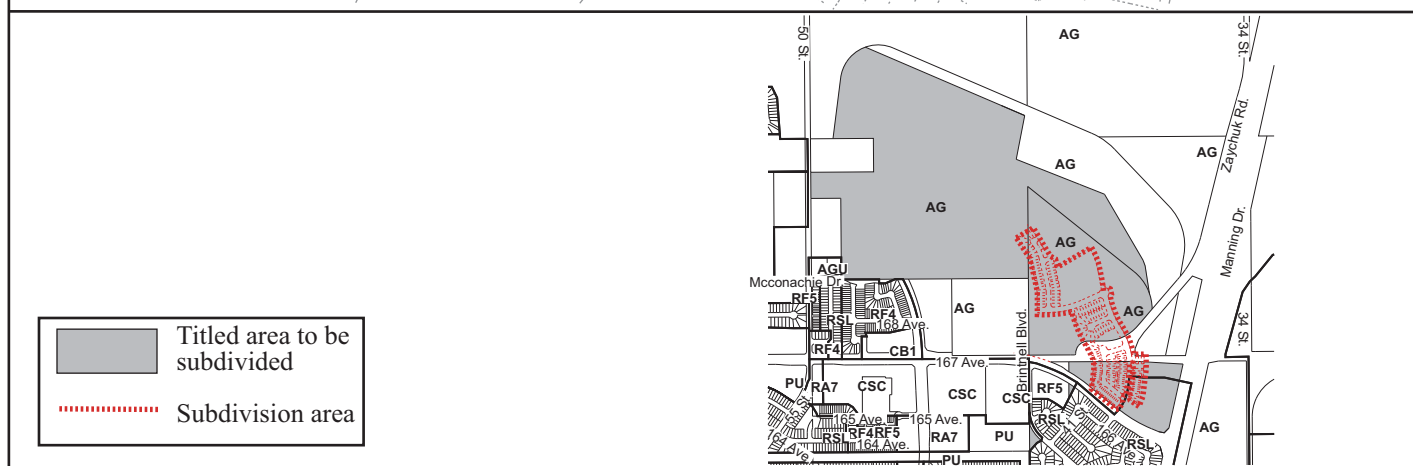
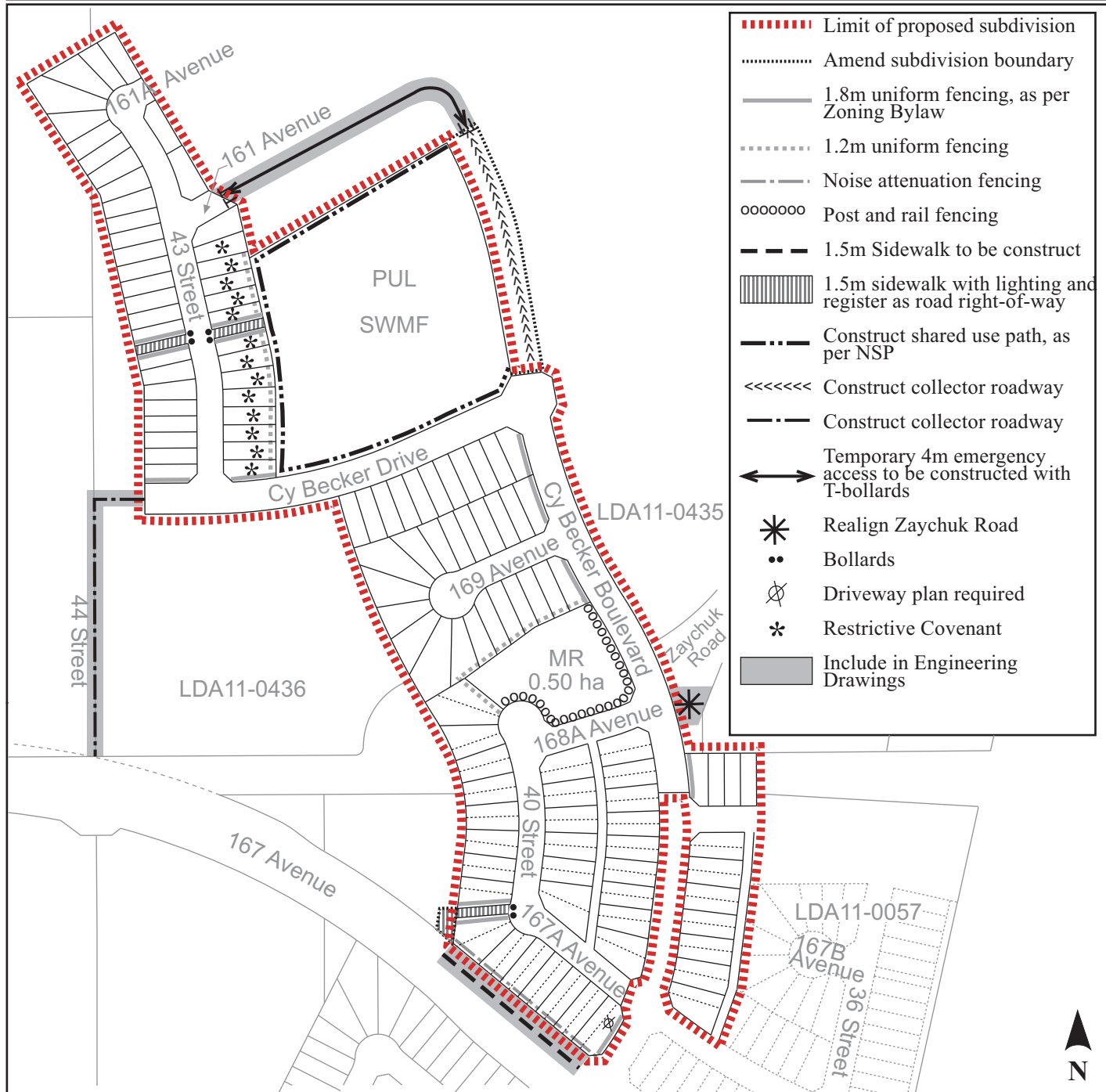
SM/cs/Posse #118204884-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 7, 2012

LDA11-0438



Thursday, May 31, 2012

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 22

PRESENT

Scott Mackie, Manager, Current Planning Branch

Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Agenda for the May 31, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2. ADOPTION OF MINUTES

MOVED

Scott Mackie, Blair McDowell

That the Subdivision Authority Minutes for the May 24, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

3. OLD BUSINESS

1.

LDA11-0243
Posse 112715338-001

Tentative plan of subdivision to create 109 single detached residential lots, 24 semi-detached residential lots, 33 row housing lots and one (1) Municipal Reserve lot from NW 20-53-25-W4M, Lots B and C, Plan 1456 RS, located south of 137 Avenue and east of 199 Street; **STARLING**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

4. NEW BUSINESS

1.

LDA11-0414
Posse 116005741-001

Tentative plan of subdivision to create 40 single detached residential lots from Lot 1, Block 1, Plan 752 1577 located south of Allard Boulevard SW and west of Allard Link SW; **ALLARD**

MOVED

Scott Mackie, Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell, Scott Mackie

CARRIED

2.

LDA12-0038
Posse 119907563-001

Tentative plan of subdivision to create 35 single detached residential lots from NE 23-51-25-4, located west of 141 Street SW and south of Ellerslie Road; **HAYS RIDGE**

MOVED		Scott Mackie, Blair McDowell
		That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell, Scott Mackie
		CARRIED
3.	LDA12-0063 Posse 120723824-001	Tentative plan of subdivision to create one (1) commercial lot from a portion of SE 29-53-24-4, located north of 137 Avenue and east of Griesbach Parade; GRIESBACH
MOVED		Scott Mackie, Blair McDowell
		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell, Scott Mackie
		CARRIED
4.	LDA11-0438 Posse 118204884-001	Tentative plan of subdivision to create 79 single detached residential lots, 74 semi-detached residential lots, one (1) Public Utility Lot and one (1) Municipal Reserve lot from portions of Lot 1, Block 1, Plan 022 0944; Block 1, Plan 822 2795 and SE 1-54-24-4, located north of 167 Avenue and west of Manning Drive; CY BECKER
MOVED		Scott Mackie, Blair McDowell
		That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell, Scott Mackie
		CARRIED
5.	LDA11-0435 Posse 118215042-001	Tentative plan of subdivision to create one (1) medium density residential lot from portions of Lot 1, Block 1, Plan 022 0944 and SE 1-54-24-4, located northwest of Zaychuk Road NW; CY BECKER
MOVED		Scott Mackie, Blair McDowell
		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell, Scott Mackie
		CARRIED
5.	OTHER BUSINESS	
6.	ADJOURMENT	
	The meeting adjourned at 10:15 a.m.	