



Subdivision Authority

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

June 25, 2009

File No. LDA08-0278

Armin Preiksaitis & Associates Ltd.
Suite 605, 10080 Jasper Avenue
Edmonton AB T5J 1V9

ATTENTION: Armin Preiksaitis

Dear Mr. Preiksaitis:

RE: Tentative plan of subdivision to create 9 residential lots, 5 mixed use lots and 3 municipal reserve lots from Block A, Plan 002 4690, Lot 6, Block 6, Plan 2528HW, Lot 1, 7 and 8, Block 5, Plan 2528HW, Lot 29, Block 8, Plan 2528HW and road closure Bylaws 14816 and 15045, **STRATHEARN**

I The Subdivision by Plan is APPROVED on June 25, 2009, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.078 ha parcel upon the endorsement of the first stage (1A) of the plan of subdivision as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve as a 0.121 ha parcel upon the endorsement of the second stage (2B) of the plan of subdivision as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner dedicate Municipal Reserve as a 0.931 ha parcel upon the endorsement of the second stage (2B) of the plan of subdivision as shown on the "Conditions of Approval" map, Enclosure I;
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 enter into a Municipal Agreement (for two municipal reserve parcels) with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
6. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution 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;
7. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
8. that the owner provide an emergency access (road right-of-way) with a 3 m sidewalk and bollards in the location as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner provide public access easements generally in the locations as shown on the "Conditions of Approval" map and the various sidewalks, Enclosure I; and
10. 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 (4) contain, among other things, the following:

1. that the owner pay all costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. 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 Departments and affected utility agencies;
3. 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;
4. that the owner pay the proportionate share of the Permanent Area Contributions for the construction of permanent storm and sanitary drainage facilities in the basin;
5. that the owner construct all fences or decorative boundary elements positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I;
6. 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, and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments;
7. that the owner construct hydrants at 90 m spacing to the satisfaction of EPCOR Water Network Services;
8. That the owner provide boulevard landscaping for collector and local roadways. All deciduous trees shall be a minimum of 75 mm caliper and minimum 6 m on centre.
9. that the engineering drawings include the following as shown on the "Conditions of Approval" map, Enclosure I;
 - a) 95 Avenue
 - i. Streetscape along development frontage (north side) shall include a minimum 2 m sidewalk with curb ramps and boulevard trees.
 - ii. The construction of traffic calming measures (north and south sides, 87 Street through 90 Street), including but not limited to resurfacing / reconstruction of the roadway and existing curbs, curb extensions, bus bulges, and roundabouts, new sidewalks, curb ramps, and pavement markings to the satisfaction of the Transportation Department.
 - b) 88 Street (between 95 Avenue and 95A Avenue)

- i. Construct a centre median with double row of boulevard trees that is generally 15 m wide.
 - ii. The centre median shall include a combination of shrub planting, sod or other ground cover alternative to the satisfaction of the City of Edmonton.
 - iii. Boulevard tree planting shall be incorporated along sidewalks (north of lane) that are generally 5.0 m wide.
 - iv. Boulevard tree planting shall be incorporated along sidewalks (south of lane) that are generally 4.0 m wide.
 - v. Benches, pedestrian lighting, street furniture and paving treatment shall be incorporated in clusters that are integrated with the overall site planning and building architecture.
 - vi. All directional access shall be provided to adjacent alleys and to 95 Avenue.
- c) 95A Avenue (new road right-of-way)
 - i. Construct new road right-of-way connecting 88 Street to 96 Avenue.
 - ii. Boulevard tree planting shall be incorporated along a minimum 2 m sidewalk (north and south side) connecting to 87 Street to 96 Avenue.
 - iii. All directional access shall be provided between 95A Avenue and 96 Avenue.
- d) 96 Avenue
 - i. Construct a centre median that is generally 2.5 m wide with boulevard trees.
 - ii. Existing boulevard trees shall be maintained and incorporated into the design of the street wherever feasible.
 - iii. Development of minimum 2 m sidewalks (north and south side of roadway).
 - iv. Benches, pedestrian lighting, street furniture and paving treatment shall be incorporated in clusters that are integrated with the overall site planning and building architecture.
 - v. All directional access shall be provided at all intersections with 96 Avenue including 87 and 90 Street.
- e) 88 Street (between 96 Avenue and 97 Avenue)
 - i. Construct a centre median that is generally 10 m wide with a double row of boulevard trees.
 - ii. The centre median shall include a combination of shrub planting, sod or other ground cover alternative to the satisfaction of the City of Edmonton.
 - iii. Boulevard tree planting shall be incorporated along minimum 2 m sidewalks.
 - iv. Benches, pedestrian lighting, street furniture and paving treatment shall be incorporated in clusters that are integrated with the overall site planning and building architecture.
 - v. All directional access shall be provided at all intersections with 96A Avenue including 96 and 97 Avenue and to any access to underground parking.
- f) Public Park (garden square - 97 Avenue)

- i. Develop as a formal garden with tree planting and furnishings to the satisfaction of the City of Edmonton.
 - ii. Boulevard tree planting shall be incorporated along sidewalks that are generally 4.0 m wide (on the residential side). Street furniture, lighting and additional landscaping may also be incorporated into the boulevards.
- g) Public Park (garden square - 90 Street)
 - i. Develop as a formal garden with tree planting and furnishings to the satisfaction of the City of Edmonton.
 - ii. Boulevard tree planting shall be incorporated along sidewalks that are generally 4.0 m wide (on residential side). Street furniture, lighting and additional landscaping may also be incorporated into the boulevards.
 - iii. The one way directional lane shall be developed with curb return accesses, a minimum 7.5 m and properly signed. Alternatively, if the lane remains in private ownership, a public access easement shall be required and the road right-of-way may be reduced to the satisfaction of the City of Edmonton.
- h) Alley (between 97 Avenue and Strathearn Drive)
 - i. Special paving shall be constructed for the portion of the lane from 97 Avenue to Strathearn Drive.
 - ii. "Zebra" crosswalk, pedestrian signs and pedestrian lighting shall be located in the lane to the satisfaction of the Transportation Department.
- i) Public Park (between 95A Avenue and 96 Avenue and west of 87 Street)
 - i. The public park shall be completed to base level development (grade, level, sod and trees at 50 trees per ha). Credit shall be given for existing mature ash and elm trees located within the public park subject to the satisfaction of the City of Edmonton.
 - ii. The owner shall prepare a development concept for enhanced park development which will identify the vision and future opportunities for the park. Enhanced park development may include elements such as walkways, benches, gazebos, plazas and water features. This shall be done in consultation with the City of Edmonton and allow opportunity for public input.
 - iii. Further, the owner will construct enhanced park development based on final development concept, in consultation with the City of Edmonton, to a maximum construction value of \$450,000 in accordance with City Design and Construction Standards.
- j) Existing alley (north of 95 Avenue and west of 88 Street)
 - i. The alley shall be paved to City standards.
 - ii. Boulevard tree planting shall be incorporated along 2.0 m sidewalks.
 - iii. Pedestrian lighting and paving treatment shall be developed.
- k) Existing alley (adjacent to the Silver Heights Park)
 - i. The alley shall be paved to City standards.
 - ii. Boulevard tree planting shall be incorporated along a sidewalk on the east side of the lane that is generally 5.0 m wide. Street furniture, lighting and additional landscaping may also be incorporated into the boulevards.

- l) That the owner construct the roadway improvements as listed below:
 - i. Sidewalks immediately adjacent to the site shall be replaced including curb ramps at appropriate intersection locations.
 - ii. The portions of local roadways (95 Avenue from the intersection of 87 to the intersection of 90 Street (both sides), 87 Street from 95 Avenue to the alley north of 97 Avenue (west side), 90 Street from 95 to 97 Avenue (east side) and all roadways and alleys internal to the site) shall be resurfaced or reconstructed as required, including curb repairs and new pavement as a responsibility of the owner.
 - iii. Two bus stops adjacent to the site (north and south sides of 95 Avenue) shall be relocated from 87 Street to 88 Street. Both bus stops shall require upgrade with development. The bus stops shall be reconstructed with 9.0 m x 2.1 m concrete bus stop pads and 2.0 m x 3.0 m concrete shelter pads with bus shelters.
- m) The owner shall be responsible for all costs, including signing and pavement markings, to implement the changes to the roadway geometry below. Engineering drawings for any geometric changes must be reviewed and approved by both the Transportation Planning and Streets Engineering Branches of the Transportation Department.
 - i. Intersection of 95 Avenue and 85 Street: The two eastbound lanes on the west approach shall be improved by separating the through / left turning movements from the right turning movement.
 - ii. Intersection of 95 Avenue and 87 Street: Parking shall be banned on the west side of 87 Street between 95 Avenue and the east-west alley north of 95 Avenue in order to provide two southbound lanes on the approach to 95 Avenue. Two southbound lanes will allow for southbound left turns and southbound right turns to occur concurrently, improving the operation of the intersection.
 - iii. Intersection of 95 Avenue and 90 Street: Parking shall be banned on the west side of 90 Street between 95 Avenue and the east-west alley north of 95 Avenue in order to provide two southbound lanes on the approach to 95 Avenue. Two southbound lanes will allow for southbound left turns and southbound right turns to occur concurrently, improving the operation of the intersection.
- n) That the owner undertake utility improvements as listed below:
 - i. Separation of existing combined sewer into individual sanitary and storm sewer systems shall be undertaken as per the Servicing Report submitted in support of the rezoning application.
 - ii. Upgrade existing watermains and relocating from alleys to roadways.

III. That the Municipal Agreement required in Clause I (5) contain, among other things, the following:

1. that the owner design, construct and maintain the public park (garden square – 97 Avenue). The park shall be developed as a formal garden with tree planting and furnishings to the satisfaction of the City of Edmonton.
2. that the owner design, construct and maintain the public park (garden square – 90 Street). The park shall be developed as a formal garden with tree planting and furnishings to the satisfaction of the City of Edmonton

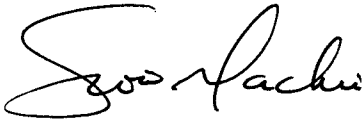
Enclosure I is a map of the subdivision identifying major conditions of this approval.

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. Kim Agar at (780) 496-2939 or write to:

**Ms. Kim Agar, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in black ink, appearing to read "Scott Mackie". The signature is fluid and cursive, with the first name "Scott" written in a larger, more prominent script than the last name "Mackie".

Scott Mackie
Subdivision Authority

SM/ka/Posse #80101009

Enclosure

