



May 3, 2012

File No. LDA11-0426

Stantec Consulting
10160 - 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 203 single detached residential lots, 24 row housing lots, three (3) Municipal Reserve lots, one (1) Public Utility Lot and (3) remnant lots from SW 27-51-25-4, Lot 2, Plan 2296RS, and Lot A, Plan 1368NY, located west of 156 Street SW and north of existing Ellerslie Road SW (9 Avenue SW); **AMBLESIDE**

I The Subdivision by Plan is APPROVED on May 3, 2012, pursuant to Section 654 of the Municipal Government Act and subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.15 ha parcel, a 0.18 ha parcel, and a 0.38 ha parcel pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money-in-place of Municipal Reserve, in the amount of \$1,420,908.20 representing 1.885 ha, pursuant to Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. 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 Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
6. that the approved subdivision within the Ambleside Neighbourhood (File No. LDA11-0405) be registered prior to or concurrent with this application;
7. that the owner register the walkways and emergency access as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of 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 Departments and affected utility agencies;
6. that the owner submits 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 submit driveway plans for the lots as shown on the "Conditions of Approval" map, Enclosure I, to ensure that the driveways do not encroach into any portion of the corner radius of the curve, to the satisfaction of Transportation Services;
8. that the engineering drawings include reconstruction of 156 Street SW from the subdivision boundary to Windermere Boulevard SW to a minimum 9 m wide rural or urban residential collector standard, including upgrades to the intersection of 156 Street SW and Windermere Boulevard SW and sidewalk connections to Windermere Boulevard SW, as shown on the "Conditions of Approval" map, Enclosure I. A temporary connection to the south to tie-in to the remaining portion of 156 Street SW is also required;
9. that the engineering drawings include and that the owner pay for the installation of temporary traffic signals at the intersection of 156 Street SW and Windermere Boulevard SW, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. The westbound left turn movement on Windermere Boulevard would be the traffic movement that would necessitate the signal. If there are no operational or queuing issues with this traffic movement, the signal will not be required. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation;
10. that the owner construct zebra marked crosswalks with curb ramps and pedestrian signage at the mid-block crossings, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct a 3 m hard-surface shared use path, with “Shared Use” signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct a 3 m asphalt emergency access to a residential alley standard with “Shared Use” signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
13. that the emergency access walkway contain a 3 m concrete sidewalk with T-bollards and lighting, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
14. that the engineering drawings include the removal of the existing 1.5 m sidewalk west of the proposed subdivision and its replacement with an emergency access walkway containing a 3 m concrete sidewalk with T-bollards and lighting, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the walkway contain a 1.5 m concrete sidewalk with bollards and lighting, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
16. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation Services and Sustainable Development, 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, 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.

Municipal Reserve (MR) entitlements for SW 27-51-25-4 were addressed with LDA06-0089, LDA06-0241 and LDA06-0255. MR in the amount of 0.395 ha is owing for Lot A, Plan 1368NY and will be paid as money-in place, based on an approved assessment of \$848,665 per hectare. A Deferred Reserve Caveat is to be registered with LDA11-0405 against Lot 2, Plan 2296RS, in the amount of 2.2 ha. MR dedication in the amount of 0.71 ha will be used to create the MR lots and the remaining 1.49 ha will be paid as money-in-place, based on an approved assessment of \$728,648 per hectare.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/kr/Posse #118264347-001

Enclosure

