

Thursday, May 24, 2012

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 21

**1. ADOPTION OF AGENDA**

**RECOMMENDATION**

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

**2. ADOPTION OF MINUTES**

**RECOMMENDATION**

That the Subdivision Authority Minutes for the May 17, 2012 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                                   |  |
|----|-----------------------------------|--|
| 1. | LDA11-0243<br>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; <b>STARLING</b> |
| 2. | LDA11-0411<br>Posse 117562600-001 | Tentative plan of subdivision to create 93 single detached housing lots, 68 semi-detached housing lots and one (1) remnant from SW 23-51-24-4 and Lot 1, Plan 812 0646; located east of 66 Street SW and south of Winspear Common, <b>WALKER</b>   |
| 3. | LDA11-0423<br>Posse 115341199-001 | Tentative plan of subdivision to create 30 single detached residential lots, 12 semi-detached residential lots and 40 row housing lots from NW 20-53-25-W4M, located south of 137 Avenue and east of Starling Drive; <b>STARLING</b>   |

**5. OTHER BUSINESS**



Subdivision Authority

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

May 24, 2012

File No. LDA11-0243

MMM Group Limited  
200, 10576 - 113 Street  
Edmonton, AB T5H 3H5

ATTENTION: Chris Davis

Dear Mr. Davis:

RE: 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**

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**I The Subdivision by Plan is APPROVED, on May 24, 2012, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.18 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 enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the subdivision boundary be amended to include the dedication of a portion of 199 Street, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate 2 meters of road right-of-way on the east side of the existing 199 Street, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register the walkways as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a blanket access easement to provide access to the Municipal Reserve lot, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the approved subdivision LDA11-0018 be registered prior to or concurrent with this application;
9. 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;

10. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the top-of bank as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the top-of-bank;
11. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the Public Utility Lot as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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, 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 the endorsement of the plan of subdivision;
3. the owner pay the proportionate share of 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 engineering drawings include the upgrade of 199 Street to a 14.5 m urban collector roadway standard (24.0 m road right-of-way) from the south boundary of the subdivision (limit of completed 199 Street upgrades) to the north boundary of the Altalink right-of-way, as shown on the "Conditions of Approval" map, Enclosure I. The permanent upgrades to 199 Street must be completed within 2 years of the signing of the Servicing Agreement;
8. that the owner construct a 6 m wide gravel temporary roadway connection with Stage 1 (gravel prior to CCC), as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the engineering drawings include a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion and direction of Transportation Services;
10. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage at the midblock crossing on 199 Street, as shown the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the construction of a 3 m asphalt shared use path with Stage 1, within the top-of-bank setback area with a dividing yellow

- centreline and "Share Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include the construction a 3 m asphalt shared use path with Stage 2, within the top-of-bank setback area and the Storm Water Management Facility (SWMF), with a dividing yellow centreline and "Shared Use" signage, lighting and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
  13. that the owner construct a temporary 1.5 m asphalt trail between the permanent top-of-bank shared use path and the local road with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I;
  14. that the lot on the southeast corner of the subdivision be withheld from registration until such time as the temporary trail connection is no longer required as deemed by the City of Edmonton, and the permanent shared use path within the pipeline right-of-way to the south is constructed as shown on the "Conditions of Approval" map, Enclosure I;
  15. that the owner enter into a 5 year maintenance period for the proposed Low Impact Development (LID) measures, such as bioswales, bumpouts and cul-de-sac islands, to the satisfaction of the Drainage Services Branch of Infrastructure Services;
  16. that the owner develop and implement a stormwater quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of the Drainage Services Branch of Infrastructure Services;
  17. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
  18. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

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

Municipal Reserves for NW 20-53-25-W4M were addressed through LDA10-0036 and LDA11-0017 through a deferred Reserve Caveat in the amount of 2.25 ha. This DRC is to be reduced by the amount of MR being provided with this application (0.18 ha). Municipal Reserves for Plan 1456 RS were provided in 1968, through the registration of Lot R which represents 10 percent of the Plan 1456 RS 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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Claudia Wong-Rusnak at 780-944-0120 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

SM/cw/Posse #112715338-001

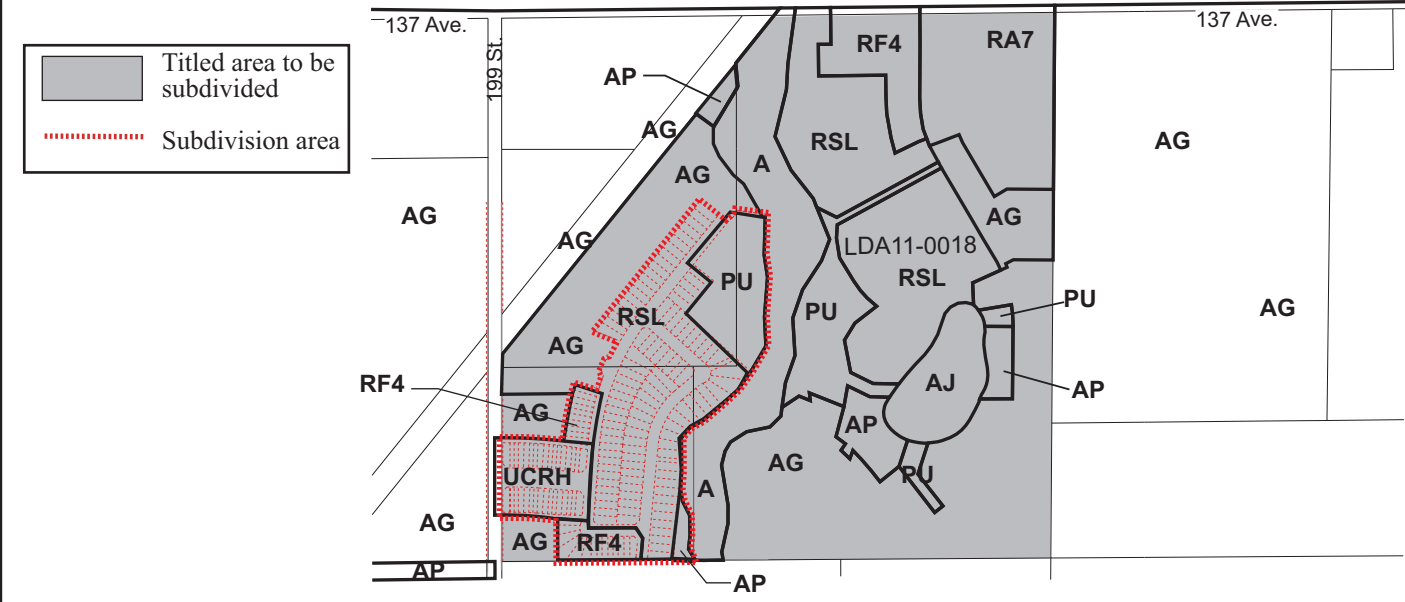
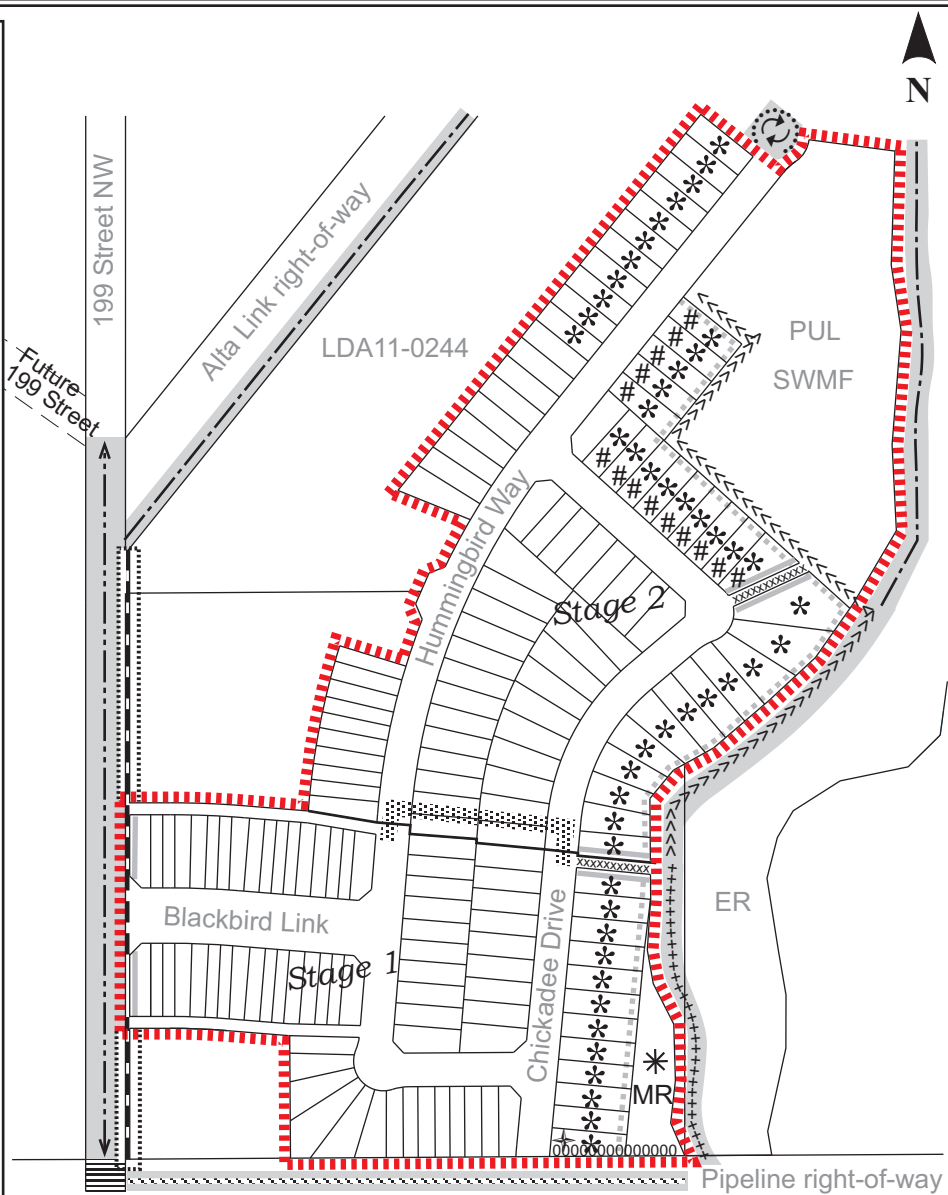
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 24, 2012

LDA11-0243

- Limit of proposed subdivision
- ..... Amend subdivision boundary
- 1.8m fence as per Zoning Bylaw 12800
- 1.2m uniform fence
- xxxxxxxxxxxxxxxx Walkway containing 1.5m sidewalk, bollards and lighting to be registered as road right-of-way
- 199 Street roadway dedication
- ←--- Construct 199 Street as a 14.5m collector
- ||||| 6m gravel temporary roadway
- +++++ 3m shared-use asphalt path to be constructed with Stage 1
- >>>>> 3m shared-use asphalt path to be constructed with Stage 2
- 3m shared-use path to be constructed with LDA11-0244
- ..... Permanent shared-use path to be constructed with Stage 1 or to the land to the south
- 000000000 1.5m Temporary trail connection to local road
- ⊙ 12m temporary turnaround with bollards or mini-barriers
- \* Access easement required to access MR
- + Withhold lot until permanent shared-use path connection is constructed (if required)
- \* Restrictive Covenant re: top of bank
- # Restrictive Covenant re: freeboard
- ▨ Zebra marked crosswalk
- ▨ Include in Engineering Drawings





## SUBDIVISION CONDITIONS OF APPROVAL MAP

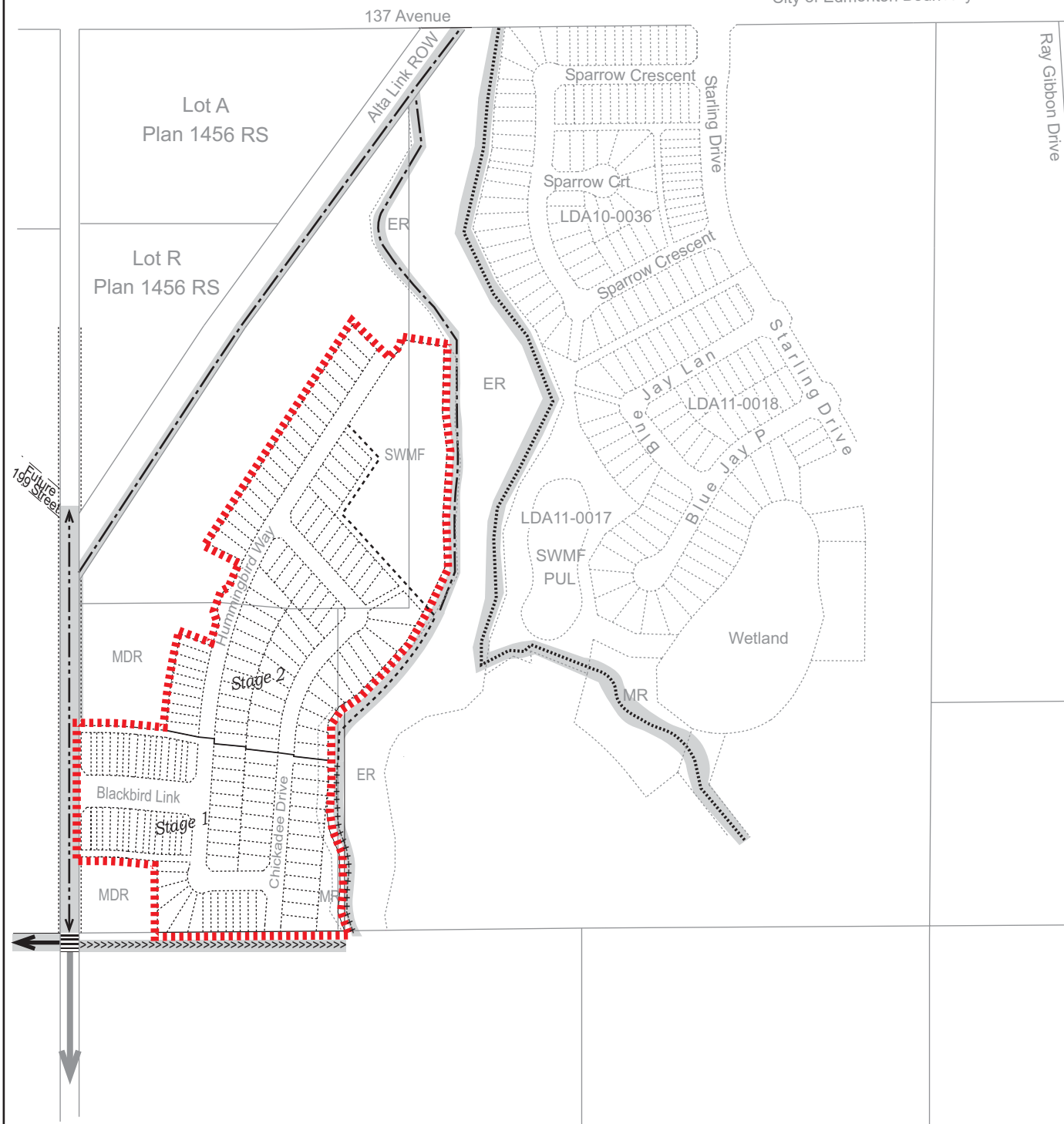
May 24, 2012

LDA11-0243

- |         |  |        |   |
|---------|--|--------|---|
| -----   | Limit of proposed subdivision  | ++++++ | 3m shared-use path to be constructed with LDA10-0036  |
| ←-----→ | LDA11-0243 to construct 199 Street as a 14.5m collector in the Ultimate Alignment  | -----  | 3m shared-use path to be constructed with LDA11-0018  |
| .....   | 3m shared-use path to be constructed with development of Starling east subdivision | ---    | 3m shared-use path to be constructed with LDA11-0017  |
| ←       | Existing 3m shared-use path constructed with Trumpeter Stage 1 (LDA 07-0141)       | >>>>>> | 3m shared-use path to be constructed with LDA10-0036 or with development of the land to the South |
|         | Zebra marked cross walk  |        |   |
| ■       | Include in Engineering Drawings  |        |   |



City of Edmonton Boundary





Subdivision Authority

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

May 24, 2012

File No. LDA11-0411

IBI Group  
300, 10830 Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Shree Shinde

Dear Ms. Shinde:

RE: Tentative plan of subdivision to create 93 single detached housing lots, 68 semi-detached housing lots and one (1) remnant from SW 23-51-24-4 and Lot 1, Plan 812 0646; located east of 66 Street SW and south of Winspear Common, **WALKER**

**I The Subdivision by Plan is APPROVED on May 24, 2012, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 3.16 ha by a Deferred Reserve Caveat to the remainder of Lot 1, Plan 812 0646 pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. 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;
5. That the remnant parcel lot be consolidated with Lot 16, Block 13, Plan 112 5397, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the dedication of 66 Street SW and 25 Avenue SW conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Clause I(6), the owner clear and level 66 Street SW and 25 Avenue SW as required for road right of way dedication to the satisfaction of Transportation Services;
8. that the owner register the walkways as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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, 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 the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or other assessments applicable 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 engineering drawings include the construction of an offset 12 m radius asphalt surface temporary turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC or at the discretion and direction of Transportation Services;
8. that the owner construct 1.5 m concrete sidewalks with lighting and bollards, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines for all lots backing onto or flanking 66 Street SW and 25 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly within private land, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified on the "Conditions of Approval Map", Enclosure I; and
11. 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 Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserves for Lot 1, Plan 8121646 are being carried forward through a Deferred Reserve Caveat with this subdivision. DRC 112 372 948 was applied onto SW 23-51-24-4 with application LDA09-0187. The Municipal Reserves will be taken as land with a future subdivision to assemble the Walker District Park Campus.

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 five days from the date the decision is mailed.

If you have further questions, please call Mr. Adryan Wahl at 780-944-7688 or write to:

**Mr. Adryan Wahl, Principal Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street NW  
Edmonton AB T5J 3P4**

Yours truly,

Scott Mackie  
Subdivision Authority

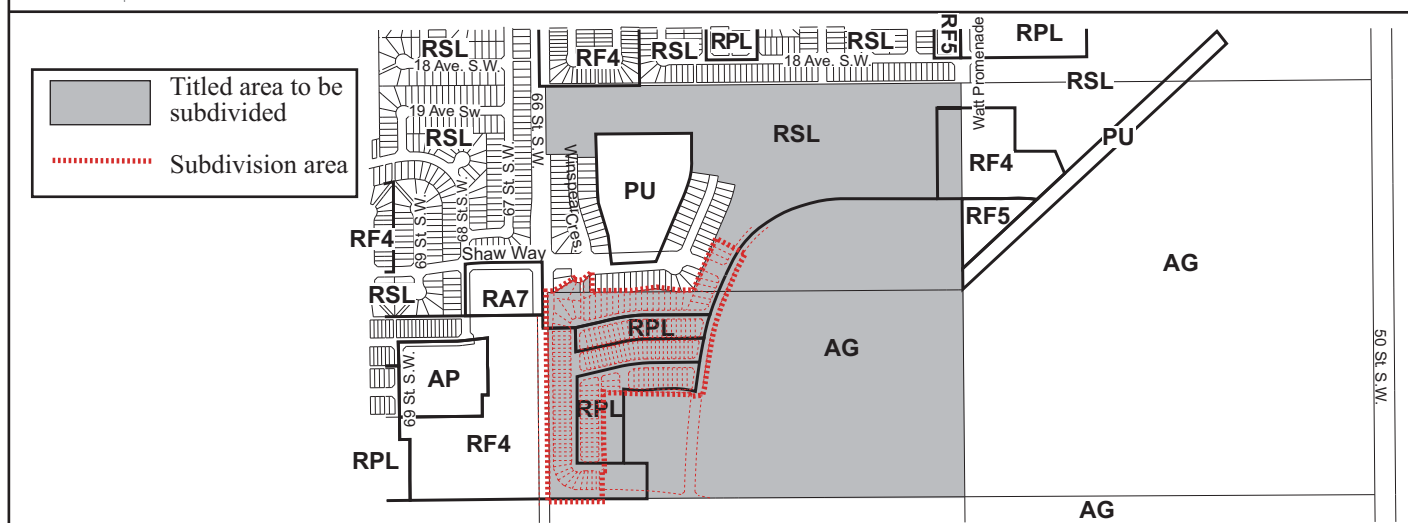
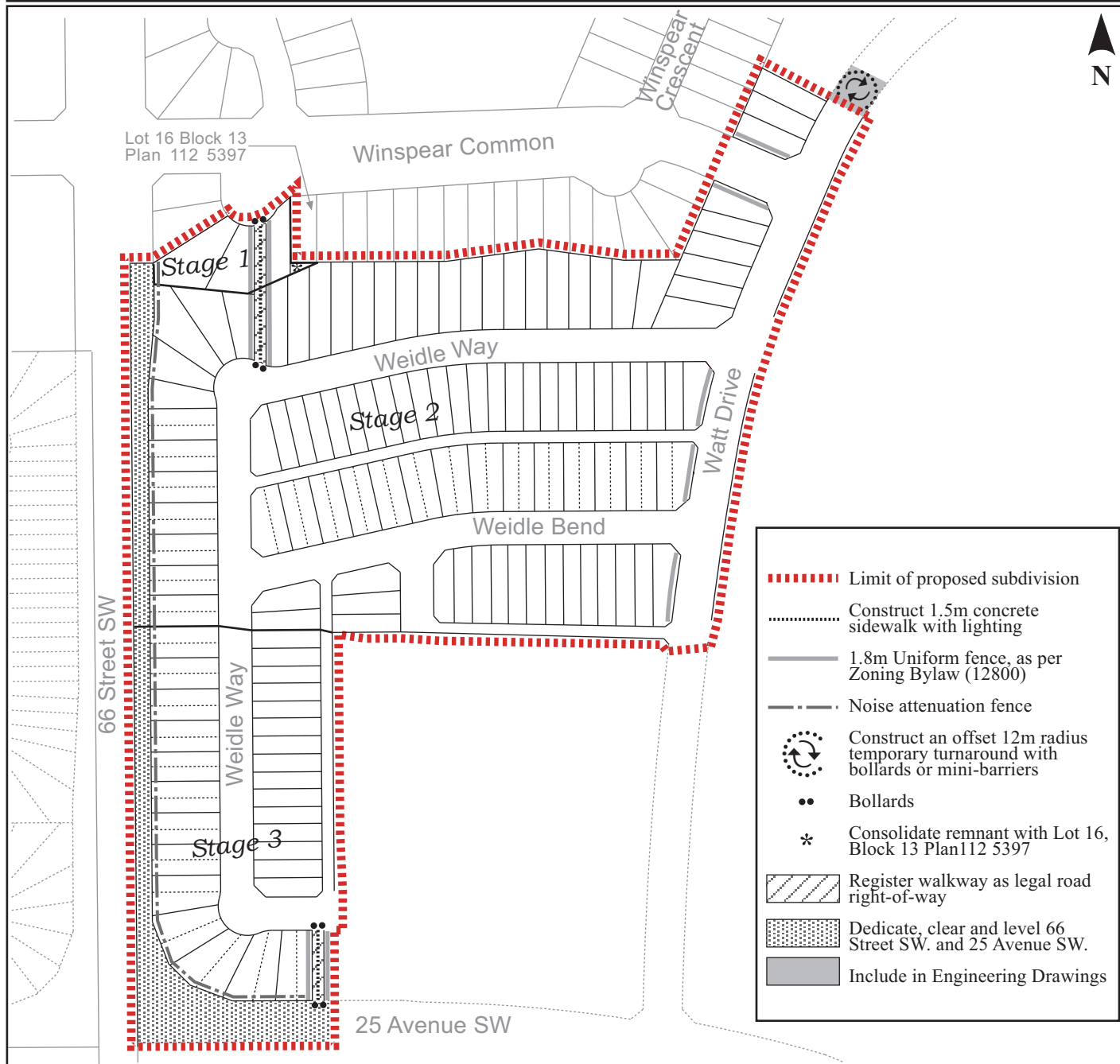
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 24, 2012

LDA11-0411





May 24, 2012

File No. LDA11-0423

MMM Group Limited  
#200, 10576 - 113 Street  
Edmonton, AB T5H 3H5

ATTENTION: Chris Davis

Dear Mr. Davis:

RE: Tentative plan of subdivision to create 30 single detached residential lots, 12 semi-detached residential lots and 40 row housing lots from NW 20-53-25-W4M, located south of 137 Avenue and east of Starling Drive; **STARLING**

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**I The Subdivision by Plan is APPROVED, on May 24, 2012, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. 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;
3. that Bylaw 16094 to amend the Zoning Bylaw (from AG to RSL, RF4 and RF5) receive third reading prior to the endorsement of the plan of subdivision;
4. that the approved subdivision LDA11-0018 be registered prior to or concurrent with this application;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 (1) 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 the endorsement of the plan of subdivision;

3. the owner pay the proportionate share of 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 enter into a 5 year maintenance period in the servicing agreement for the proposed Low Impact Development (LID) measures such as bioswales, bumpouts and cul-de-sac islands to the satisfaction of the Drainage Services Branch of Infrastructure Services;
8. that the owner develops and implements a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of the Drainage Services Branch of Infrastructure Services;
9. that the owner construct a 1 m berm and a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing # 5205, within residential property lines for all lots backing onto or flanking Ray Gibbon Drive, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
10. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

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

Municipal Reserves will be carried forward by way of the existing Deferred Reserve Caveat with this application.

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 five days from the date the decision is mailed.



If you have further questions, please call Ms. Claudia Wong-Rusnak at 780-944-0120 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

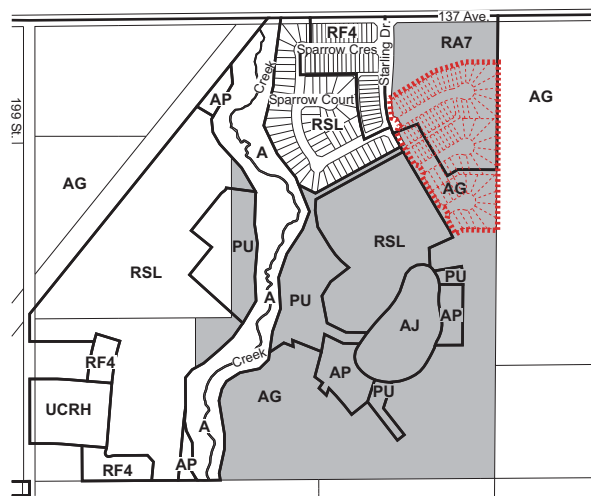
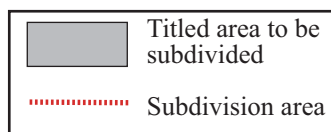
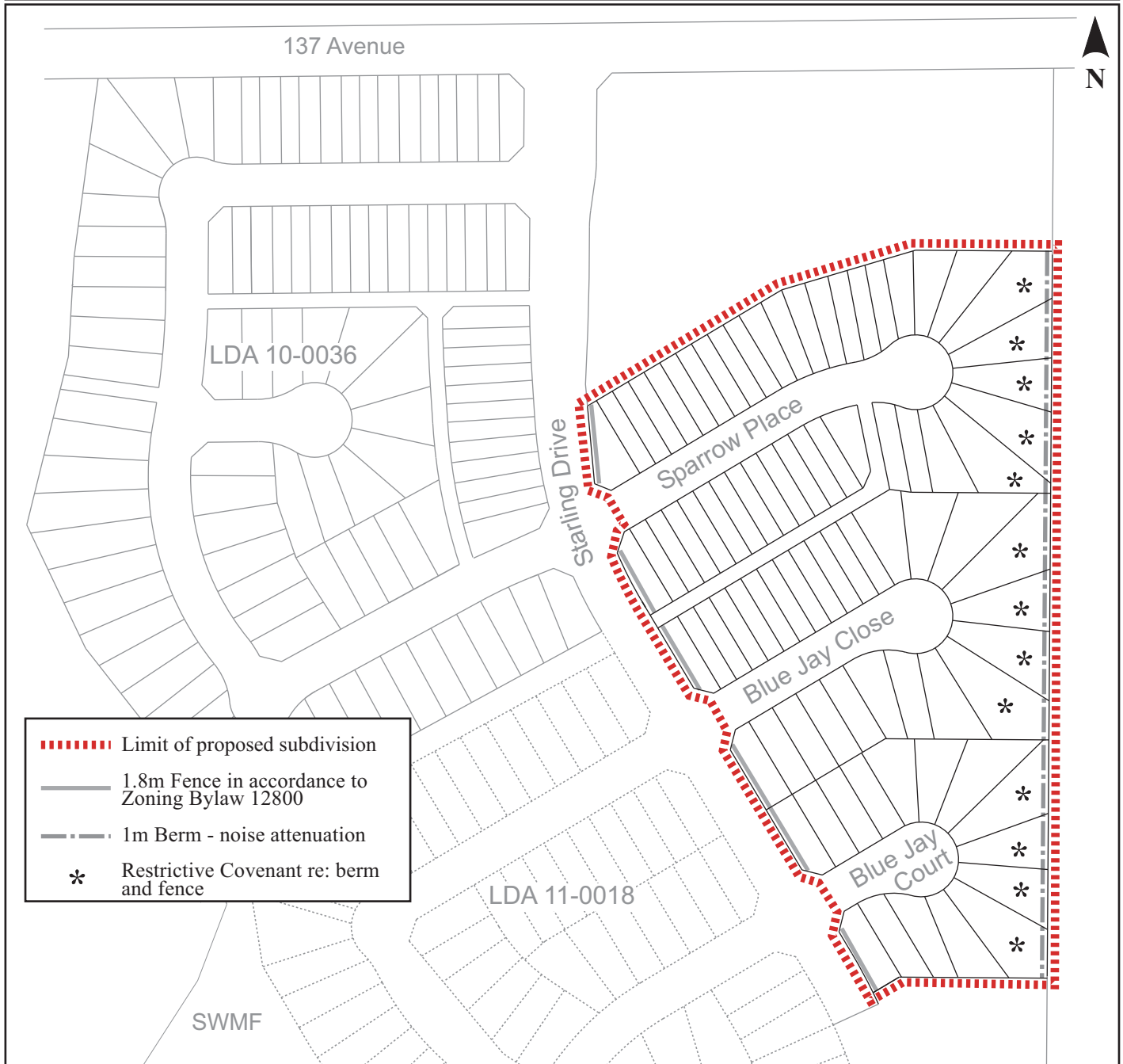
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Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

May 24, 2012

LDA11-0423



Thursday, May 17, 2012

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 20

**PRESENT** Blair McDowell, Senior Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 17, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 10, 2012 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA11-0114  
Posse 104262003-001

Tentative plan of subdivision to create 10 single detached residential lots from NE 23-51-25-4 and SE 23-51-25-4, located west of 141 Street SW and south of Ellerslie Road; **HAYS RIDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA11-0358  
Posse 116211610-001

Tentative plan of subdivision to create 113 single detached residential lots, one (1) Municipal Reserve lot, and two (2) Public Utility lots, from NW 19-52-25-4 and SW 19-52-25-4; located south of Whitemud Drive NW and east of 215 Street NW; **GRANVILLE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

**5. OTHER BUSINESS**

**6. ADJOURNMENT**

The meeting adjourned at 9:50 a.m.