

Thursday, October 20, 2011
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 42

PRESENT Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 20, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 13, 2011 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA11-0053
Posse 107209300-001

Tentative plan of subdivision to create one (1) Public Utility Lot, 52 single detached residential lots, and 54 semi-detached residential lots from the North half of SE 23-51-24-4, located south of Watt Boulevard SW and east of Watt Promenade SW; **WALKER**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

Blair McDowell

CARRIED

2. LDA11-0123
Posse 108652383-001

Tentative plan of subdivision to create 44 single detached residential lots, 96 semi-detached residential lots, 12 row housing lots, one (1) Public Utility Lot, and one (1) Municipal Reserve parcel from portions of NE 23-51-24-4 and Lots 1 and 2, Block A, Plan 112 3580, **WALKER**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

Blair McDowell

CARRIED

5. OTHER BUSINESS

6. ADJOURNMENT

The meeting adjourned at 10:20 a.m.



Subdivision Authority

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

October 20, 2011

File No. LDA11-0053

IBI Group
Suite 1050, Standard Life Building
10405 Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create one (1) Public Utility Lot, 52 single detached residential lots, and 54 semi-detached residential lots from the North half of SE 23-51-24-4, located south of Watt Boulevard SW and east of Watt Promenade SW;
WALKER

I The Subdivision by Plan is APPROVED on October 20, 2011, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 3.20 ha by a Deferred Reserve Caveat registered against the remainder of the north half of SE 23-51-24-4, 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 approved subdivisions LDA10-0113 and LDA11-0070 be registered prior to or concurrent with this application; or, that the owner register an easement against the affected properties for the construction of the east-west shared use path as shown on the "Conditions of Approval" map, Enclosure I;
5. that Phase 3 of approved subdivision LDA11-0123 be registered prior to or concurrent with this application; or, that the owner register the necessary easements against the affected properties for the construction of the roadway connections to 66 Street SW (Option A) or Ellerslie Road (Option B), to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton to be registered against the residential parcel flanking the pipeline right-of-way as shown on the "Conditions of Approval" map, Enclosure I, to ensure a minimum side yard setback of 7.5m from the pipeline right-of-way;
7. that the owner register the walkways and shared use path as legal road right-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 (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 Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pays his proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
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 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 construct the necessary roadway connection to 66 Street SW (Option A) or Ellerslie Road (Option B), to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that with Option A, the owner and current land developer shall submit a signed waiver and release of all damages including indemnification clauses in favour of the City of Edmonton. The waiver and release must be submitted to Transportation Services concurrently with the engineering drawings;
9. that with Option B, the owner construct the first two lanes of Ellerslie Road to a divided urban arterial standard from 50 Street to 66 Street and pay for the installation of traffic signals at the intersection of Ellerslie Road and the permanent collector connection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct the north/south collector roadway as an "enhanced pedestrian corridor" as per the Walker Neighbourhood Structure Plan, within a minimum 28 m right-of-way with centre median, 3m concrete shared use path and boulevard trees, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct an offset 12 m radius gravel surface temporary turnaround with bollards or mini-barriers (gravel prior to CCC) to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct a zebra marked crosswalk, curb ramps, pedestrian signage, curb extensions and/or median at the mid-block crossings, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3m hard-surface shared use path, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences (wholly within private property lines), sidewalks, lighting and bollards to the satisfaction of the Transportation Services and Sustainable Development in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves will be provided through a Deferred Reserve Caveat (3.20 ha) with this subdivision.

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. Nicholas Dyjach at 780-496-1758 or write to:

**Mr. Nicholas Dyjach, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/nd/Posse #107209300-001

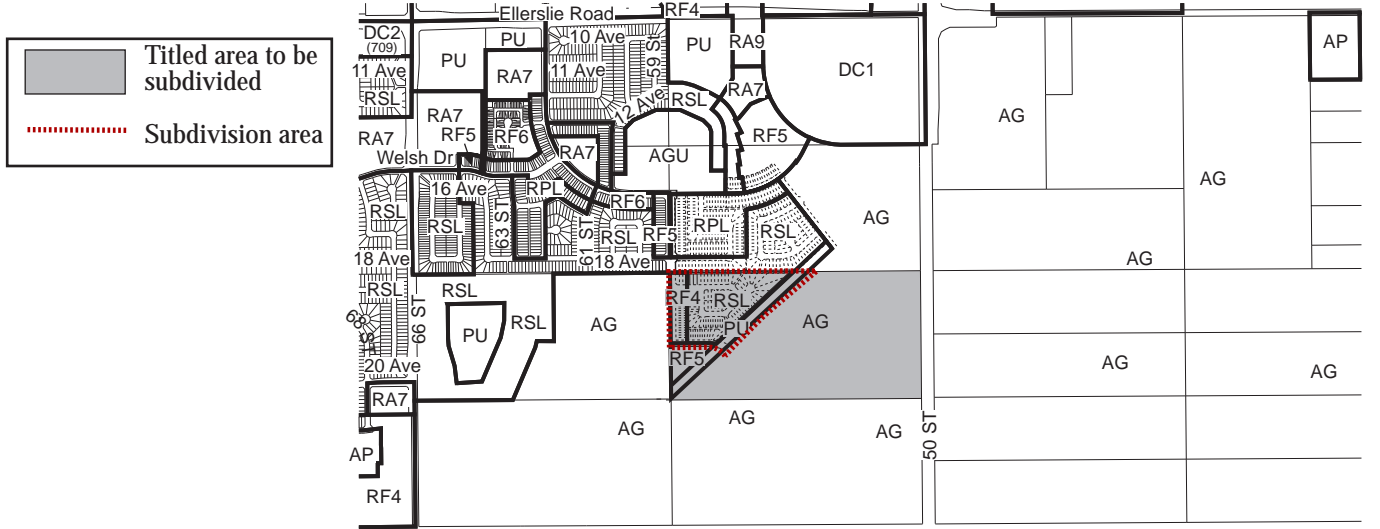
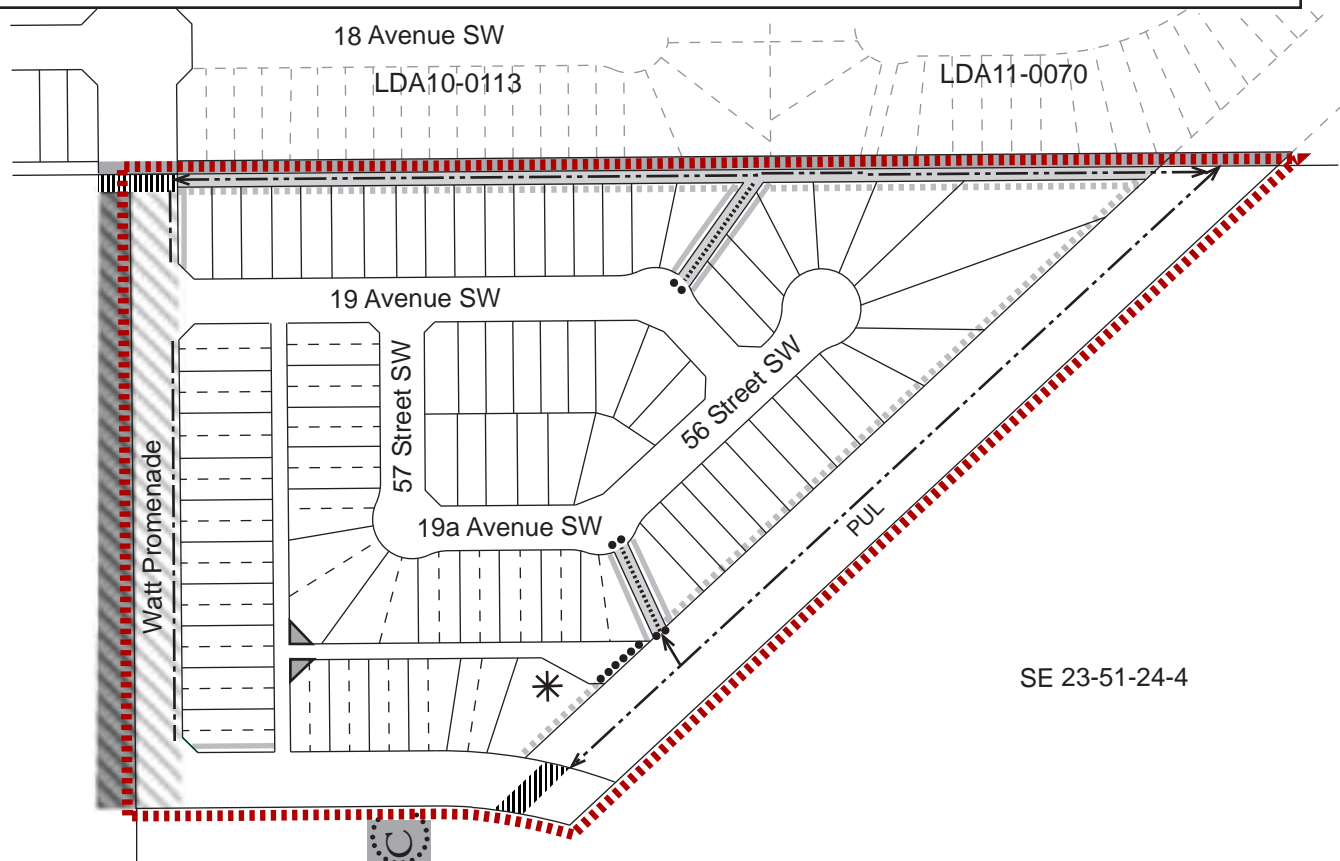
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 20, 2011

LDA11-0053

- | | |
|---|---|
| <p>..... Limit of proposed subdivision</p> <p>—— 1.8m Uniform fence, as per Zoning Bylaw</p> <p>..... 1.2m Uniform fence</p> <p>..... 1.5m Concrete walkway with lighting</p> <p>—— 3.0m Concrete shared-use path</p> <p>—— 3.0m hard surface shared-use path with dividing yellow centre line, "Shared Use" signage, lighting, landscaping, bollards or mini-barriers</p> <p>⊙ 12m temporary turnaround with bollards or mini-barriers</p> <p>▲ 3.0m x 3.0m Corner cut</p> | <p>■ Include in Engineering Drawings</p> <p>■ Register as road right-of-way</p> <p>▨ Zebra marked crosswalk, curb ramps, pedestrian signage, curb extensions and/or median</p> <p>▨ Collector to be developed as an Enhanced Pedestrian Corridor with 28m road right-of-way, centre median, boulevard trees and shared-use path</p> <p>* Restrictive covenant re: 7.5m Side yard-Pipeline Building Setback</p> <p>•• Bollards</p> |
|---|---|



SUBDIVISION CONDITIONS OF APPROVAL MAP

October 20, 2011

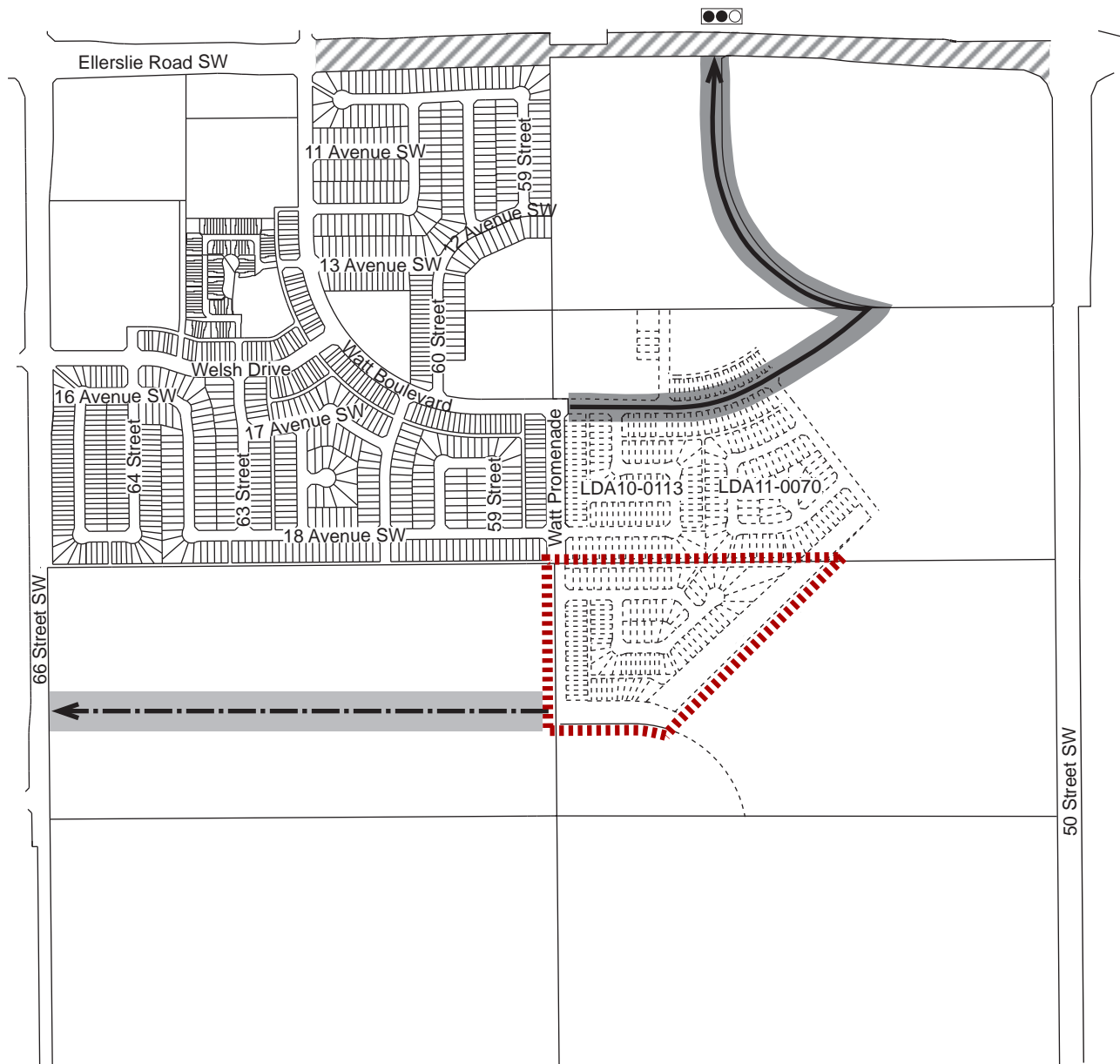
LDA11-0053

Option A

- Limit of proposed subdivision
- ←- - - Temporary collector roadway connection
- Include in Engineering Drawings

Option B

- Limit of proposed subdivision
- ← Permanent collector roadway connection
- Pay for traffic light installation
- Include in Engineering Drawings
- ▨ Arterial to be developed to an urban arterial roadway standard





Subdivision Authority

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

October 20, 2011

File No. LDA11-0123

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 44 single detached residential lots, 96 semi-detached residential lots, 12 row housing lots, one (1) Public Utility Lot, and one (1) Municipal Reserve parcel from portions of NE 23-51-24-4 and Lots 1 and 2, Block A, Plan 112 3580, **WALKER**

I The Subdivision by Plan is APPROVED on October 20, 2011, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 3.50 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 \$ 445,938.80 representing 1.039 ha as per Deferred Reserve Caveat No. 112 023 856 pursuant to Section 667 of the Municipal Government Act;
3. that the owner provide money-in-place of Municipal Reserve in the amount of \$ 511,619.30 representing 0.867 ha as per Deferred Reserve Caveat No. 112 212 472 pursuant to Section 667 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 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;
6. that the subdivision boundary be amended to exclude 56 Street SW from Watt Boulevard to the alley, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner be permitted to register this plan of subdivision in stages at the discretion of the Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the approved subdivisions within the Walker Neighbourhood (File Nos. LDA10-0113 and LDA11-0070) and the Charlesworth Neighbourhood (File No.

LDA11-0028) be registered prior to or concurrent with this application to allow for the logical extension of roadways and services;

9. that the 10 m Utility Right of Way (URW #102 233 337) be discharged, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register the greenway and walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 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 preliminary plans are required to be approved for Ellerslie Road SW prior to approval of engineering drawings, to the satisfaction of Transportation Services;
8. that construction of the stormwater management facility be completed to its ultimate size and design, to the satisfaction of Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of an off-site watermain crossing Ellerslie Road SW from the Charlesworth Neighbourhood with Stage 3, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of two lanes of Ellerslie Road SW to a divided urban arterial roadway standard from 50 Street SW to 62 Street SW, including all channelization, accesses, intersections, shared use paths, sidewalk, lighting, landscaping and any transitional improvements with Stage 3, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner pay for the installation of traffic signals at the intersection of Ellerslie Road SW and the collector road with Stage 3, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide grading plans for portion of the collector road with Stage 2 submission of the engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the Municipal Reserve parcel must be/remain in a condition suitable for its intended use prior to it being turned over to the City. There must be no disturbance or unauthorized use of this land – no grading, no stripping, no dumping, no stock piling, no equipment storage, no construction staging/material storage, no garbage/debris disposal, etc. – and any remedial requirements shall be the responsibility of the owner;
15. that the owner construct all fences wholly within private lands (except for the post and rail fence on the school/park site), bollards, lighting, shared use paths, and sidewalks, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified on the "Conditions of Approval Map", Enclosure I; and
16. 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.

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

Municipal Reserves for NE 23-51-24-4 are being fully addressed with this subdivision through the 2.15 ha land dedication for the school/park site, with the remainder, 1.039 ha owing, be provided as money-in-place. Lot 1, Block A, Plan 112 3580 will dedicate the full 1.35 ha owing as land for the school/park site. Lot 2, Block A, Plan 112 3580 will provide 0.867 ha MR as money-in-place with this subdivision, with the remaining 0.82 ha being transferred to Lot 1MR, Block 1, Plan 112 3619 in Gorman Industrial after the money has been provided. The Deferred Reserve Caveats on all titles can be discharged once all the conditions have been satisfied.

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie".

FOR Scott Mackie
Subdivision Authority

SM/aw/Posse #108652383-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 20, 2011

LDA11-0123

