

Thursday, September 26, 2013

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 39

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the September 26, 2013 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the September 12, 2013 and the September 19, 2013 meetings be adopted.

3. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA12-0243
126822172-001 | Tentative plan of subdivision to create 62 semi-detached residential lots, 41 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from Lot 1, Plan 8120646 and SW-23-51-24-4, located southeast of Watt Drive SW; WALKER |
| 2. | LDA12-0328
129120810-001 | Tentative plan of subdivision to create 68 single detached residential lots, 12 semi-detached residential lots and 27 rowhouse lots from SW 31-51-23-4 located south of 16A Avenue NW and east of 34 Street NW; LAUREL |
| 3. | LDA13-0288
140530341-001 | Tentative plan of subdivision to create one (1) Private Utility lot from NE-23-51-24-4 located south of Watt Common and west of 50 Street NW; WALKER |

4. OTHER BUSINESS



Subdivision Authority

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

September 26, 2013

File No. LDA12-0243

IBI Group
300 – 10830 Jasper Avenue
Edmonton, AB T5J 2B4

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 62 semi-detached residential lots, 41 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from Lot 1, Plan 8120646 and SW-23-51-24-4, located southeast of Watt Drive SW;
WALKER

I The Subdivision by Plan is APPROVED on September 26, 2013 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.41ha 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 a Public Utility lot as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions within the Walker Neighbourhood (File No. LDA11-0411 and LDA12-0244) be registered prior to or concurrent with this application;
6. that the owner register the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 (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 other assessments applicable to the subdivision area 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 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 engineering drawings include the first two lanes of 66 Street SW from Winspear Common SW to 25 Avenue SW, and the first two lanes of 25 Avenue SW from 66 Street SW to Watt Drive SW as shown on the "Conditions of Approval" map, Enclosure I, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements. Preliminary plans are required to be approved for 66 Street SW and 25 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services;
8. that the owner pay for the installation of traffic signals at the intersection of 66 Street SW and 25 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure II. 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. If traffic signals are not deemed warranted by 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 that time to fulfill this obligation;
9. that the owner construct a 1.5m concrete sidewalk with bollards and lighting, to connect to the shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include 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;
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development, Transportation Services and Financial Services and Utilities in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserves were carried forward by Deferred Reserve Caveat (DRC 122 411 438) with LDA11-0411. This DRC will be reduced by 0.41 hectares to create this subdivision's Municipal Reserve lot and the remainder will be carried forward on title.

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 Madeleine Baldwin at (780) 496-5672 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority




SM/mb/Posse #126822172-001

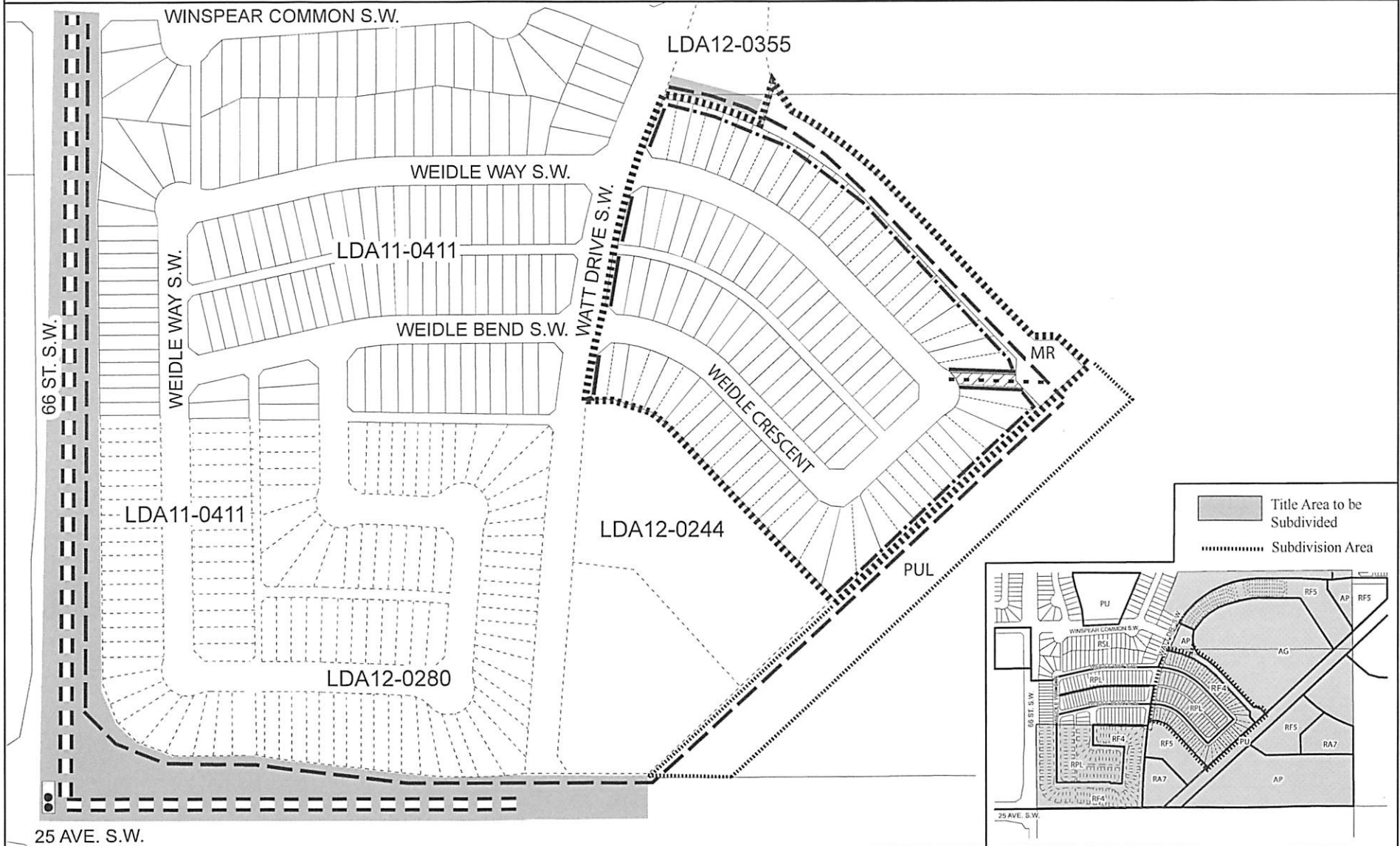
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 26, 2013

LDA 12-0243

■■■■■■■■ Limit of Proposed Subdivision	3m Hard Surface Shared use Path, with Dividing Yellow Centreline and "Shared use" Signage, Lighting, Bollards and Landscaping	----- Construct 1.5m Concrete Sidewalk With Bollards and Lighting	 Register as Road Right of Way
..... Amend Subdivision Boundary	----- Construct First two Lanes to an Arterial Roadway Standard 1.2m Uniform Screen Fence	 Pay for Installation of Traffic Signals
----- 1.2m Uniform Fence			
----- 1.8m Uniform Screen Fence As per Zoning Bylaw		 Include in Engineering Drawings	





September 26, 2013

File No. LDA12-0328

Qualico Developments West Limited
#280, 3203 - 93 Street
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 68 single detached residential lots, 12 semi-detached residential lots and 27 rowhouse lots from SW 31-51-23-4 located south of 16A Avenue NW and east of 34 Street NW; **LAUREL**

I The Subdivision by Plan is APPROVED on September 26, 2013 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 the approved subdivision within the Laurel Neighbourhood (File No. LDA11-0248 for road and water infrastructure) be registered prior to or concurrent with this application;
4. that the owner provide the walkway as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 and 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 other assessments applicable to the subdivision area 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 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 a Noise Study be provided to confirm the noise attenuation required adjacent to the Transportation and Utility Corridor (TUC), in accordance with the City of Edmonton's Urban Traffic Noise Policy, and the owner construct a berm and/or noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, for all lots backing onto the TUC , to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. the owner construct a noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205 for all lots backing onto 34 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 12m radius gravel surface temporary turnaround with bollards or mini-barriers, to the satisfaction of Transportation Services, (required prior to CCC for roads at the discretion and direction of Transportation Services), as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3m concrete sidewalk with T bollards and lighting in the location shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development and Transportation Services in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the design, landscaping and construction within the utility rights-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserve entitlements for SW 31-51-23-4 were addressed under subdivision LDA07-0113 through registration of a 5.917 ha DRC. The DRC, which has been subsequently reduced through the dedication of a school/park site (3.34 ha under LDA10-0309) and a pocket park (0.76 ha under LDA11-0248) will be carried forward on title for future dedication of a park site to the east.

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. Cyndie Prpich at (780) 944-0115 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority

SM/cp/Posse #129120810-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 26, 2013

LDA12-0328

- Limit of Proposed Subdivision
- 1.8 Uniform Fence as per Zoning Bylaw
- Noise Attenuation Fence

- Berm and/or Noise Attenuation Fence as per Noise Study
- 3 m Concrete Sidewalk and Lighting
- T-Bollards

Include in Engineering Drawings

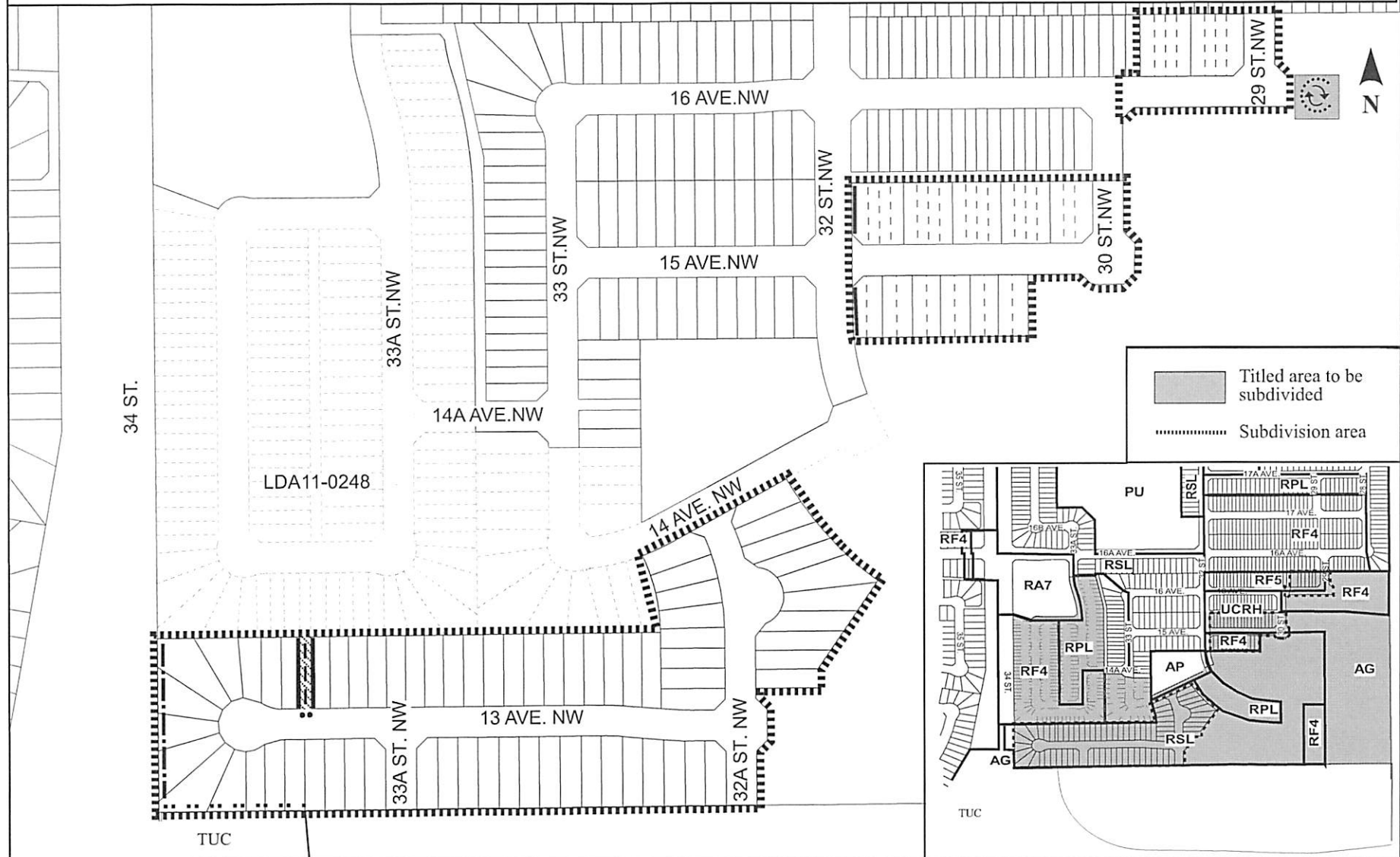
Register Walkway as Road Right-of-Way



12 m Radius Gravel Surface Temporary Turnaround with Bollards or Mini Barriers

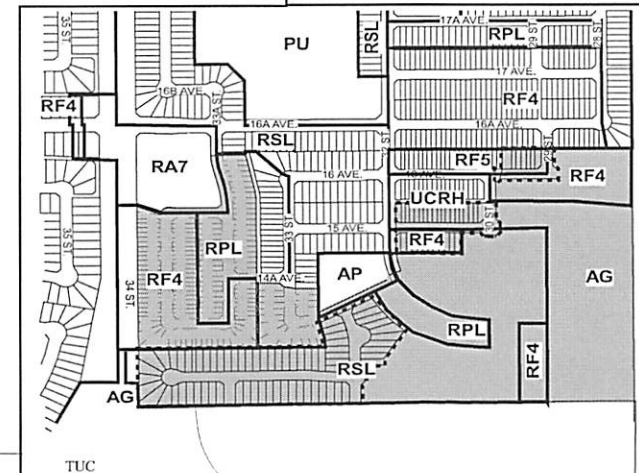
TUC

Transportation and Utility Corridor



Titled area to be subdivided

Subdivision area





Subdivision Authority

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

September 26, 2013

File No. LDA13-0288

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

ATTENTION: Yolanda Lew

Dear Ms. Yolanda:

RE: Tentative plan of subdivision to create one (1) Private Utility lot from NE-23-51-24-4 located south of Watt Common and west of 50 Street NW; **WALKER**

I The Subdivision by Plan is APPROVED on September 26, 2013 subject to the following conditions:

1. 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;
2. that the approved subdivision within the Walker Neighbourhood (File No. LDA12-0040) be registered prior to or concurrent with this application; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

Enclosure I is a map of the subdivision.

Municipal Reserves for NE-23-51-24-4 were addressed under LDA11-0123.

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.

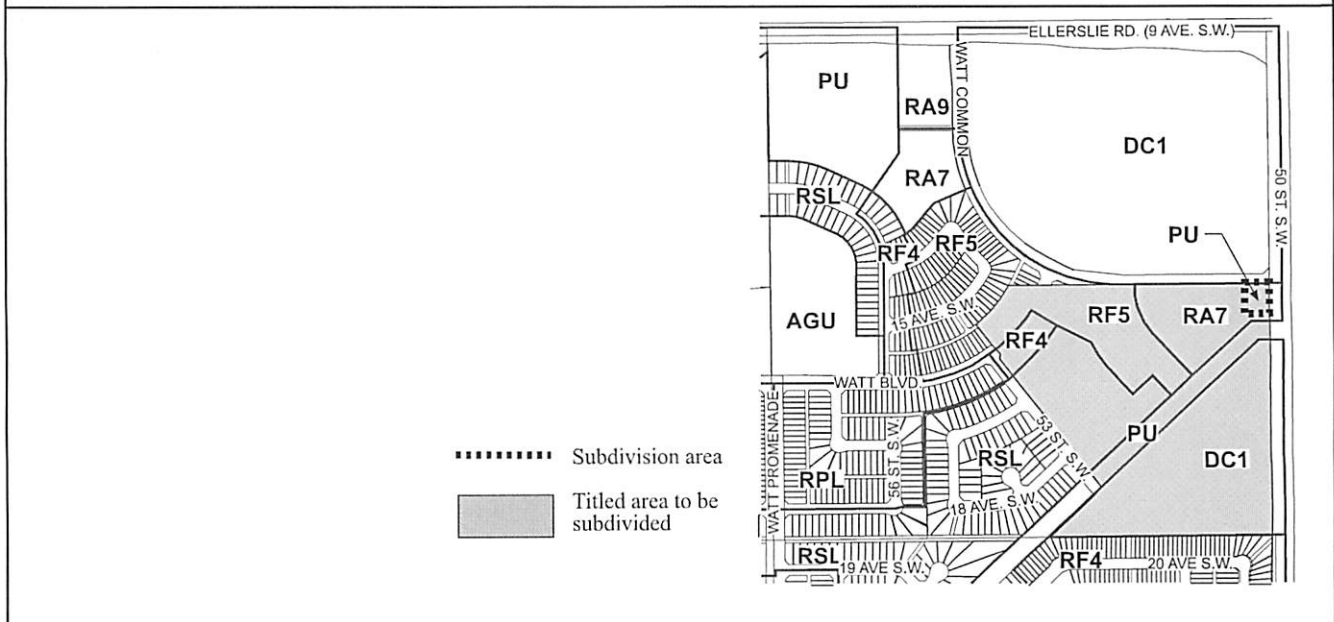
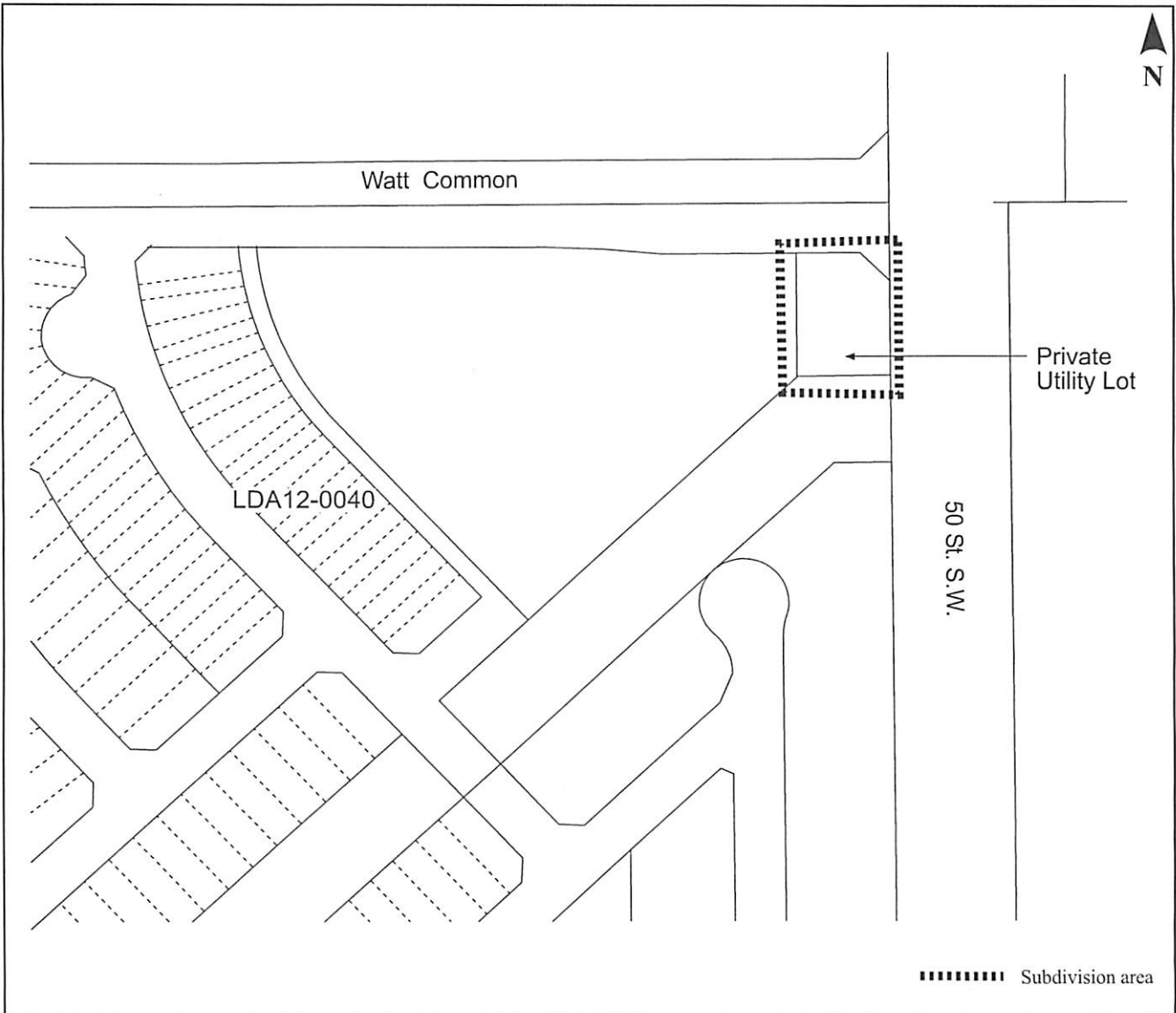
If you have further questions, please call Ms. Madeleine Baldwin at (780) 496-5672 or write to:

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

Yours truly,

Scott Mackie
Subdivision Authority
SM/mb/Posse #140530341-001
Enclosure(s)

Established under City of Edmonton Bylaw 11135 pursuant to Section 623 of the Municipal Government Act



Thursday, September 12, 2013
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 37

PRESENT Shane Gerein, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Shane Gerein

That the Subdivision Authority Agenda for the September 12, 2013 meeting be adopted.

FOR THE MOTION

Shane Gerein

CARRIED

2. ADOPTION OF MINUTES

MOVED

Shane Gerein

That the Subdivision Authority Minutes for the September 5, 2013 meeting be adopted.

FOR THE MOTION

Shane Gerein

CARRIED

3. NEW BUSINESS

1. LDA12-0026
118885373-001

Tentative plan of subdivision to create one (1) multi-family residential lot and one (1) Municipal Reserve lot from Lot B, Block 22, Plan 112 2045 located south of 4 Avenue SW and west of 50 Street SW;
CHARLESWORTH

MOVED

Shane Gerein

That the application for subdivision be Approved.

FOR THE MOTION

Shane Gerein

CARRIED

4. ADJOURNMENT

The meeting adjourned at 9:42 a.m.

Thursday, September 19, 2013
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 38

Cancelled

- | | |
|----|---------------------|
| 1. | ADOPTION OF AGENDA |
| 2. | ADOPTION OF MINUTES |
| 3. | OLD BUSINESS |
| 4. | NEW BUSINESS |
| 5. | OTHER BUSINESS |
| 6. | ADJOURNMENT |