



Subdivision Authority

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

July 28, 2011

File No. LDA11-0070

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 93 single detached, six (6) semi-detached, and 15 row-housing residential lots and one (1) public utility lot from a portion of NE 23-51-24-4 located south of Ellerslie Road and west of 50 Street; **WALKER**

I The Subdivision by Plan is APPROVED on July 28, 2011, 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 subdivision boundary be amended to include the dedication of a portion of 56 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision within the Walker Neighbourhood (File No. LDA10-0113) be registered prior to or concurrent with this application;
5. that the owner prepare and register a disturbed soil caveat in favour of the City of Edmonton as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate the walkway and future shared use path as legal 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 (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. 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;
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 illustrated residential lot as shown on the "Conditions of Approval" map, Enclosure I, be withheld from development until such time as the temporary water main is no longer required, as deemed by EPCOR Water Services Inc. and the City of Edmonton;
8. that the owner provide a financial contribution of 50% towards the total cost (including but not limited to construction, landscaping and engineering) of the east-west shared use path (which is to be constructed with the development of land to the south), as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct or pay for (including but not limited to construction, landscaping and engineering) the 3.0m shared use path within the Public Utility Lot (which is to be constructed with the development of land to the south), as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of an offsite temporary water main connection to 18 Avenue SW, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the construction of an offset 17 m radius asphalt temporary transit turnaround with bollards or mini-barriers (gravel prior to CCC and asphalt prior to FAC) to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a mono-walk with straight faced curb and gutter along 56 Street SW, adjacent to the future school/park location to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a temporary 6 m alley connection (gravel prior to CCC and/or to the satisfaction of Transportation Services), as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary emergency access to 50 Street SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosures I and II; and
15. that the owner construct all fences, sidewalks, lighting and bollards to the satisfaction of Transportation Services and Sustainable Development in the locations as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve requirements for NE 23-51-24-4 were addressed by LDA10-0098 through the registration of a DRC (#112 023 856) for 3.189 ha. This DRC will be carried forward and will be used to assemble the school/park site with future 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 5 days from the date the decision is mailed.

If you have further questions, please call Mr. Nicholas Dyjach at 780-496-2939 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie", with a stylized flourish at the end.

For

Scott Mackie
Subdivision Authority

SM/nd/Posse #107575954-001

Enclosure

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- The map displays the following zoning districts and their locations:
- US (Urban Single-Family):** Located in the top left and top right corners.
 - RR (Residential Rural):** Located in the top left corner.
 - DC2 (Community Center):** Located in the top left corner.
 - RSL (Residential Single-Family Low-Density):** Located in the top left, top center, and bottom left.
 - RA7 (Residential Medium-Density):** Located in the top center, middle left, and middle right.
 - RF4 (Residential Medium-Density):** Located in the top center, middle left, and bottom center.
 - RF5 (Residential Medium-Density):** Located in the middle right and bottom center.
 - RF6 (Residential Medium-Density):** Located in the middle left.
 - AGU (Residential Medium-Density):** Located in the middle right.
 - RPL (Residential Medium-Density):** Located in the bottom center.
 - AG (Residential Single-Family):** Located in the top right, middle right, and bottom right.
 - DC1 (Community Center):** Located in the top right and middle right.
 - PU (Public Use):** Located in the top center, middle left, and bottom left.
- Major streets shown include Ellerslie Rd SW, 8 Ave, 10 Ave SW, 12 Ave, 17 Ave, 18 Ave, 50 St, and 56 St SW. The map also shows the locations of the University of Washington and the University of Washington Medical Center.

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 28, 2011

LDA11-0070

----- Limit of proposed subdivision
█ Include in Engineering Drawings



Temporary Emergency Access
to 50 Street SW

