

Thursday, September 5, 2013

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA

### MEETING NO. 36

**1. ADOPTION OF AGENDA**

**RECOMMENDATION**

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

**2. ADOPTION OF MINUTES**

**RECOMMENDATION**

That the Subdivision Authority Minutes for the August 29, 2013 meeting be adopted.

**3. NEW BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA12-0310<br>126034314-001 | Tentative plan of subdivision to create 203 single detached residential lots, 106 semi-detached residential lots, 56 row house residential lots, two (2) multi-family lots, two (2) Municipal Reserve lots, and three (3) Public Utility lots from NE 31-51-23-4, Lot 1, Block C, Plan 082 0895 and Lot A, Plan 5736RS located west of 17 Street NW and south of 23 Avenue NW; <b>LAUREL</b> |
| 2. | LDA13-0212<br>138361826-001 | Tentative plan of subdivision to create 45 single family residential lot, 58 semi-detached residential lots and one public utility lot from SW 3-54-24-4, located east of 82 Street and north of 170A Avenue; <b>SCHONSEE</b>  |

**4. OTHER BUSINESS**



September 5, 2013

File No. LDA12-0310

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 203 single detached residential lots, 106 semi-detached residential lots, 56 row house residential lots, two (2) multi-family lots, two (2) Municipal Reserve lots, and three (3) Public Utility lots from NE 31-51-23-4, Lot 1, Block C, Plan 082 0895 and Lot A, Plan 5736RS located west of 17 Street NW and south of 23 Avenue NW; **LAUREL**

---

**I The Subdivision by Plan is APPROVED on September 5, 2013 subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.78 ha parcel and a 0.13 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 Municipal Reserve in the amount of 0.81 ha by agreement and caveat for Lot A, Plan 5736RS to be placed on title of the remainder of NE 31-51-23-4, pursuant to Section 669 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 subdivision boundary be amended and that the owner dedicate road right-of-way to conform to an approved Concept Plan for 17 Street NW for the entire titled parcel, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosures I and II;
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 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;
7. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 23 Avenue NW, as shown on the "Conditions of Approval" map, Enclosures I and II;

8. that the owner provide all walkways as road right-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 (3) 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 pay a boundary assessment for the previously installed asphalt trails, landscaping and a grass swale within the power line right-of-way, west of the proposed subdivision, to the satisfaction of Sustainable Development;
6. 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;
7. 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;
8. that the engineering drawings include the details of the proposed operation and maintenance for the temporary stormwater servicing, and the owner pays for the temporary pumping of stormwater from the existing terminal storm manhole 1299 into Mill Creek until permanent stormwater servicing is in place, to the satisfaction of Sustainable Development and Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosures I and II;
9. that the owner completes the design and construction of the ultimate stormwater management facility, and that the CCC will not be issued until the future permanent outfall and deepening of Mill Creek is completed, to the satisfaction of Financial Services and Utilities as shown on the "Conditions of Approval" map, Enclosures I and II;
10. that the owner provide security to provide for the maintenance and operation of the temporary stormwater management pumping and all other interim or temporary drainage measures, to the satisfaction of Sustainable Development and Financial Services and Utilities;
11. that the engineering drawings include the right and left turn bays on 23 Avenue for 24 Street NW, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner pay for the installation of traffic signals at the intersection of 23 Avenue and 24 Street, 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. If the timing of the 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;
13. that the engineering drawings include a water connection to the 400 mm water main stub within 23 Avenue, to the satisfaction of EPCOR Water Services as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3.0 m hard-surface shared use path with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 3.0 m hard-surface shared use path with a dividing yellow centerline and "Shared Use" signage, bollards and landscaping, and that it tie into the 23 Avenue and 17 Street intersection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct additional features, including but not limited to, park furniture (e.g. benches, garbage receptacles), trees and shrub beds, and directional and interpretive signage, within the 0.13 ha MR parcel, in accordance with the Laurel NSP, to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct 1.5m concrete sidewalks with bollards, lighting and landscaping, to the satisfaction of Transportation Services, in the locations as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, to the satisfaction of Transportation Services, in the location as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct all fences positioned wholly on privately-owned lands and the post and rail fence on the MR parcel, 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
20. 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 and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves for two of the parcels being subdivided were provided under LDA07-0393 as DRCs registered proportionally against the titled parcels NE 31-51-23-4 and Lot 1, Block C, Plan 082 0895, representing 3.33 ha and 1.52 ha respectively. Lot 1, Block C, Plan 082 0895 was consolidated with Block B, Plan 832 0216 which has a DRC of 0.81 ha. Therefore, MR in the amount of +/- 0.78 ha for the dedication of a portion of the pocket park is to be taken from the

0.81 ha DRC and the remaining balance (+/- 0.03 ha) is to remain on title. The 1.52 ha DRC will also remain on title. (1.55 ha DRC total on title.) MR in the amount of +/- 0.02 ha for the dedication of a portion of the pocket park and +/- 0.13 ha for the dedication of the linear park are to be taken from the 3.33 ha DRC and the remaining balance (+/- 3.18 ha) is to remain on title. MR is due for Lot A, Plan 5736RS in the amount of 0.81 ha and is to be transferred to NE 31-51-23-4 for the future assembly of the school park site.

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. 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

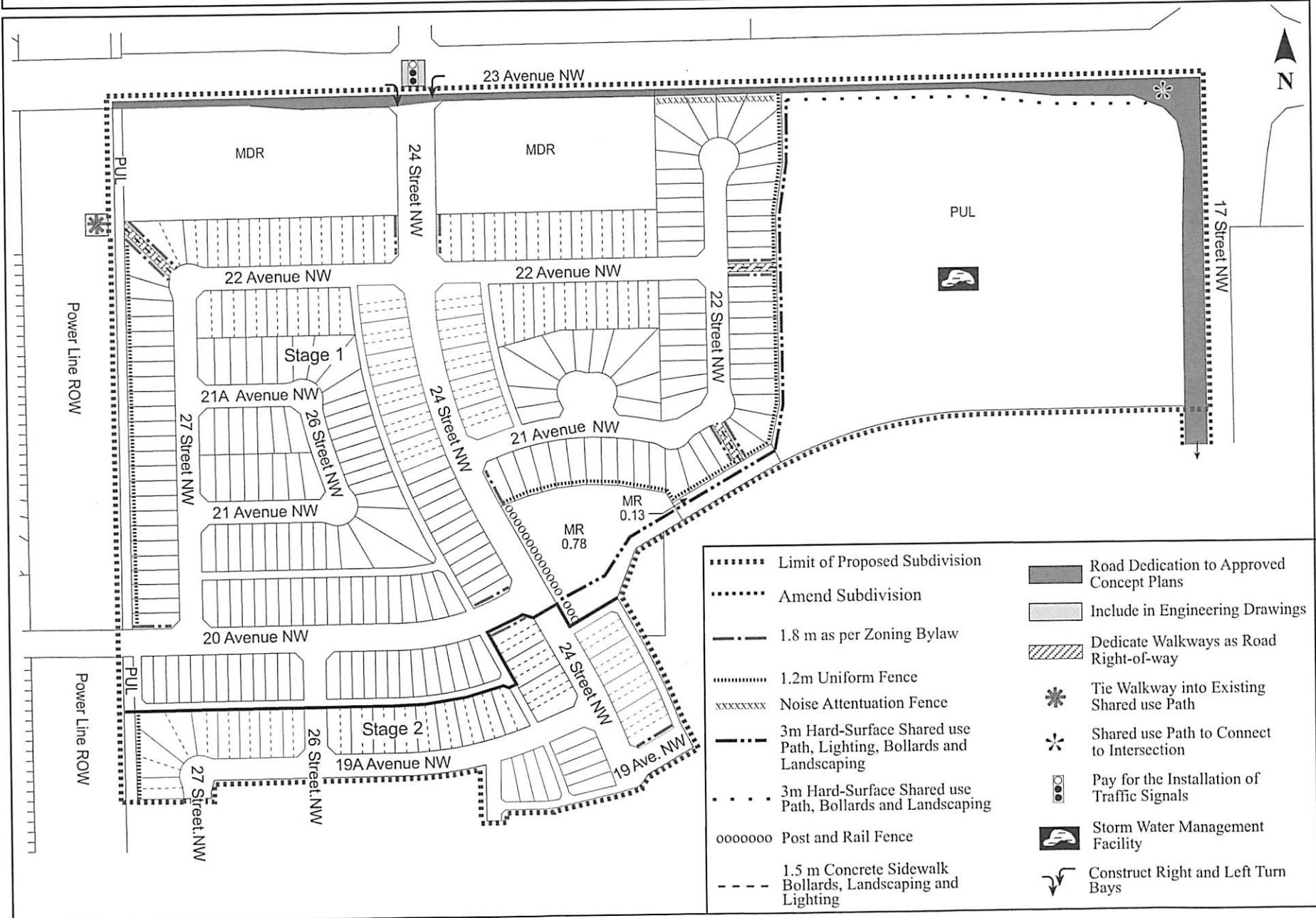
SM/cp/Posse #126034314-001

Enclosure(s)

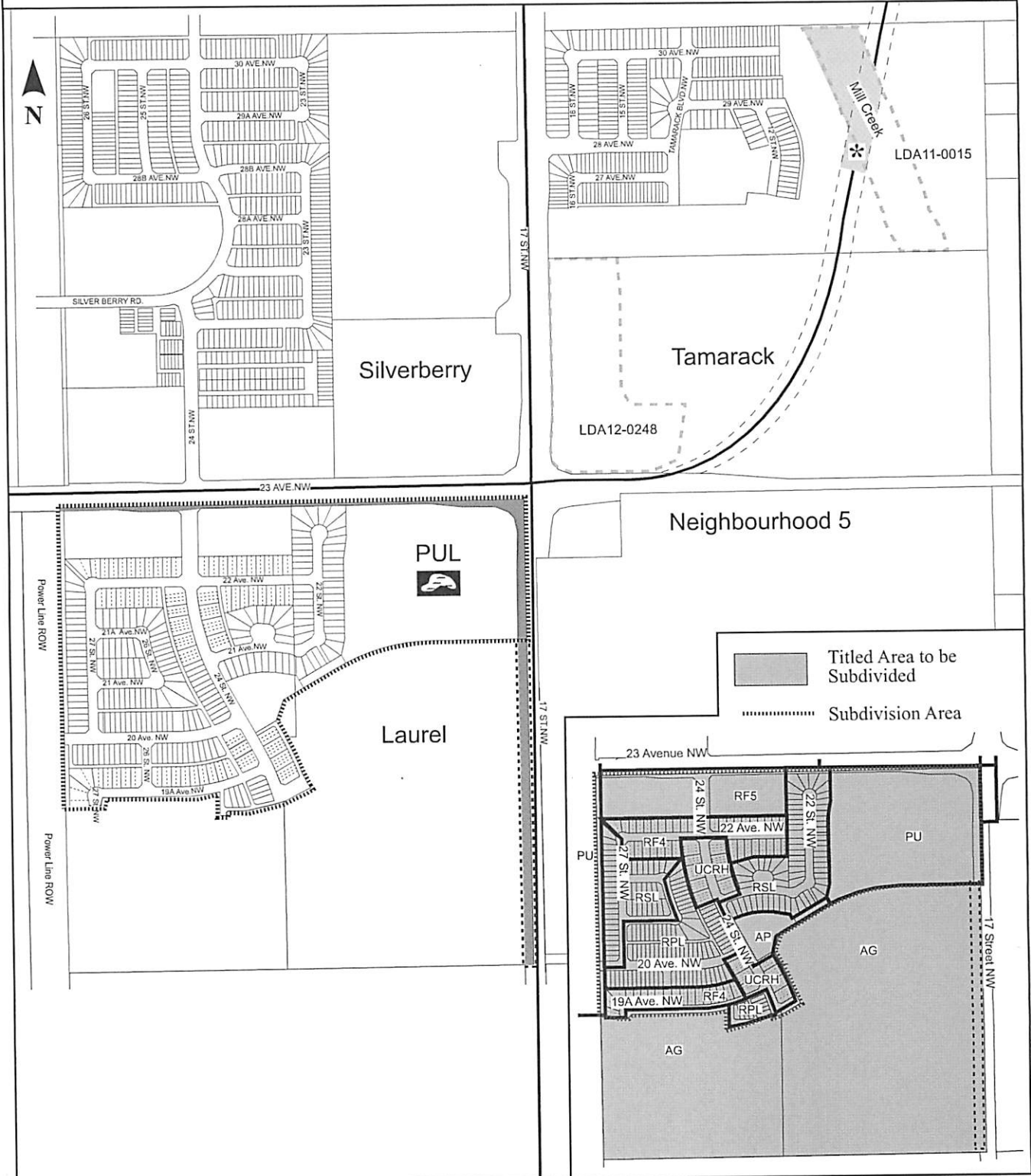
## SUBDIVISION CONDITIONS OF APPROVAL MAP

September 5, 2013

LDA12-0310



### Future 23 Avenue Alignment







September 5, 2013

File No: LDA13-0212

Select Engineering Consultants Ltd.  
Suite 201, 17220 Stony Plain Road  
Edmonton, AB T5S 1K6

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative plan of subdivision to create 45 single family residential lot, 58 semi-detached residential lots and one public utility lot from SW 3-54-24-4, located east of 82 Street and north of 170A Avenue; **SCHONSEE**

---

**I The Subdivision by Plan is APPROVED on September 5, 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 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 proposed Bylaw 16558 to amend Edmonton Zoning Bylaw receive third reading prior to the endorsement of the plan of subdivision;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 82 Street as shown on the "Conditions of Approval" map, Enclosure I;
5. that the proposed Public Utility lots located in the north and west portion of the proposed subdivision be registered as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of a Public Utility lot adjacent to the stormwater management facility, 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 pay the proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing apply to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
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 abandonment of the existing 25 mm water service on 82 Street to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 2.5 m shared use path on 82 Street in the ultimate grade and alignment including "Shared Use" signage, to tie into the existing shared use path located north and south of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct an offset 17 m radius asphalt temporary transit turnaround with bollards, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required at FAC or earlier at the discretion and direction of Transportation Services;
10. that the owner construct a 1.5 m concrete sidewalk with bollards, and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development in the location as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 Transportation Services, Financial Services and Utilities and Sustainable Development.

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

Municipal Reserves for this titled parcel were addressed under LDA07-0015.

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, 3<sup>rd</sup> 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. Carman Yeung at 780-496-6213 or write to:

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

Yours truly,

Scott Mackie  
Subdivision Authority

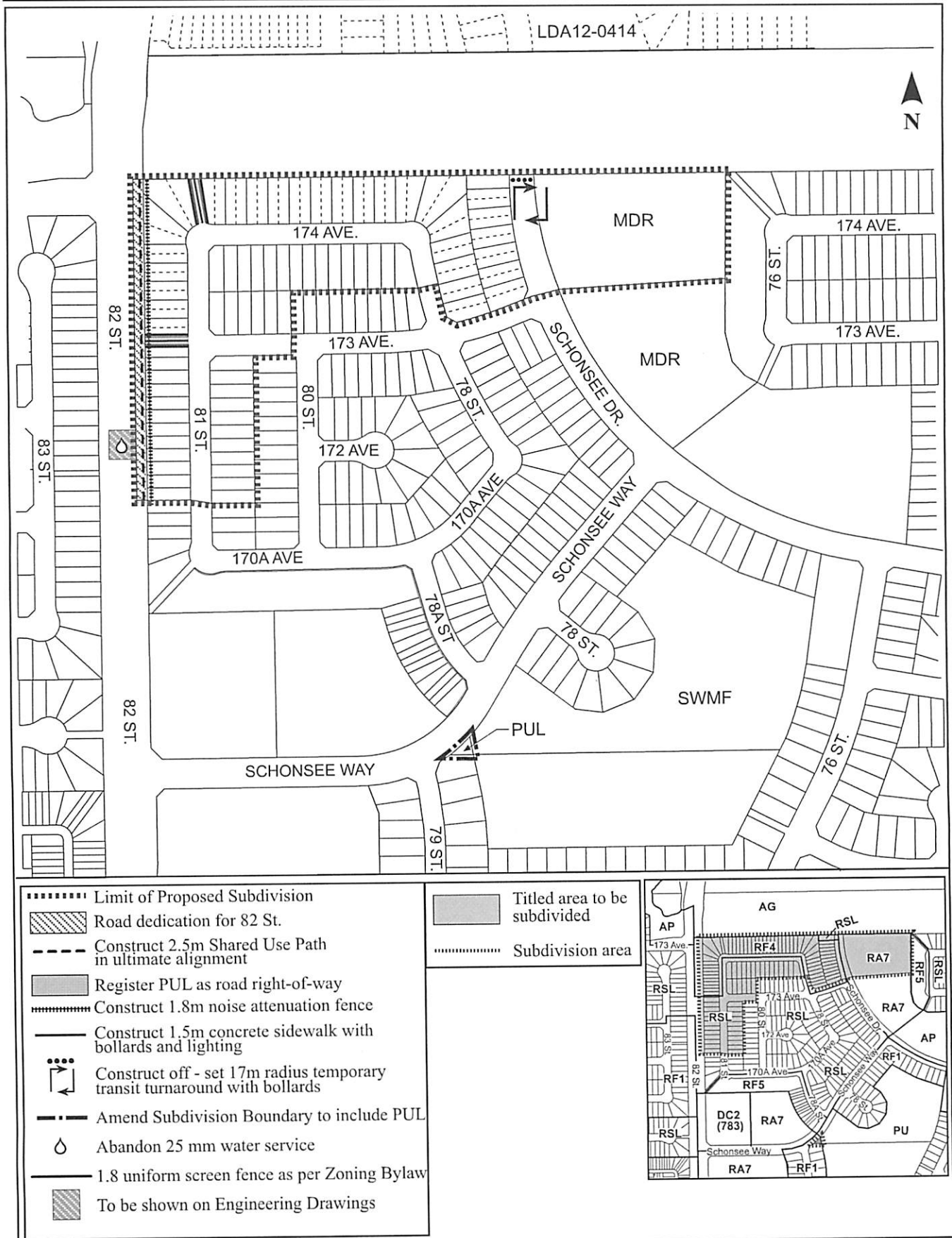
SM/cy/Posse #138361826-001

Enclosure(s)

## SUBDIVISION CONDITIONS OF APPROVAL MAP

September 5, 2013

LDA13-0212



Thursday, August 29, 2013  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 35

<b>PRESENT</b>	Scott Mackie, Manager, Current Planning Branch Shane Gerein, Acting Chief Subdivision Officer
----------------	--

<b>1.</b>	<b>ADOPTION OF AGENDA</b>
-----------	---------------------------

MOVED	Scott Mackie, Shane Gerein  That the Subdivision Authority Agenda for the August 29, 2013 meeting be adopted.
-------	---

FOR THE MOTION	Scott Mackie, Shane Gerein	<b>CARRIED</b>
----------------	----------------------------	----------------

<b>2.</b>	<b>ADOPTION OF MINUTES</b>
-----------	----------------------------

MOVED	Scott Mackie, Shane Gerein  That the Subdivision Authority Minutes for the August 22, 2013 meeting be adopted.
-------	--

FOR THE MOTION	Scott Mackie, Shane Gerein	<b>CARRIED</b>
----------------	----------------------------	----------------

<b>3.</b>	<b>NEW BUSINESS</b>
-----------	---------------------

- |    |                             |   |
|----|-----------------------------|---|
| 1. | LDA12-0330<br>128904135-001 | Tentative plan of subdivision to create one (1) School Reserve parcel from portions of Lot 2MR, Block 16, Plan 062 6662 and Lot 76MR, Block 40, Plan 082 5893, and to consolidate four (4) Municipal Reserve parcels from Lots 2MR and 3MR, Block 16, Plan 062 6662, Lot 76MR, Block 40, Plan 082 5893 and Lot 4MR, Block 16, Plan 082 3839, located south of 58 Avenue NW and west of Hemingway Road NW; <b>THE HAMPTONS</b> |
|----|-----------------------------|---|

MOVED	Scott Mackie, Shane Gerein  That the application for subdivision be Approved.
-------	---

FOR THE MOTION	Scott Mackie, Shane Gerein	<b>CARRIED</b>
----------------	----------------------------	----------------

- |    |                             |   |
|----|-----------------------------|---|
| 2. | LDA12-0414<br>130695688-001 | Tentative Plan of subdivision to create 180 single detached residential lots, 88 semi-detached residential lots, one (1) multiple family lot and two (2) Municipal Reserve lots, from Lot 1, Block 1, Plan 112 3855, located south of 177 Avenue NW and east of 82 Street NW; <b>CRYSTALLINA NERA</b> |
|----|-----------------------------|---|

MOVED	Scott Mackie, Shane Gerein  That the application for subdivision be Approved as Amended.
-------	--

FOR THE MOTION	Scott Mackie, Shane Gerein	<b>CARRIED</b>
----------------	----------------------------	----------------

3.	LDA13-0023 133181220-001	Tentative plan of subdivision to create one (1) Municipal Reserve Lot, 172 single detached residential lots, 42 semi-detached residential lots and (3) Public Utility lots from NW/NE 15-51-24-4 and Lot A, Plan 3422TR located south of 25 Avenue SW and east of Orchards Drive; <b>THE ORCHARDS AT ELLERSLIE</b>	
MOVED		Scott Mackie, Shane Gerein  That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Scott Mackie, Shane Gerein	<b>CARRIED</b>
4.	LDA13-0127 136528737-001	Tentative Plan of subdivision to create one (1) commercial lot and one (1) multiple-family residential lot from NW36-53-24-4, located south of 167 Avenue and west of Brintnell Boulevard; <b>BRINTNELL</b>	
MOVED		Scott Mackie, Shane Gerein  That the application for subdivision be Approved.	
FOR THE MOTION		Scott Mackie, Shane Gerein	<b>CARRIED</b>
5.	LDA13-0176 1376598321-001	Tentative plan of subdivision to create 26 semi-detached residential lots from NE 22-51-25-4 located south of Ellerslie Road SW and east of 156 Street SW; <b>GLENRIDGING HEIGHTS</b>	
MOVED		Scott Mackie, Shane Gerein  That the application for subdivision be Approved.	
FOR THE MOTION		Scott Mackie, Shane Gerein	<b>CARRIED</b>
4.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:02 a.m.		