

Thursday, June 19, 2008

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 25

| | |
|----------------|--|
| PRESENT | Peter Ohm, Acting Manager, Planning and Policy Services Branch Blair McDowell, Senior Subdivision Officer |
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1. ADOPTION OF AGENDA

MOVED

Peter Ohm, Blair McDowell

That the Subdivision Authority Agenda for the June 19, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Peter Ohm

CARRIED

2. ADOPTION OF MINUTES

MOVED

Peter Ohm, Blair McDowell

That the Subdivision Authority Minutes for the June 12, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Peter Ohm

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA06-0182
Posse 62097657-001

Tentative plan of subdivision to create 17 low density residential lots from a portion of SW-34-51-25-4 and a portion of Block 1, Plan 2301MC; located west of Anthony Henday Drive and south of 16 Avenue NW;
WINDERMERE

MOVED

Peter Ohm, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Peter Ohm

CARRIED

2. LDA07-0370
Posse 69815469-001

Tentative plan of subdivision to create one additional commercial parcel from a portion of 14-33-52-25 located west of 180 Street and south of Stony Plain Road; **PLACE LA RUE**

MOVED

Peter Ohm, Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell, Peter Ohm

CARRIED

| | | | |
|----------------|--|--|----------------|
| 3. | LDA07-0489 Posse 72722537-001 | Tentative plan of subdivision to create 121 single detached residential lots, 150 semi-detached residential lots, 5 medium density residential parcels, 1 commercial parcel, 3 public utility lots, 2 municipal reserve parcels and 1 remnant parcel from a portion of NE-14-51-25-4 and a portion of SE-14-51-25-4, located south of 25 Avenue SW and west of 141 Street SW, CHAPPELLE | |
| MOVED | | Peter Ohm, Blair McDowell That the application for subdivision be Approved as Amended. | |
| FOR THE MOTION | | Blair McDowell, Peter Ohm | CARRIED |
| 5. | OTHER BUSINESS | | |
| 6. | ADJOURMENT The meeting adjourned at 10:45 a.m. | | |



Subdivision Authority

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

June 19, 2008

File No. LDA06-0182

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 17 low density residential lots from a portion of SW-34-51-25-4 and a portion of Block 1, Plan 2301MC; located west of Anthony Henday Drive and south of 16 Avenue NW; **WINDERMERE**

I The Subdivision by Plan is APPROVED on June 19, 2008 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.98 ha by agreement and caveat to Block B, Plan 7520201, 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 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 Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
4. that the approved subdivisions within the Windermere Neighbourhood (File No. LDA06-0065 and LDA06-0166) be registered prior to or concurrent with this application;
5. that the Bylaw to close portions of the existing 170 Street (LDA06-0182) receive third reading by City Council, and that the closure area be consolidated with the adjacent lands, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner prepare the necessary plans and documentation to grant new easements and/or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies, specified in the report or identified in the engineering drawings associated with the Servicing Agreement; 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 costs identified in Servicing Agreement, among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision for the construction of permanent storm and sanitary drainage facilities in the basin;

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 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;
5. 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;
6. that the owner construct a 12 m radius gravelled temporary turnaround with bollards, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required at the Construction Completion Certificate stage; and
7. 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 Community Services, Transportation and Asset Management and Public Works Departments.

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

Please note that LDA06-0065 is located south of Windermere Boulevard and west of the existing 170 Street.

The registration of a DRC for SW-34-51-25-4, in the amount of 0.98 ha, as well as the transfer of the DRC to Block B, Plan 7520201, was also a condition of LDA06-0213 and LDA06-0166. Should the condition be satisfied with LDA06-0213 or LDA06-0166, prior to the registration of this subdivision (LDA06-0182), Condition (I) 1 shall not be required.

A Letter of Intent has been signed by the abutting property owner to the west, agreeing to the roadway network of this subdivision and the placement of a temporary turnaround on their land.

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.

If you have further questions, please call Ms. Jillian Savage at 496-1650 or write to:

**Ms. Jillian Savage, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,









Peter Ohm
Subdivision Authority

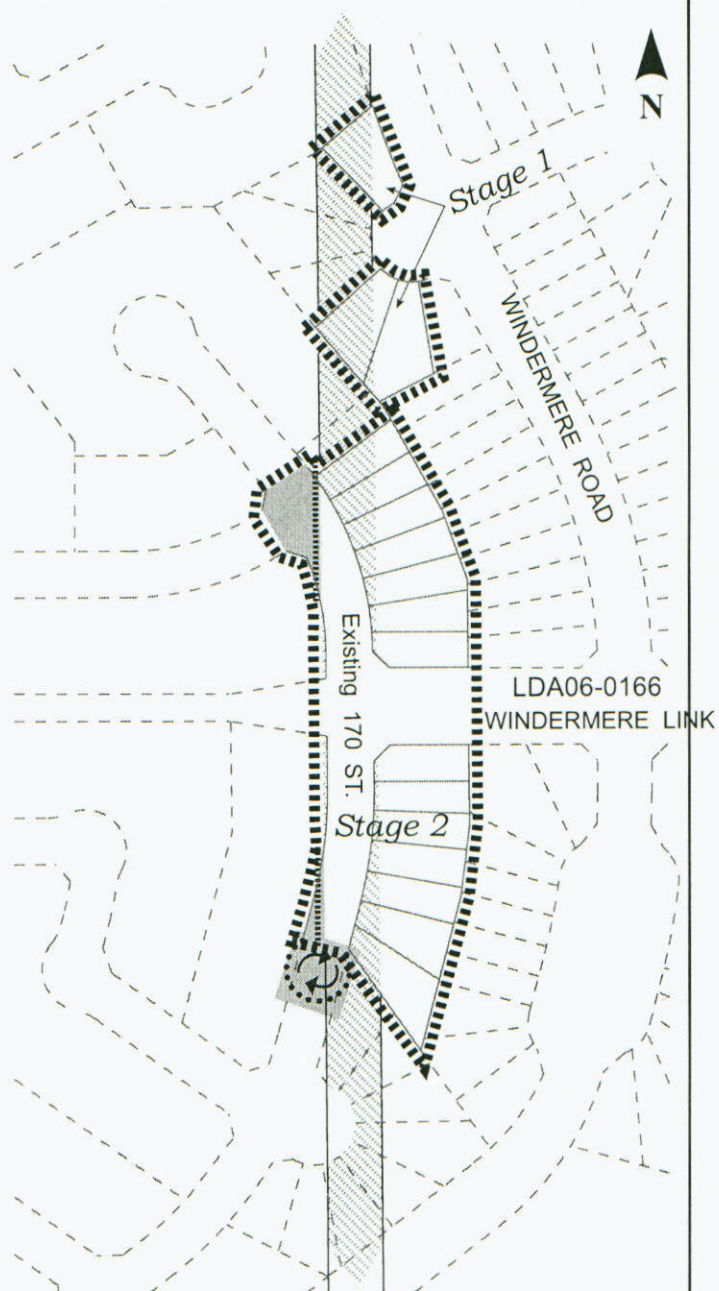
PO/js/Posse # 62097657-001
Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

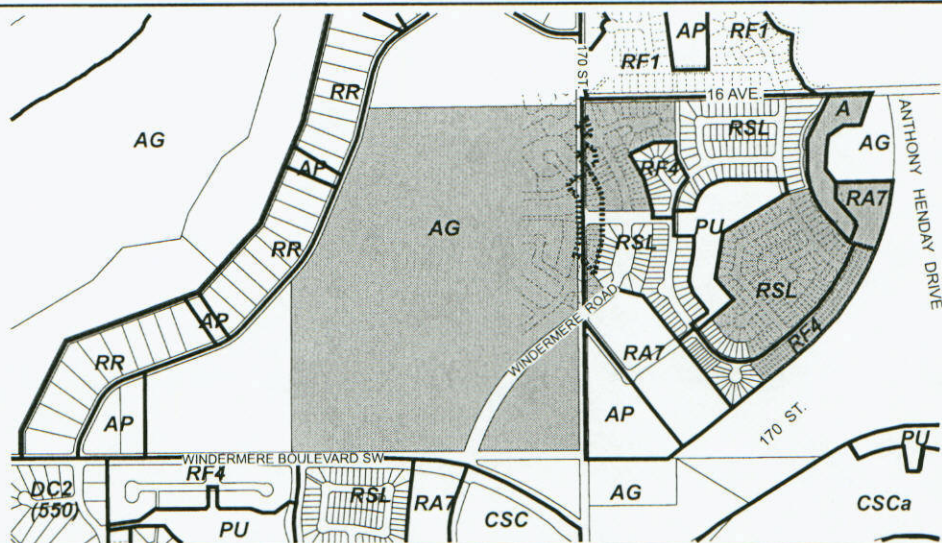
June 19, 2008

LDA06-0182

-  Limit of proposed subdivision
-  Amend subdivision boundary
-  Include in Engineering Drawings
-  12.0m Temporary gravel turnaround
-  Bollards
-  170 Street closure (LDA06-0182)



-  Titled area to be subdivided
-  Subdivision area





Subdivision Authority

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

June 19, 2008

File No. LDA07-0370

Richard Ferguson
17731 - 103 Avenue
Edmonton, AB T5S 1N8

ATTENTION: Richard Ferguson

Dear Mr. Ferguson:

RE: Tentative plan of subdivision to create one additional commercial parcel from a portion of 14-33-52-25 located west of 180 Street and south of Stony Plain Road; **PLACE LA RUE**

I The Subdivision by Plan is APPROVED on June 19, 2008 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$190,498.00 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 a cross lot access easement be registered on the Certificate of Titles for both parcels,
4. 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 Inc., EPCOR Water Services Inc., and ATCO Gas, as shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement; 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 (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, 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 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; and
4. 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 Community Services, Transportation and Streets, and Asset Management and Public Works Departments.

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


Reserves are owing from the entire parcel.

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.

If you have further questions, please call Mr. Don Read at 496-3633 or write to:

**Mr. Don Read, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Peter Ohm
Subdivision Authority

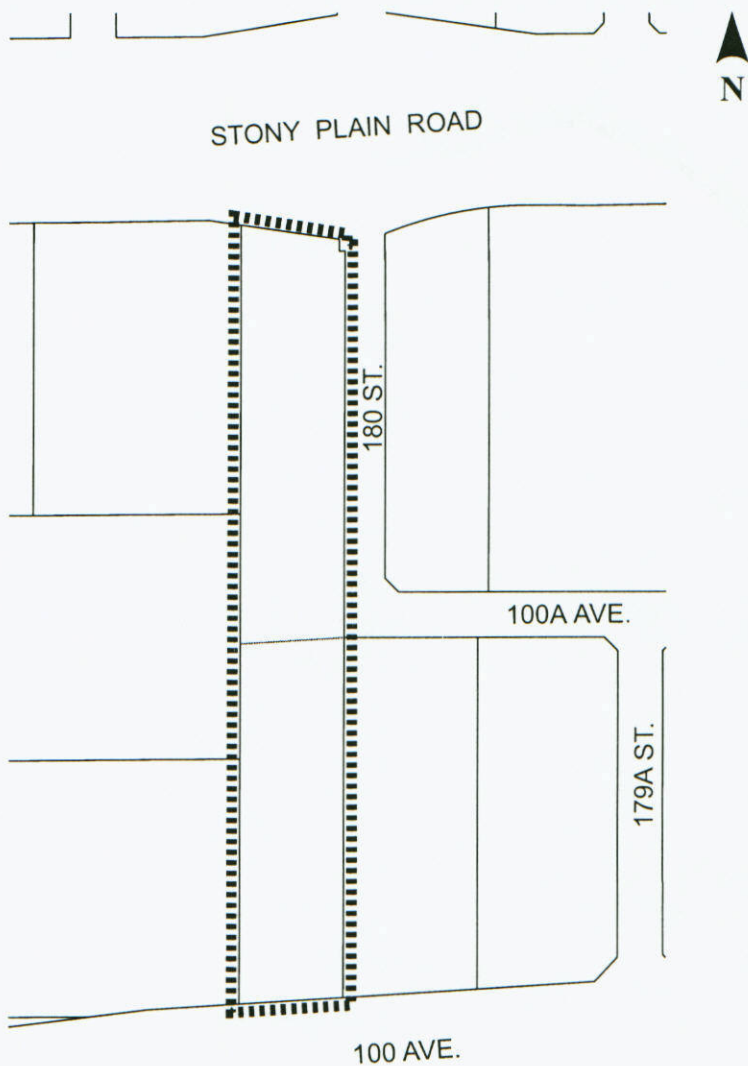
PO/dr/Posse #69815469-001
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

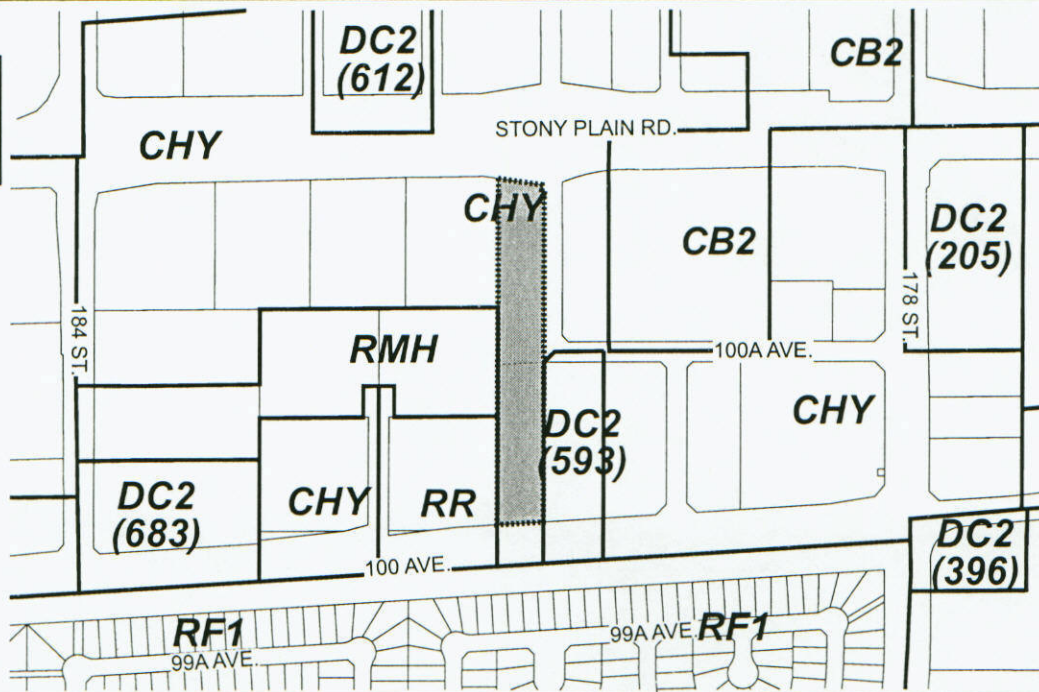
June 19, 2008

LDA07-0370

Limit of proposed subdivision



Titled area to be subdivided
Subdivision area





Subdivision Authority

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

June 19, 2008

File No. LDA07-0489

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 121 single detached residential lots, 150 semi-detached residential lots, 5 medium density residential parcels, 1 commercial parcel, 3 public utility lots, 2 municipal reserve parcels and 1 remnant parcel from a portion of NE-14-51-25-4 and a portion of SE-14-51-25-4, located south of 25 Avenue SW and west of 141 Street SW, **CHAPPELLE**

I The Subdivision by Plan is APPROVED on June 19, 2008 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 1.82 ha parcel and a 0.06 ha parcel, pursuant to Section 664 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 3.279 ha by a Deferred Reserve Caveat registered against SE-14-51-25-4 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 owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure II, at the discretion of the Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the subdivision boundary be amended to include the dedication of 25 Avenue SW and 141 Street SW adjacent to the subdivision, and a 6 m wide easement within the remnant parcel, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the property line and road right of way dedication conform to an approved Concept Plan or to the satisfaction of the City of Edmonton for 25 Avenue SW adjacent to the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition 6, the owner clear and level 25 Avenue SW as required for road right of way dedication to the satisfaction of the Transportation Department;
8. that the owner register an emergency access easement on the Certificate of Title at the east edge of the commercial property, the low rise apartment site and the townhouse site as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register an access easement on the Certificate of Title to allow for the construction of the interim arterial roadway alignment of 25 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner register a 6.0 m wide easement on the Certificate of Title along the south edge of the remnant parcel to facilitate future utilities, fencing and driveways, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a cross-lot access easement, in favour of the City of Edmonton, on the Certificate of Title for the RA7 (1.39 ha) parcel and RF6 (1.73 ha) parcel, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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 Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement; and
13. 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 costs identified in Servicing Agreement, among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
3. 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;
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 no Construction Completion Certificates (CCC's) shall be issued until the downstream sanitary and storm sewers are operational;
7. that the owner submit grading plans for lands within the future subdivision area immediately adjacent to Stage 1 and 141 Street SW, with the submission of Engineering Drawings;
8. that the owner provide full servicing, including 3-phase power along the entire frontage of the Urban Village Park;
9. that the owner construct the first two lanes of 25 Avenue SW from Chappelle Boulevard to the temporary arterial roadway connection within the easement area, to a divided urban arterial roadway standard, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements. Arterial construction must be completed with the road operational and open to traffic, with all lighting installed and energized in conjunction with development of Stage 1. All Construction Completion Certificates (CCC's) must be applied for by no later than 2 years from the date of the signed Servicing Agreement or by no later than July 15, 2012

to ensure that actual construction costs are submitted in a timely fashion. Should a servicing agreement not be executed for the construction of 25 Avenue SW by the end of 2008, the completion date for 25 Avenue SW will be extended to a date mutually acceptable to the owner and City taking into consideration the status of further development in the immediate area;

10. that the owner construct 2 interim lanes within the easement area to 127 Street to a 10 year roadway structure standard. The easement area shall be to the satisfaction of the Transportation Department. This interim rural arterial roadway must include a 3 m wide multi-use trail within the easement area and be physically separated from the roadway surface with a mini-barrier or other device deemed appropriate during the detailed design approval. The 3 m multi-use trail must connect to the existing trail in the Rutherford Neighbourhood. The owner may also be required to provide adjustments to the alignment of the temporary arterial roadway and to construct improvements at the intersection of the easement area and 127 Street with possible roadway improvements to 127 Street to tie into the existing paved roadway to the north. The temporary arterial construction must be completed with the road operational and open to traffic with all lighting installed and energized in conjunction with development of Stage 1 to tie in with the permanent section of 25 Avenue. All CCC's must be applied for by no later than 2 years from the date of the signed Servicing Agreement or by no later than July 15, 2012 to ensure that actual construction costs are submitted in a timely fashion;
11. that the owner construct Chappelle Boulevard as 2 southbound lanes and 3 northbound lanes (left, thru and right), as shown on the "Conditions of Approval" map, Enclosure I;
12. that the lanes directly south and southeast of the remnant parcel be paved entirely within the enlarged road right of way width of 7.5 m, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct an offset 17 m radius asphalt temporary transit turnaround with bollards with the development of Stage 5, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required at FAC or earlier, at the discretion and direction of the Transportation Department;
14. that the owner construct a multi-use trail crossing. The mid-block crossing shall include a zebra marked crosswalk with curb ramps, pedestrian signage and bollards. The design of the offset multi-use trail crossing shall allow for a pedestrian refuge point on the median, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner provide a zebra marked crosswalk with curb ramps, curb extensions, bollards and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 3.0 m asphalt multi-use trail with a dividing yellow centerline and "shared use" signage within the pipeline right-of way, the electrical transmission right of way, across the commercial site, across the stormwater management facility site, as well as the greenways, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 4.0 m multi-use trail, adjacent to the remnant parcel (0.69 ha), as shown on the "Conditions of Approval" map, Enclosure I; Specific details of surface treatment (concrete/asphalt) and base structure will be determined at the time of Engineering Drawings review and approval to the satisfaction of the Transportation Department;
18. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;

19. that the owner construct an offsite water transmission main between the intersection of 25 Avenue SW and 141 Street and James Mowatt Trail and 21 Avenue SW;
20. that the stormwater management facility (SWMF) be constructed to ultimate design, with Stage 1 of this plan of subdivision, as shown on the "Conditions of Approval" map, Enclosure II;
21. that the owner construct fire hydrants in the locations, as shown on the "Conditions of Approval" map, Enclosure I. Additional fire hydrants will be required and shall be constructed as per Engineering Standards;
22. that the owner construct all fences positioned wholly on privately owned lands as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct a temporary roadway connection in the northwest corner of the subdivision, to connect the local roadways, as shown on the "Conditions of Approval" map, Enclosure I; and
24. 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 and Asset Management and Public Works Departments.

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

Please note, the amount of reserves owing against NE-14-51-25-4 in Deferred Reserve Caveat (DRC 032476156) for the amount of 6.065 ha shall be reduced to 4.077 ha to account for the municipal reserve and arterial roadway dedication created under this application (LDA07-0489). The remaining DRC shall be carried forward on title.

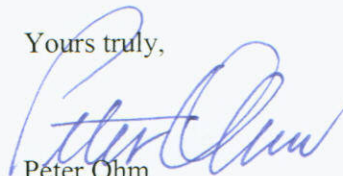
Please note, the greenway located within the temporary roadway connection will be dedicated and constructed with LDA08-0187.

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.

If you have further questions, please call Ms. Yolanda Lew at 944-0112 or write to:

Ms. Yolanda Lew, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4

Yours truly,



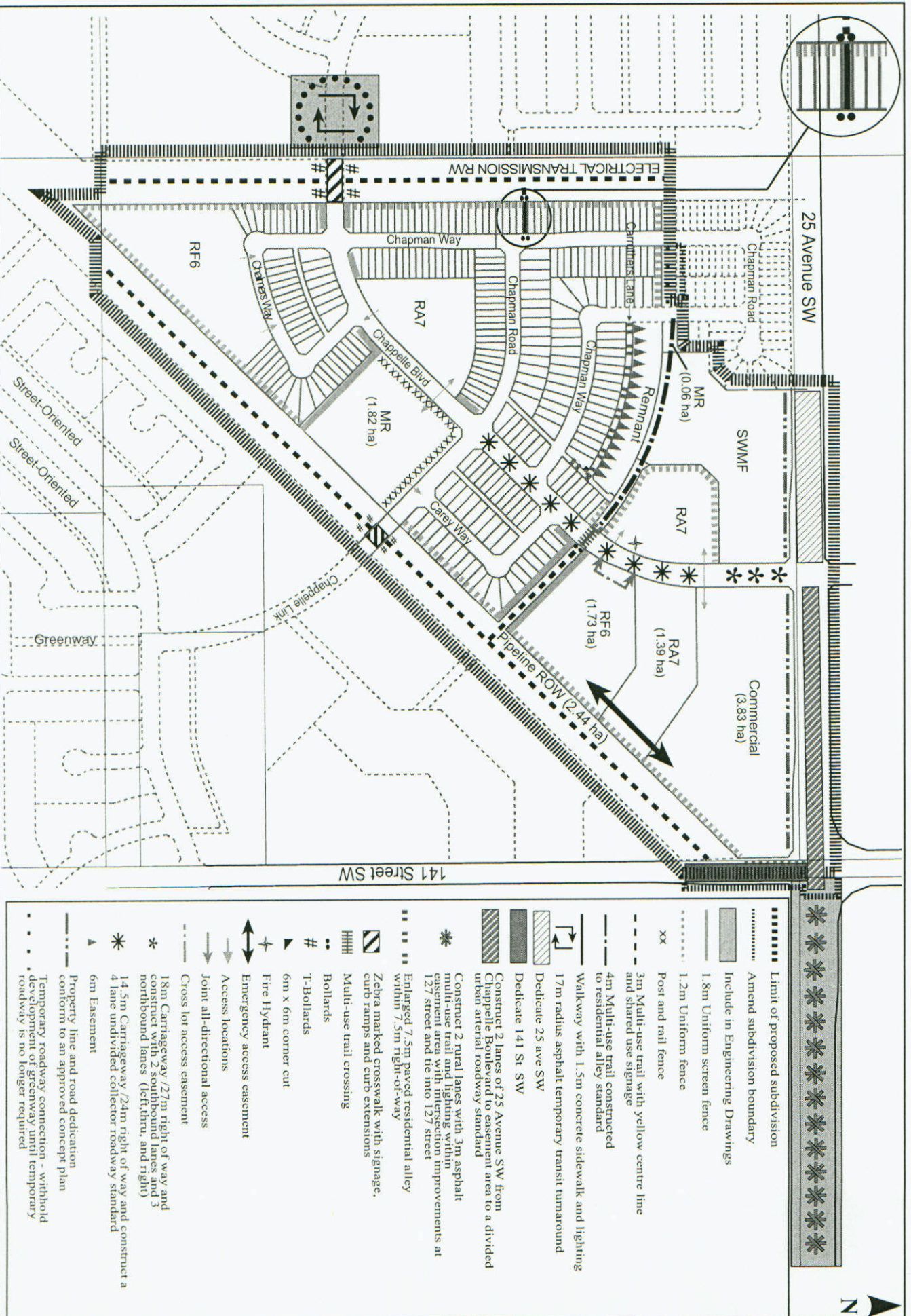
Peter Ohm
Subdivision Authority

PO/yl/Posse #72722537-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 19, 2008

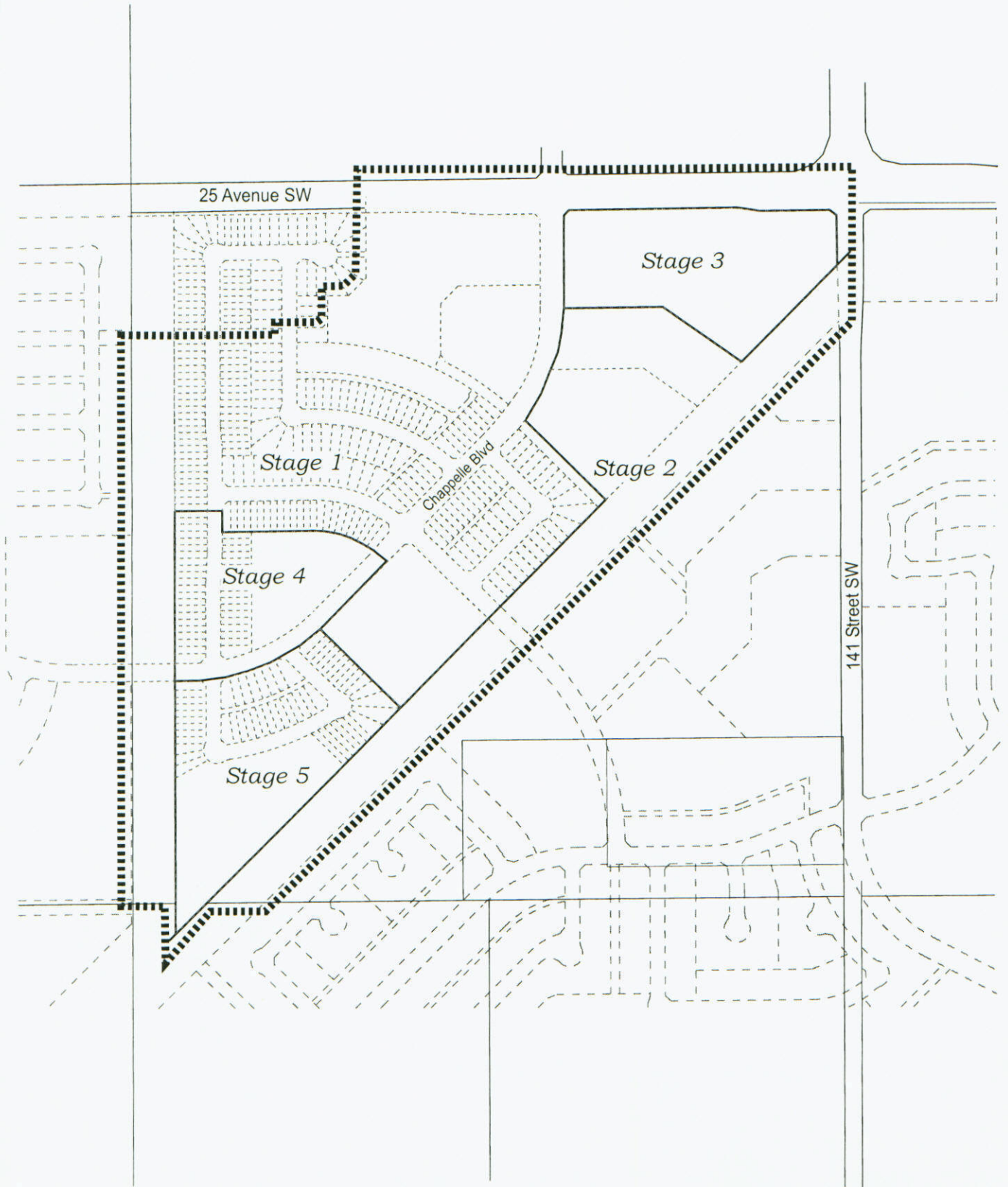
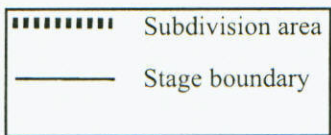
LDA07-0489



SUBDIVISION CONDITIONS OF APPROVAL MAP

June 19, 2008

LDA07-0489



SUBDIVISION CONDITIONS OF APPROVAL MAP

June 19, 2008

LDA07-0489

