

Thursday, May 15, 2008

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 20

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 15, 2008 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 8, 2008 meeting be adopted.	
3.	OLD BUSINESS	
	1. LDA06-0231 Posse 61831686-001	Tentative plan of subdivision to create 120 single detached residential lots, 68 semi-detached residential lots, one Municipal Reserve lot, one public park lot and four public utility lot from a portion of SW 25-53-25-4, located north of 137 Ave and east of 140 Street; HUDSON
4.	NEW BUSINESS	
	1. LDA06-0254 Posse 62077900-001	Tentative plan of subdivision to create 94 single detached residential lots, 3 medium density residential lots, 16 multiple family lots, and 2 public utility lots from the NW 3-54-24-4, located east of 82 Street and south of the Transportation/Utility Corridor; CRYSTALLINA NERA
5.	OTHER BUSINESS	



Subdivision Authority

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

May 15, 2008

File No: LDA06-0231

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

ATTENTION: Christopher M. Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 120 single detached residential lots, 68 semi-detached residential lots, one Municipal Reserve lot, one public park lot and four public utility lot from a portion of SW 25-53-25-4, located north of 137 Ave and east of 140 Street; **HUDSON**

I The Subdivision by Plan is APPROVED on May 15, 2008 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 dedicate Municipal Reserve as a 1.13 ha parcel upon the endorsement of the first stage of the plan of subdivision as shown on the "Condition of Approval" map, Enclosure I;
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 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;
5. that the approved subdivision within the Hudson Neighbourhood (File Nos. SUB/04-0071 and LDA07-0231) be registered prior to or concurrent with this application;
6. that the two proposed public utility lots be registered as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the east and west portions of the proposed PUL lot at the south end of the subdivision, which flank the residential lots, be consolidated with the adjacent residential lots and that any easements be registered, 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 (1) contain, among other things, the following:

1. that the owner pay all costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction Standards, and inspection costs to the satisfaction of the City Departments and affected utility agencies;
2. that the owner pays the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
3. that the owner pay the proportionate share of the Expansion Assessment, Permanent Area Contributions and/or Lateral Sewer Oversizing for the construction of permanent storm and sanitary drainage facilities in the 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 and to the satisfaction of the Asset Management and Public Works Drainage Department;
6. that the owner design and construct stormwater management infrastructure to serve the area including the Hudson Lake 10 stormwater management facility with associated real time control facilities, and the installation of real time control equipment at the Hudson Lake 8 outlet control structure to the satisfaction of the Asset Management and Public Works Drainage Department;
7. that the owner construct Hudson Road to 140 Avenue to an 11.5 m collector standard and construct 140 Avenue, from 140 Street to Hudson Road, to a 14.5 m collector standard, with Stage 1 to provide a permanent secondary access to the area, as shown on the "Conditions of Approval" Map, Enclosure I;
8. that the owner upgrade 140 Street, from the terminus of the upgrade roadway north of 137 Avenue to 140 Avenue, to a 14.5 m urban collector standard, to provide a permanent secondary access to the area, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide a temporary emergency access prior to FAC or earlier at the discretion and direction of the Transportation Department at the location shown on the "Conditions of Approval" map, Enclosure I;
10. that a 1.5m concrete sidewalk be constructed within the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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; and
12. that the owner construct all fences, walkways, temporary turnaround and bollards to the satisfaction of affected City Departments in the locations as shown on the "Conditions of Approval" map, Enclosure I.

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

Please be advised that the 1.13 ha non-MR portion of the school/park site located at the northeast corner of the subdivision at the amount is to be purchased by the Parks Branch, Asset Management and Public Works Department.

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. Carman Yeung at 496-6213 or write to:

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

Yours truly,

Phillip Arendt
Subdivision Authority

PA/cy/Posse #066844350

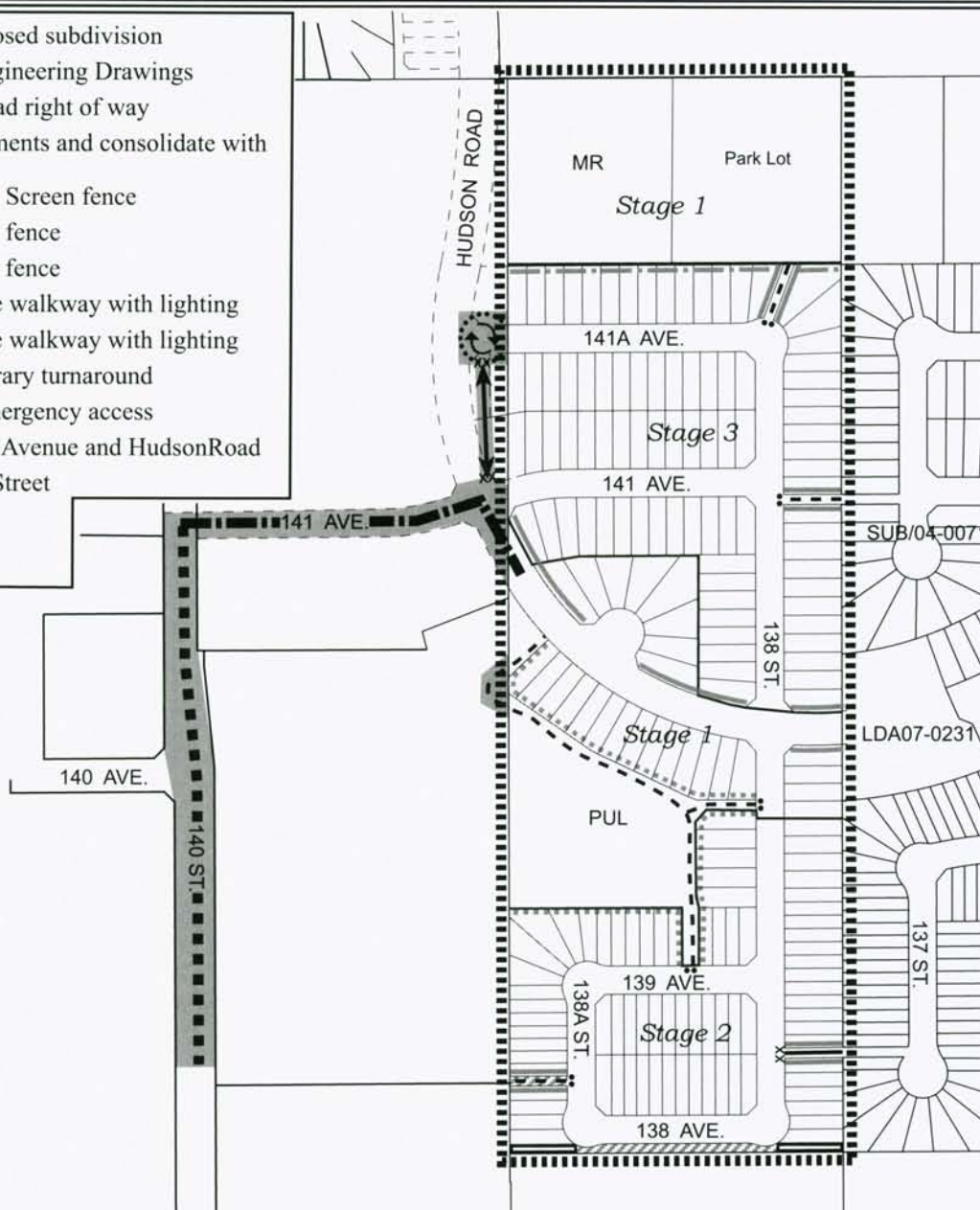
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

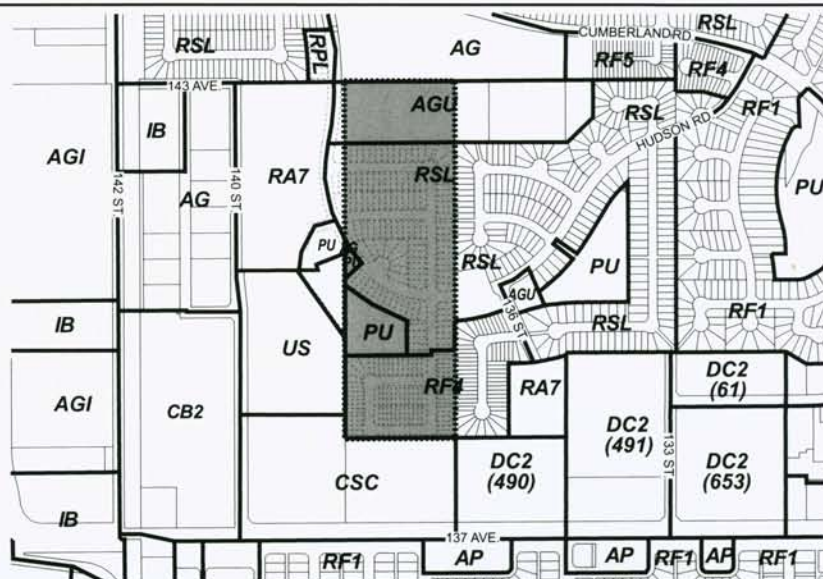
May 15, 2008

LDA06-0231

- Limit of proposed subdivision
- ▒ Include in Engineering Drawings
- ▨ Register as road right of way
- Register easements and consolidate with adjacent lots
- - - 1.8m Uniform Screen fence
- 1.8m Uniform fence
- 1.2m Uniform fence
- 3.0m Concrete walkway with lighting
- - - 1.5m Concrete walkway with lighting
- ↻ 12.0m Temporary turnaround
- ← Temporary emergency access
- Construct 140 Avenue and Hudson Road
- ▒ Upgrade 140 Street
- xx T-Bollard
- .. Bollard



- ▒ Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

May 15, 2008

File No. LDA06-0254

UMA Engineering Ltd.
17007 - 107 Avenue
Edmonton AB T5S 1G3

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative plan of subdivision to create 94 single detached residential lots, 3 medium density residential lots, 16 multiple family lots, and 2 public utility lots from the NW 3-54-24-4, located east of 82 Street and south of the Transportation/Utility Corridor;
CRYSTALLINA NERA

I The Subdivision by Plan is APPROVED on May 15, 2008 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 Inc., EPCOR Water Services Inc., Telus Communications, 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;
3. that the owner registers the P.U.L. as legal road right-of-way, as shown on the "Conditions of Approval Map", Enclosure I; and
4. 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 costs identified in the 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 Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
3. 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;

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 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 Asset Management and Public Works Department, and the Transportation Department;
6. that the Engineering Drawings include the temporary turnarounds and construction of multi-use trails within the Transportation/Utility Corridor (TUC), and along 82 Street, as shown on the "Conditions of Approval Map", Enclosure I;
7. that the owner complete the design and construction of a suitable stage of the Crystallina Nera stormwater management facility, to the satisfaction of the Asset Management and Public Works Department – Drainage Services Branch;
8. that the owner install and commission real time control equipment at the outlet structure of the Crystallina Nera stormwater management facility to the satisfaction of the Asset Management and Public Works Department – Drainage Branch;
9. 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;
10. that the owner submit a driveway plan for the illustrated lots to ensure that the driveways do not encroach into any portion of the corner radius of the curve, as shown on Enclosure I;
11. that the owner construct an offset 17 m radius asphalt temporary transit turnaround with bollards as shown on "Conditions of Approval Map", Enclosure I. The turnaround will be required at FAC or earlier, at the discretion and direction of the Transportation Department;
12. that the owner construct a 12 m radius gravelled temporary turnaround with bollards to the satisfaction of the Transportation Department as shown on "Conditions of Approval Map", Enclosure I. This turnaround will be required at CCC;
13. that a buffer consisting of a 2.83 m high double board/no gap solid uniform screen fence (with a minimum density of 20 kg/m³) be constructed for noise attenuation and screening along the edge of the multi-family site located adjacent to the Transportation/Utility Corridor (TUC), as shown on the "Conditions of Approval Map", Enclosure I; and
14. that the owner construct fences, multi-use trails, bollards, and sidewalks as shown on the "Conditions of Approval Map", Enclosure I.

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

A Deferred Reserve Caveat of +/- 8.56 ha was to be registered on title with the approval of SUB/04-0022. A portion of this Deferred Reserve Caveat (+/- 1.85 ha) shall be used for the dedication of the natural tree stand located in Crystallina Nera in Stage 2A of the neighbourhoods development. A new Deferred Reserve Caveat of +/- 6.71 ha (8.56 ha – 1.85 ha) shall be registered on the remaining titled area, at that time.

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. Shane Gerein at 496-6068 or write to:

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

Yours truly,

Phillip Arendt
Subdivision Authority

PA/sg/Posse #062077900-003

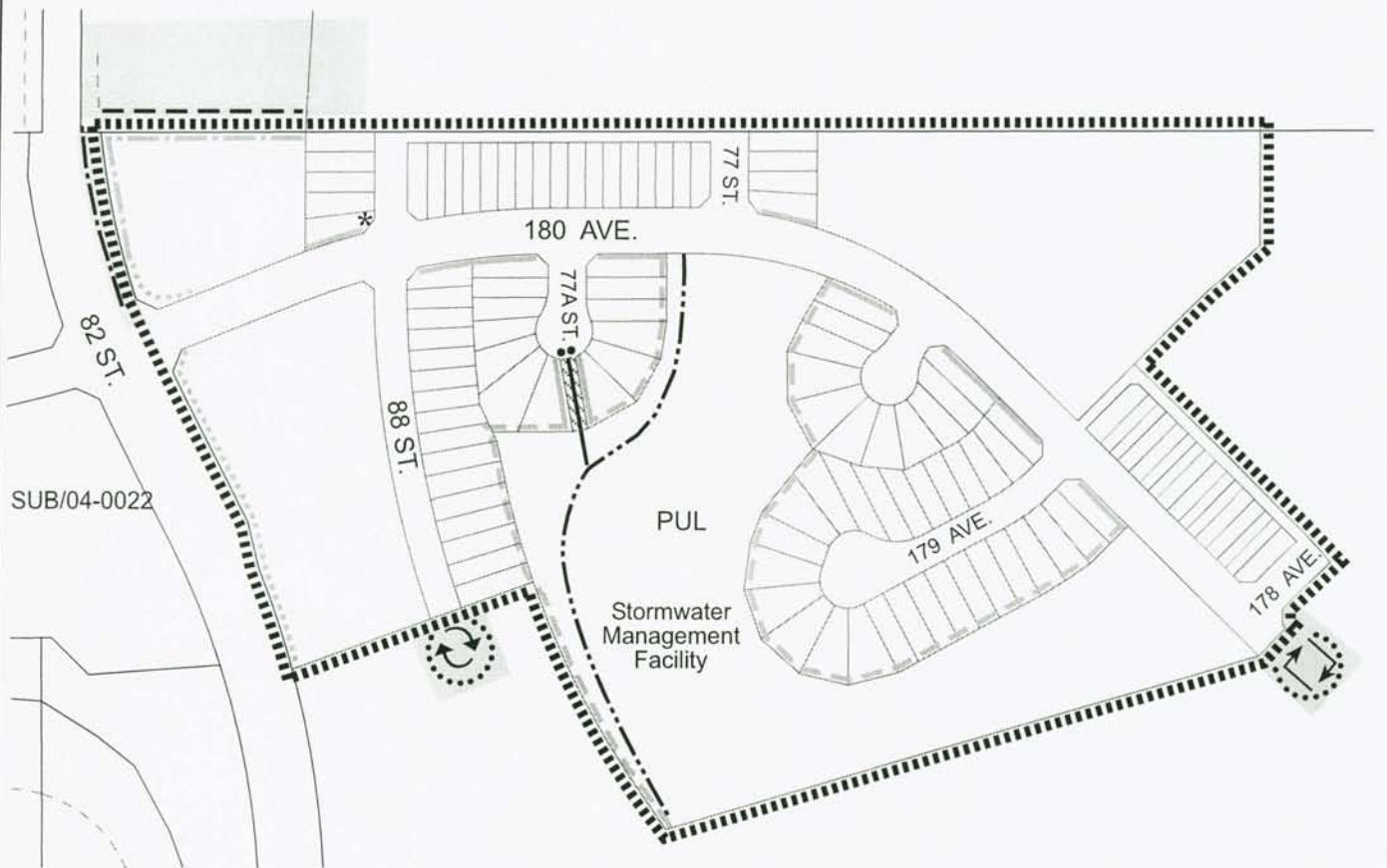
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

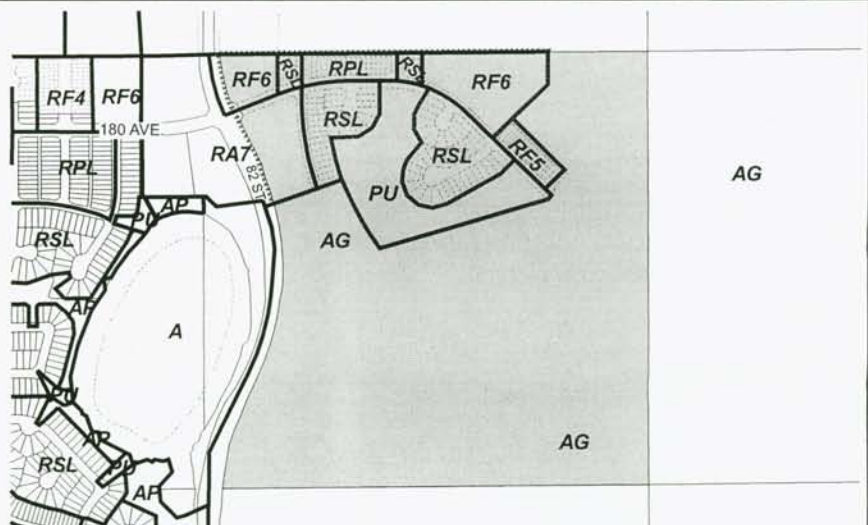
May 15, 2008

LDA06-0254

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|---|--|
| <ul style="list-style-type: none"> ■■■■■ Limit of proposed subdivision □ Include in Engineering Drawings - - - 2.83m Double board/ no gap uniform screen fence — 1.8m Uniform fence ***** 1.8m Double board/no gap solid uniform screen fence - - - 1.2m Uniform fence - - - 3.0m Asphalt multi-use trail - - - 3.0m Granular multi-use trail | <ul style="list-style-type: none"> - - - 2.5m Multi-use trail — 1.5m Concrete sidewalk ▨ Public utility lot to be registered as road right-of-way ↻ 17.0m Radius asphalt temporary transit turnaround ↻ 12.0m Radius gravelled temporary turnaround •• Bollards * Provide driveway plan |
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- | | |
|-------|------------------------------|
| □ | Titled area to be subdivided |
| ■■■■■ | Subdivision area |



Thursday, May 8, 2008
10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 19

PRESENT	Phillip Arendt, Manager, Planning and Policy Services Branch Blair McDowell, Senior Subdivision Officer
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1.	ADOPTION OF AGENDA
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MOVED	Phillip Arendt, Blair McDowell LDA06-0231 be tabled and that the Subdivision Authority Agenda for the May 8, 2008 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Phillip Arendt	CARRIED
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2.	ADOPTION OF MINUTES
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MOVED	Phillip Arendt, Blair McDowell That the Subdivision Authority Minutes for the May 1, 2008 meeting be adopted.
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FOR THE MOTION	Blair McDowell, Phillip Arendt	CARRIED
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3.	OLD BUSINESS
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4.	NEW BUSINESS
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1.	LDA06-0231 Posse 66844350-001	Tentative plan of subdivision to create 120 single detached residential lots, 68 semi-detached residential lots, one public park lot and four public utility lot from a portion of SW 25-53-25-4, located north of 137 Ave and east of 140 Street; HUDSON
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TABLED	Phillip Arendt, Blair McDowell That the application for Subdivision be tabled.
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FOR THE MOTION	Blair McDowell, Phillip Arendt	CARRIED
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2.	LDA07-0374 Posse 70307642-001	Tentative plan of subdivision to create 17 industrial business lots from portions of SW-21-51-24-4, Lot 2; Block X; Plan 0226318 and Lot 1; Block 24; Plan 0729093 located east of 91 Street and north of 25 Avenue, SUMMERSIDE
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MOVED	Phillip Arendt, Blair McDowell That the application for Subdivision be Approved as amended.
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FOR THE MOTION	Blair McDowell, Phillip Arendt	CARRIED
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5.	OTHER BUSINESS
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6.

ADJOURMENT

The meeting adjourned at 10:20 a.m.