

Thursday, May 8, 2008

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 19

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the May 8, 2008 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the May 1, 2008 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|----------------------------------|--|
| 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 |
| 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 |

5. OTHER BUSINESS



Subdivision Authority

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

May 8, 2008

File No: LDA06-0231

Stantec Consulting Ltd.
10160 – 112 Street
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 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 8, 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 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 SUB/07-0236) 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, temporary walkways, 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 #066844350-001

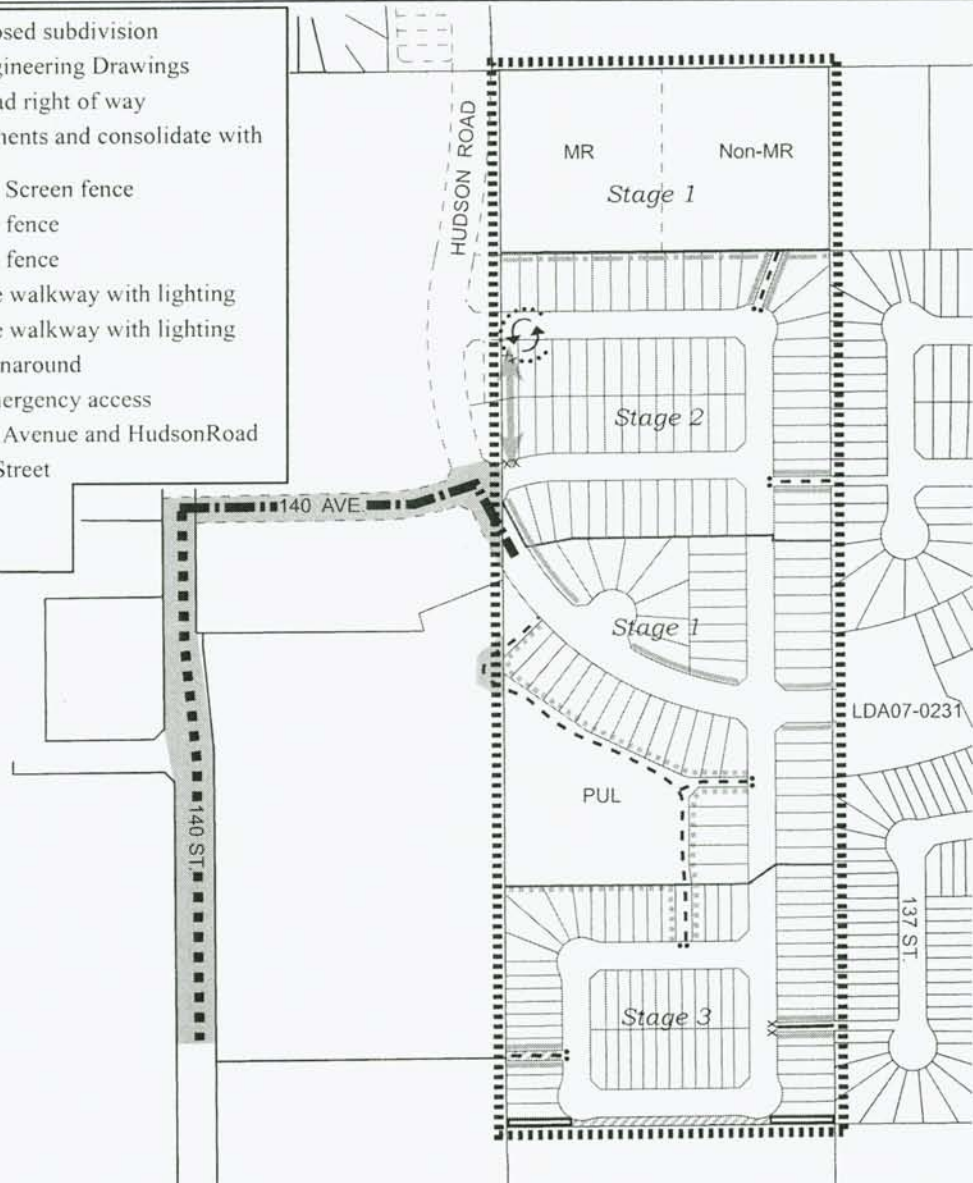
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

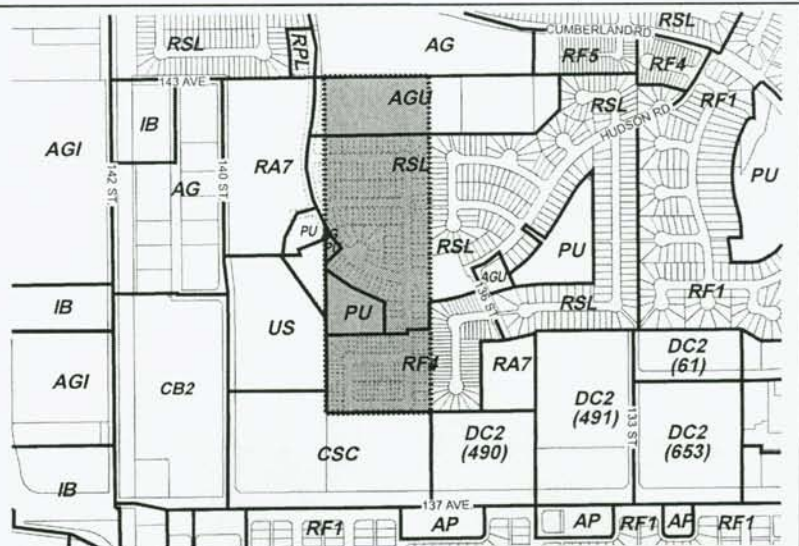
May 8, 2008

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
- ↻ 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 8, 2008

File No. LDA07-0374

Stantec Consulting Ltd.
700, 10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: 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**.

I The Subdivision by Plan is APPROVED on May 8, 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 provide money-in-place of Municipal Reserve for SW-21-51-24-4 in the amount of \$ 1,911,780.00 representing 3.87 ha as per Deferred Reserve Caveat No. 072656081 pursuant to Section 667 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 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;
4. that the owner level and clear the 91 Street SW and 25 Avenue SW right-of-way dedications to the satisfaction of the Transportation Department;
5. that the owner register the 6 meter utility easement as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure 1;
6. that the owner provide a 10 meter x 10 meter corner cut to the satisfaction of the Transportation Department as shown on the "Conditions of Approval" map, Enclosure 1;
7. that a joint access easement be registered in favour of the City of Edmonton as shown on the "Conditions of Approval" map, Enclosure 1;
8. that the approved subdivisions within The Orchards neighbourhood and Summerside neighbourhood (File Nos. LDA07-0438 and LDA06-0216 respectively) be registered prior to or concurrent with this application; 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 (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 Permanent Area Contributions 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 submits preliminary plans for 25 Avenue SW prior to submission of engineering drawings to the satisfaction of the Transportation Department;
6. that the owner constructs three lanes of 91 Street SW from Savaryn Drive to 25 Avenue SW and four lanes of 25 Avenue SW from 91 Street SW to the north/south collector to an 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 the current application, Stage 1 of LDA07-0438 or with Stage 3 of LDA06-0216. The portion of arterial roadway construction that includes 91 Street must be completed and opened to traffic by October 15, 2010, to coincide with further development south of 25 Avenue SW. Should a servicing agreement not be executed for the construction of 91 Street by the end of 2008, the completion date for 91 Street will be extended to a date mutually acceptable to the owner and City taking into consideration the status of further development south of 25 Avenue SW;
7. that the owner construct the 1.5 meter concrete sidewalk and lighting, bollards and all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works and Transportation Departments in the location as shown on the "Condition of Approval" map, Enclosure 1; and
8. that the owner is responsible for the design, landscaping and construction within the public utility lots, stormwater management 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.

Municipal Reserves for Lot 2; Block X; Plan 0226318 were addressed through a 4.971 ha DRC under SUB/99-0072, which was transferred and registered to SW 22-51-24-4 to assemble a school park site.

The existing DRC of 0.466 ha currently registered against Lot 1, Block 24, Plan 0729093 is to be addressed by means of a DRC with LDA07-0438 which is in the Orchards.

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. James Bryndza at 944-0114 or write to:

**Mr. James Bryndza, 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/jb/Posse #070307642-001

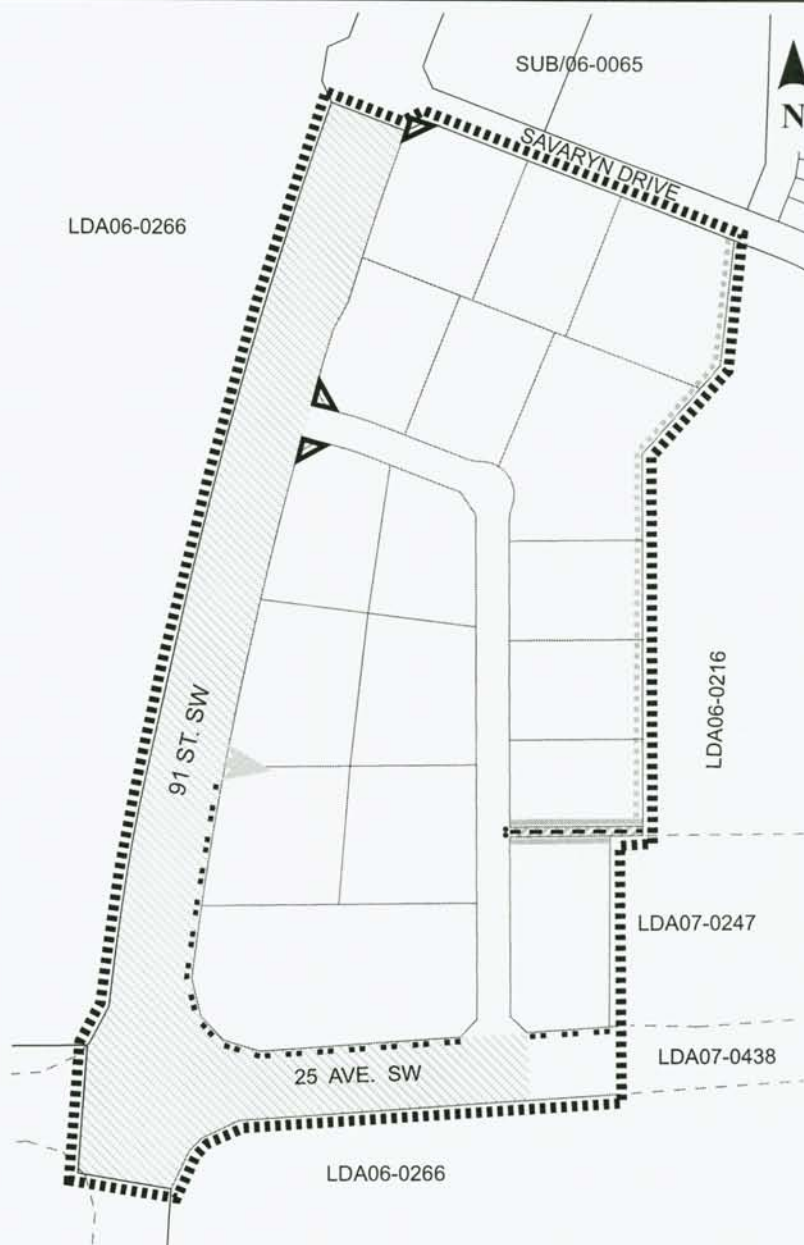
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

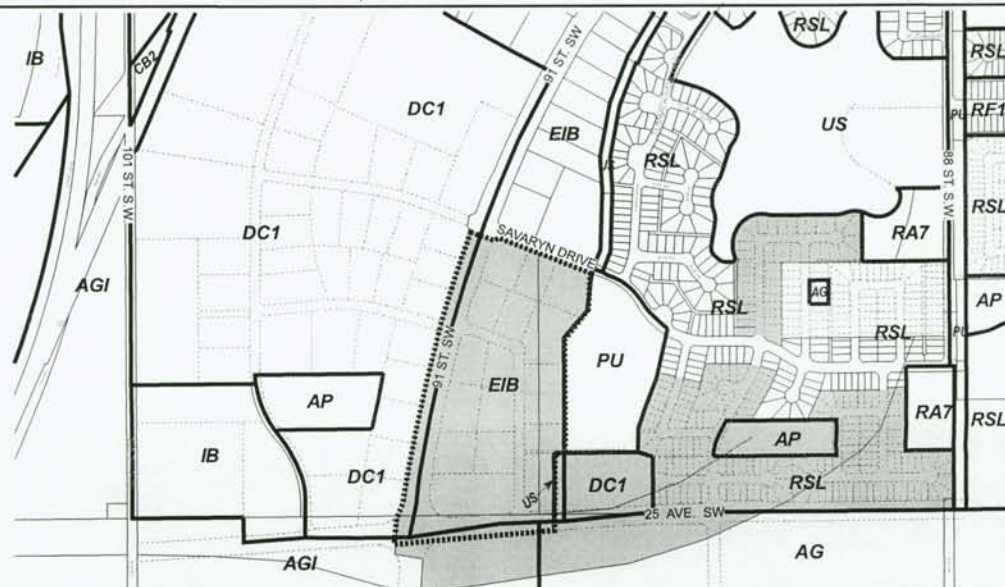
May 8, 2008

LDA07-0374

- Limit of proposed subdivision
- ▨ Dedicate as road right-of-way
- ▨ Construct 3 lanes of 91 Street SW from Savaryn Drive to 25 Avenue SW as well as 4 lanes of 25 Avenue SW from 91 Street SW to the north/south collector roadway
- 1.8m Uniform fence
- 1.2m Minimum uniform fence
- - - 1.5m Concrete walk with lighting
- ▲ 10m x 10m Corner cuts
- ▶ Joint access
- ... No direct access
- .. Bollards



- ▨ Titled area to be subdivided
- Subdivision area



Thursday, May 1, 2008

10:00 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 18

PRESENT

Phillip Arendt, Manager, Planning and Policy Services Branch
Blair McDowell, Senior Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Phillip Arendt, Blair McDowell

That the Subdivision Authority Agenda for the May 1, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

2. ADOPTION OF MINUTES

MOVED

Phillip Arendt, Blair McDowell

That the Subdivision Authority Minutes for the April 24, 2008 meeting be adopted.

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA07-0248
Posse 67226615-001

Tentative plan of subdivision to create 19 low density residential lots, 1 environmental reserve parcel and 2 municipal reserve parcels from SE-1-52-25-4 and Block 1, Plan 148MC; located west of Whitemud Creek Ravine and north of 23 Avenue NW; **HODGSON**

MOVED

Phillip Arendt, Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell, Phillip Arendt

CARRIED

5. OTHER BUSINESS

6. ADJOURMENT

The meeting adjourned at 10:15 a.m.