

Thursday, November 9, 2023
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 45

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the November 9, 2023 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the November 2, 2023 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA23-0208 458076510-001	Tentative plan of subdivision to create one (1) Municipal Reserve lot and one (1) Other lot by subdividing Lots 11 and 20, Block 91, Plan RN50, and consolidating the north portion of those two lots with adjacent Lots 12-19, Block 91, Plan RN50, and the south portion of those two lots with adjacent Lots 1-10 and 21-30, Block 91, Plan RN50, located south of 117 Avenue NW and east of 86 Street NW; PARKDALE
2.	LDA23-0253 476047368-001	Tentative plan of subdivision to create 43 single detached residential lots, 10 semi-detached residential lots, and 20 row housing lots from Lot 4, Block 1, Plan 212 2367, located south of 178 Avenue NW and west of 66 Street NW; CRYSTALLINA NERA EAST
3.	LDA23-0256 476048816-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lot 4, Block 1, Plan 212 2367, located north of 176A Avenue NW and east of 69A Street NW; CRYSTALLINA NERA EAST
4.	LDA23-0287 484391016-001	Tentative plan of subdivision to create two (2) other lots from Lot C, Block 1, Plan 222 2597, and Lot A, Block 1, Plan 212 2223, located north of 23 Avenue NW and east of River's Edge Way NW; THE UPLANDS
5.	OTHER BUSINESS	



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 9, 2023

File No. LDA23-0208

City of Edmonton
Land Development Section, Real Estate Branch
10th Floor, 1011 104 Avenue NW
Edmonton, AB T5J 4X1

ATTENTION: Jennifer van Popta

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot and one (1) Other lot by subdividing Lots 11 and 20, Block 91, Plan RN50, and consolidating the north portion of those two lots with adjacent Lots 12-19, Block 91, Plan RN50, and the south portion of those two lots with adjacent Lots 1-10 and 21-30, Block 91, Plan RN50, located south of 117 Avenue NW and east of 86 Street NW; **PARKDALE**

I The Subdivision by Plan is APPROVED on November 9, 2023, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.373 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 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 & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that LDA22-0596 to close the undeveloped north-south lane between the titled lots shall be approved prior to endorsement of this subdivision; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner construct a concrete sidewalk within the proposed Lot 1MR, south of 117 Avenue NW from 86 Street NW to 85 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The details of this requirement will be reviewed and finalised through an engineering drawing review and approval process;
4. 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;
5. that the owner submits 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 design and constructs the ultimate dry pond, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination; and
7. that the owner constructs offsite storm sewers to connect the proposed subdivision to the existing system, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve (MR) for Lots 1-30, Block 91, Plan RN50 and the road closure area is owing in the amount of 0.120 ha. A 0.373 ha MR lot is being created with this subdivision, by including over-dedication in the amount of 0.253 ha. This lot will serve as a dry pond that provides dual functionality for drainage and recreation purposes.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

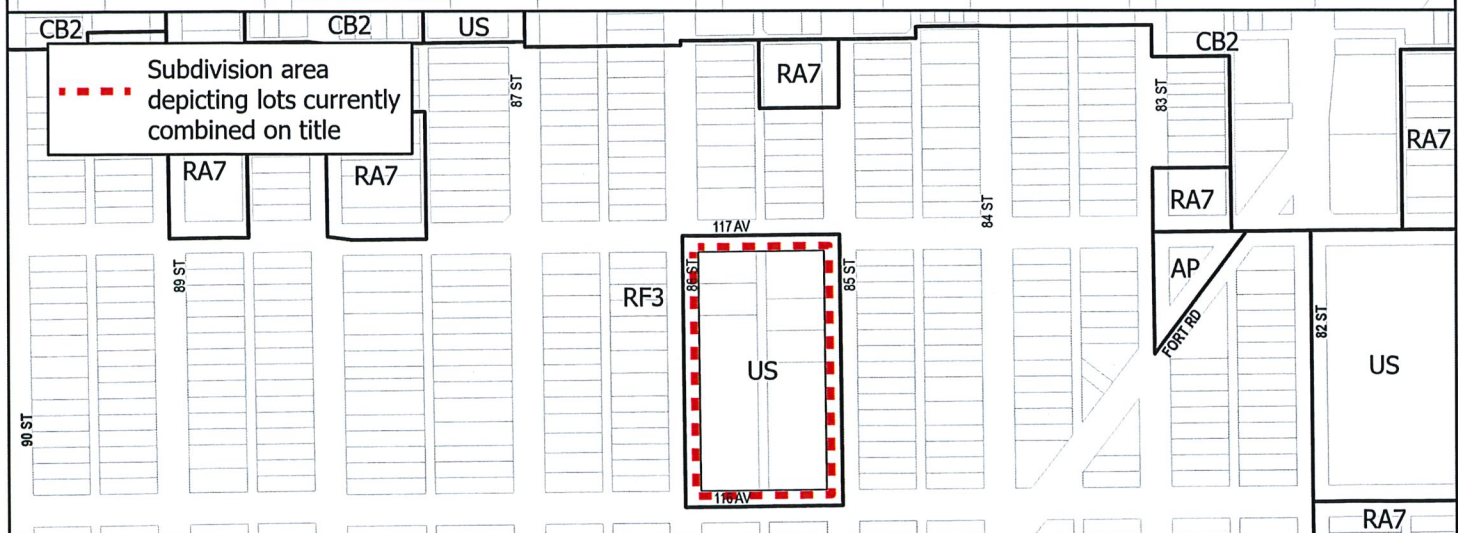
BM/jm/Posse #458076510-001

Enclosure

- Limit of proposed subdivision
- Construct Concrete Sidewalk
- Construct offsite storm main



NOTE: All roads shown on this map are within the NW quadrant





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 9, 2023

File No. LDA23-0253

Select Engineering Consultants Ltd.
100 - 17413 107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create 43 single detached residential lots, 10 semi-detached residential lots, and 20 row housing lots from Lot 4, Block 1, Plan 212 2367, located south of 178 Avenue NW and west of 66 Street NW; **CRYSTALLINA NERA EAST**

I The Subdivision by Plan is APPROVED on November 9, 2023, 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 & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivisions LDA21-0256 be registered prior to or concurrent with this application to provide logical roadway extensions;
5. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 66 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the residential lot adjacent to the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the proposed Public Utility lot be dedicated as road right of way 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 survey.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. 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;
6. that the owner submits 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 construct the roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner constructs curb extensions on the east leg at the intersection of 69A Street NW and 176A Avenue NW to provide a consistent roadway and eliminate the transition through the intersection. Details of the curb extension including the length and radius will be finalized through the engineering drawing review and approval process;
9. that the owner construct the second two lanes of 66 Street NW to an arterial roadway standard, from 167 Avenue NW to tie into the existing 4 lane section of 66 Street NW, south of 178 Avenue NW, to an approved Concept Plan, including channelization, accesses, intersections, turn bays, bus stop & amenities pads, shared use paths, sidewalks, lighting, landscaping, paint line marking modifications, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner pay for the installation of traffic signals at the intersection of 82 Street NW and Crystallina Nera Drive NW, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signals design, and one of the City's approved Electrical Services Contractors must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the discretion and direction of City Operations. If traffic signals are not deemed warranted by City Operations 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 fulfil this obligation;
11. that the owner construct the alleys to a residential standard in accordance with the Complete Streets Design and Construction Standard. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure interim functionality of the

alley/local roadway intersections, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services;

12. that the owner construct a 1.8 m concrete sidewalk within the north/south walkway, with a connection to the adjacent concrete sidewalk on the south side of 178 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I, including lighting and bollards, to the satisfaction of Subdivision and Development Coordination;
13. that the owner construct a 1.0 m berm centred on the property line, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 2000), and a 1.8 m noise attenuation fence wholly within private property lines, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), or a combination thereof, to conform to the submitted Noise Study for all lots backing onto 66 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a bus stop and amenities pad;
15. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the road right of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 4, Block 1, Plan 212 2367 was addressed by land dedication with LDA08-0136 and by DRC with LDA16-0553. The DRC will carry forward on the remainder of the title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

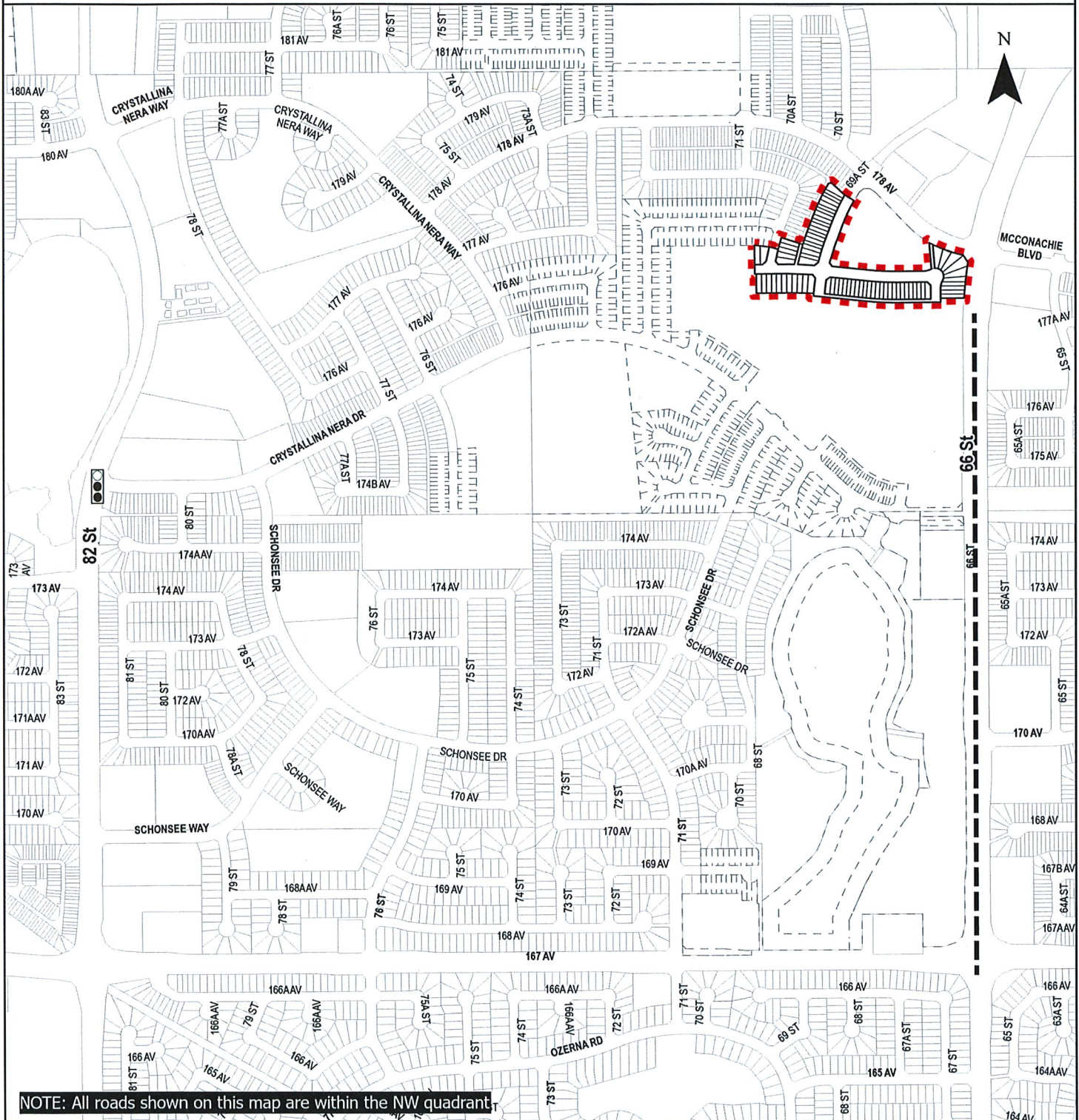
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Enclosures

File No. LDA23-0253

3 of 3

- Limit of proposed subdivision
- Construct 66 Street to a 4 lane arterial roadway standard
- 🚦 Traffic Signal



NOTE: All roads shown on this map are within the NW quadrant.



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 9, 2023

File No. LDA23-0256

Select Engineering Consultants Ltd.
100 - 17413 107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lot 4, Block 1, Plan 212 2367, located north of 176A Avenue NW and east of 69A Street NW; **CRYSTALLINA NERA EAST**

I The Subdivision by Plan is APPROVED on November 9, 2023, 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 & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 approved subdivisions LDA23-0253 be registered prior to or concurrent with this application to provide logical roadway and utility extensions;
4. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the multi-unit housing lot flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. 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;
6. that the owner submits 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 construct the second two lanes of 66 Street NW to an arterial roadway standard, from 167 Avenue NW to tie into the existing 4 lane section of 66 Street NW, south of 178 Avenue NW, to an approved Concept Plan, including channelization, accesses, intersections, turn bays, bus stop & amenities pads, shared use paths, sidewalks, lighting, landscaping, paint line marking modifications, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner pay for the installation of traffic signals at the intersection of 82 Street NW and Crystallina Nera Drive NW, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signals design, and one of the City's approved Electrical Services Contractors must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the discretion and direction of City Operations. If traffic signals are not deemed warranted by City Operations 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 fulfil this obligation; and
9. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, 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.

MR for Lot 4, Block 1, Plan 212 2367 was addressed by land dedication with LDA08-0136 and by DRC with LDA16-0553. The DRC will carry forward on the remainder of the title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

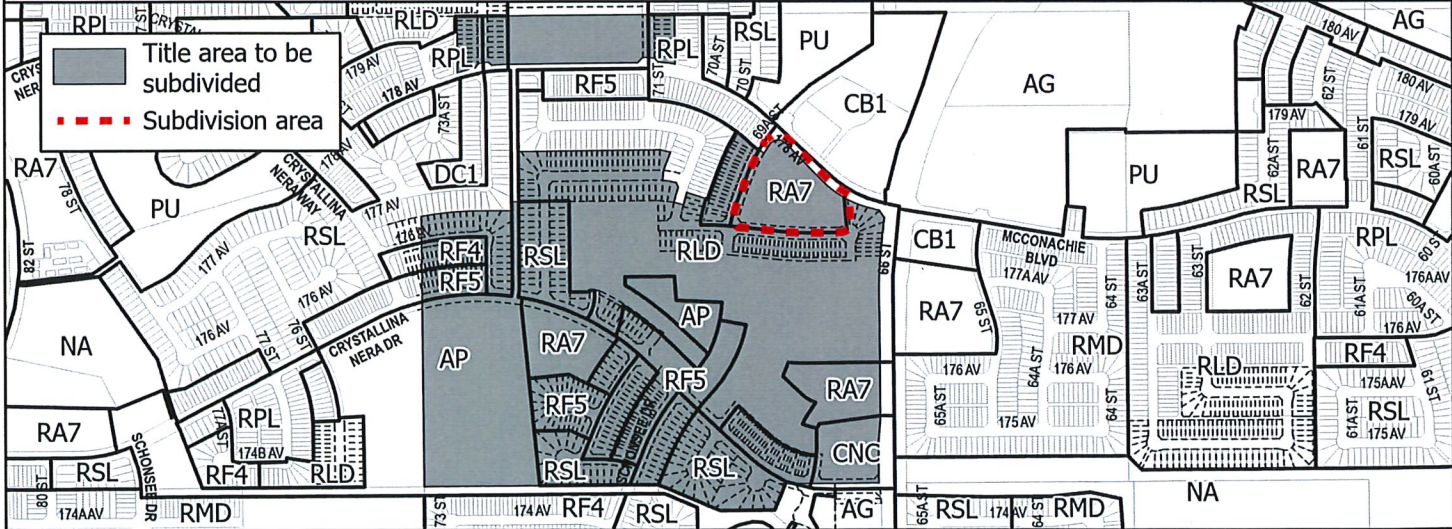
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Enclosures

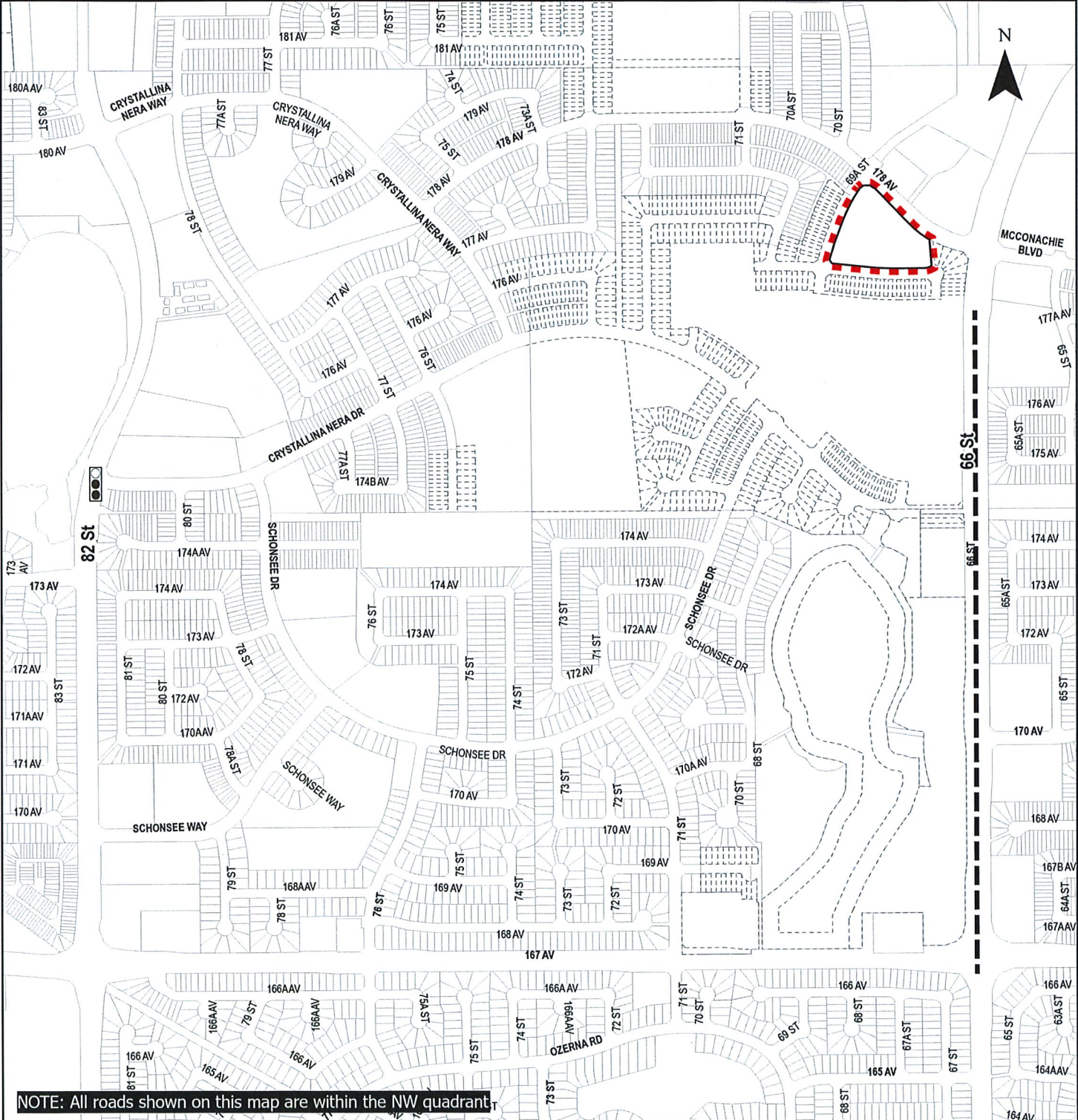
- • • Limit of proposed subdivision
- - - Construct 1.8m Fence as per Zoning Bylaw
- ⊕ Restrictive Covenant: Disturbed soil



NOTE: All roads shown on this map are within the NW quadrant



- ■ ■ Limit of proposed subdivision
- - - Construct 66 Street to a 4 lane arterial roadway standard
- 🚦 Traffic Signal



NOTE: All roads shown on this map are within the NW quadrant.



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 9, 2023

File No. LDA23-0287

Qualico Communities
280 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create two (2) other lots from Lot C, Block 1, Plan 222 2597, and Lot A, Block 1, Plan 212 2223, located north of 23 Avenue NW and east of River's Edge Way NW;
THE UPLANDS

I The Subdivision by Plan is APPROVED on November 9, 2023, subject to the following condition:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for Lot A, Block 1, Plan 212 2223 was previously addressed by the registration of Deferred Reserve Caveat (DRC) number 172 123 445 in the amount of 5.455 hectares (ha). LDA22-0420 will proportionally allocate the DRC between the proposed lot and remnant parcel. The new DRCs will then carry forward on their respective titles. MR for Lot C, Block 1, Plan 222 2597 was previously addressed by registration of DRC number 222 301 288 in the amount of 3.037 ha. The DRC will carry forward on title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

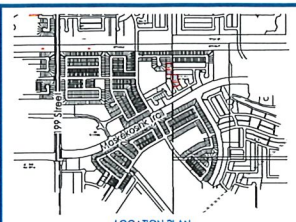
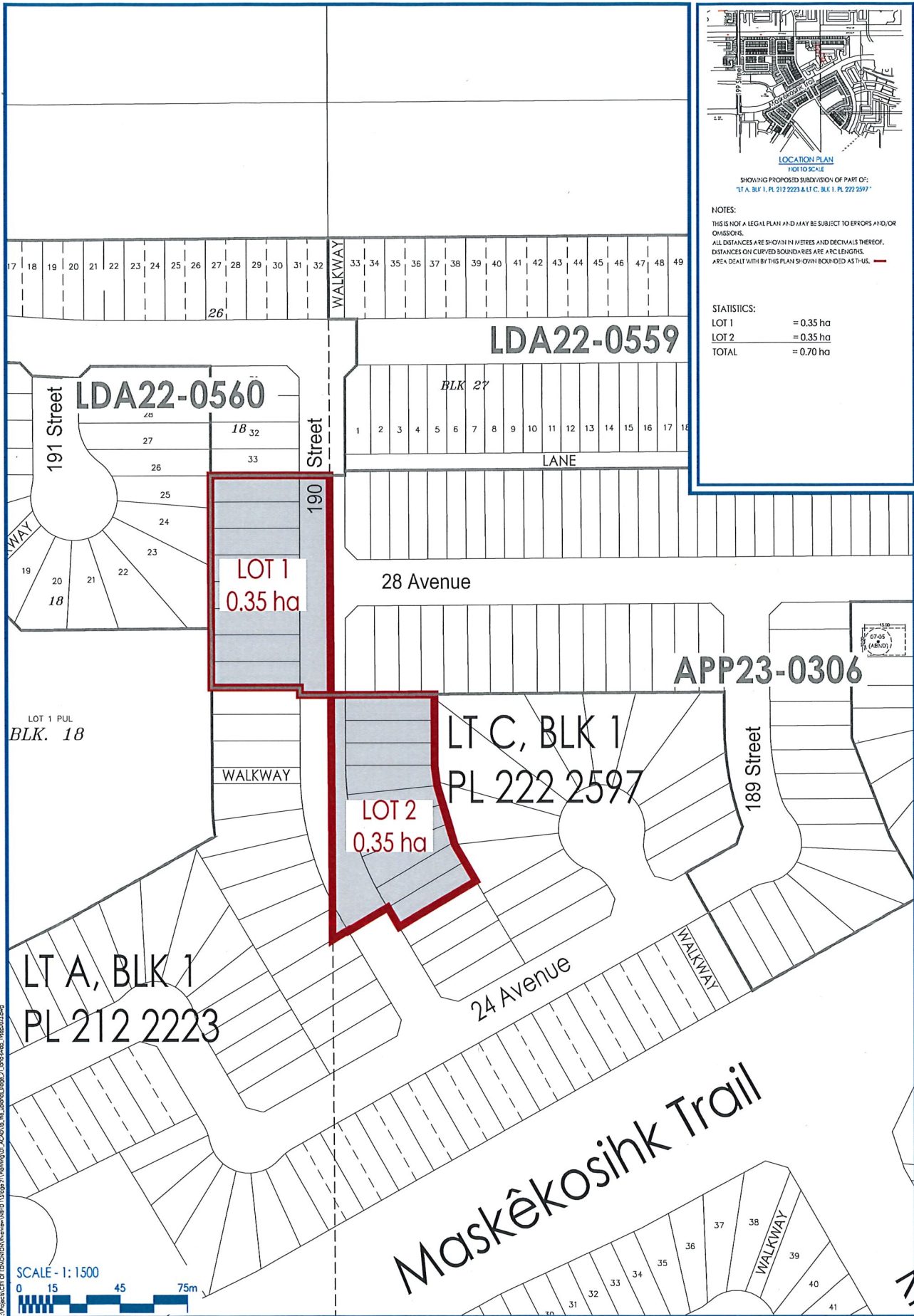
If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #484391016-001

Enclosure



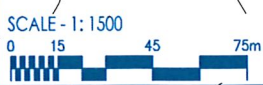
LOCATION PLAN
NOT TO SCALE
SHOWING PROPOSED SUBDIVISION OF PART OF:
"LT A, BLK 1, PL 212 2223 & LT C, BLK 1, PL 222 2597"

NOTES:
THIS IS NOT A LEGAL PLAN AND MAY BE SUBJECT TO ERRORS AND/OR OMISSIONS.
ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
AREA DEALT WITH BY THIS PLAN SHOWN BACKGROUND AS T-105.

STATISTICS:

LOT 1	= 0.35 ha
LOT 2	= 0.35 ha
TOTAL	= 0.70 ha

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TENTATIVE PLAN
STAGE 21 - LAND SWAP
THE UPLANDS - EDMONTON - ALBERTA

QUALICO[®]
communities
September 19, 2023

Thursday, November 2, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 44

PRESENT | Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the November 2, 2023 meeting be adopted.
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FOR THE MOTION	Blair McDowell		CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the October 26, 2023 meeting be adopted.
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FOR THE MOTION	Blair McDowell		CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA22-0175 418448694-001	REVISION of conditionally approved tentative plan of subdivision to create 10 single detached residential lots, 28 semi-detached residential lots, 34 row housing lots and one (1) multi-unit housing lot (MHL) from Lot A, Block 1, Plan 182 1095 and Lot 300, Block 21, Plan 182 2562 located south of 25 Avenue SW and west of 66 Street SW; THE ORCHARDS AT ELLERSLIE
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MOVED	Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell		CARRIED
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2.	LDA22-0363 416186140-001	REVISION of conditionally approved tentative plan of subdivision to create 91 single detached residential lots, 34 semi-detached residential lots, one (1) Environmental Reserve Lot, and three (3) Public Utility Lots from Lot 1A, Plan 4291 RS, and Lot C, Plan 1456 RS, located north of Trumpeter Way NW and east of 199 Street NW; STARLING
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MOVED	Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell		CARRIED
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3.	LDA23-0266 483925250-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 14, Plan 5070 HW, located south of 96 Avenue NW and east of 85 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA23-0275 485143760-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 26, Plan 1389 HW, located south of 83 Avenue NW and west of 87 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA23-0276 485379474-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 27, Block 19, Plan 1270 HW, located south of 81 Avenue NW and east of 87 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA23-0284 485785277-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 18, Plan 2248 HW, located north of 110 Avenue NW and west of 149 Street NW; HIGH PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.	