

Thursday, September 25, 2014

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 39

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the September 25, 2014 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the September 11, 2014 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0107 146967263-001	Tentative plan of subdivision to create 82 single detached residential lots, 38 semi-detached residential lots, 38 row housing lots, and two (2) Municipal Reserve lots, from SW-3-54-24-4, located south of Crystallina Nera Drive NW and east of 82 Street NW; CRYSTALLINA NERA WEST
2.	LDA13-0533 146547558-001	Tentative plan of subdivision to create five (5) single detached residential lots, 45 row housing residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from the north half of the NE-20-51-25-4 and the south half of the NE-20-51-25-4, located west of 184 Street SW and south of Ellerslie Road SW; KESWICK
3.	LDA14-0199 153946204-001	Tentative plan of subdivision to create 143 single detached residential lots, 20 semi-detached residential lots, and one (1) Municipal Reserve lot, from NE/NW 15-51-24-4 and Lot A, Plan 3422TR, south of 25 Avenue SW and east of Orchards Drive SW; THE ORCHARDS AT ELLERSLIE
4.	LDA13-0213 138503787-001	Tentative plan of subdivision to create 108 single detached residential lots from the North half of SW-36-52-26-W4M, located east of 231 Street NW and south of Stony Plain Road NW; SECORD
5.	OTHER BUSINESS	



Subdivision Authority

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

September 25, 2014

File NO. LDA14-0107

Focus Corporation Ltd.
1000, 9925 - 109 Street NW
Edmonton, Alberta T5K 2J8

ATTENTION: Sarah Herring

Dear Ms. Herring:

RE: Tentative plan of subdivision to create 82 single detached residential lots, 38 semi-detached residential lots, 38 row housing lots, and two (2) Municipal Reserve lots, from SW-3-54-24-4, located south of Crystallina Nera Drive NW and east of 82 Street NW; **CRYSTALLINA NERA WEST**

I The Subdivision by Plan is APPROVED on September 25, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.56 and a 0.24 ha parcels 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 and Transmission Inc., and EPCOR Water Services Inc., 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 be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA12-0414 and LDA13-0212 be registered prior to or concurrent with this application;
6. that Bylaw 16874 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; 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 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 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 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 Crystallina Nera Neighbourhood Design Report be submitted for final approval prior to circulation of Engineering Drawings;
8. that the owner construct 1.5 m concrete sidewalk within the walkways, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path within the MR lots, with a connection to the cul-de-sac, dividing yellow centerline, curb ramps, “Shared Use” signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner construct zebra marked crosswalks with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians, walkways, and Municipal Reserve lots, to the satisfaction of City Departments and affected utility agencies.

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

All reserves owing from the titled area will be addressed with this subdivision.

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, 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Lisa Stern at 780-442-5387 or lisa.stern@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/ls/Posse # 146967263-001

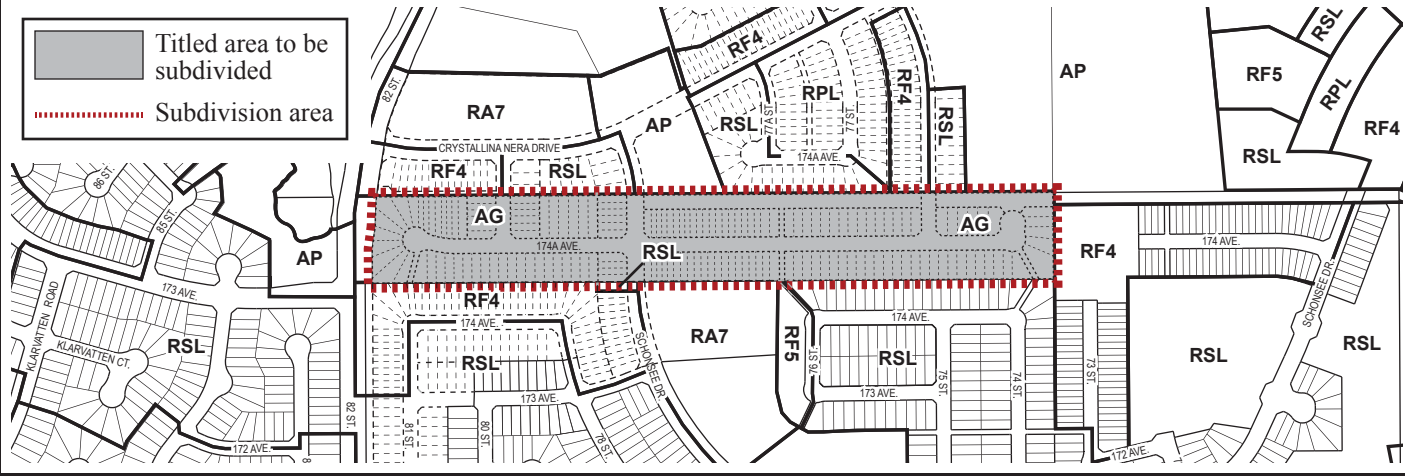
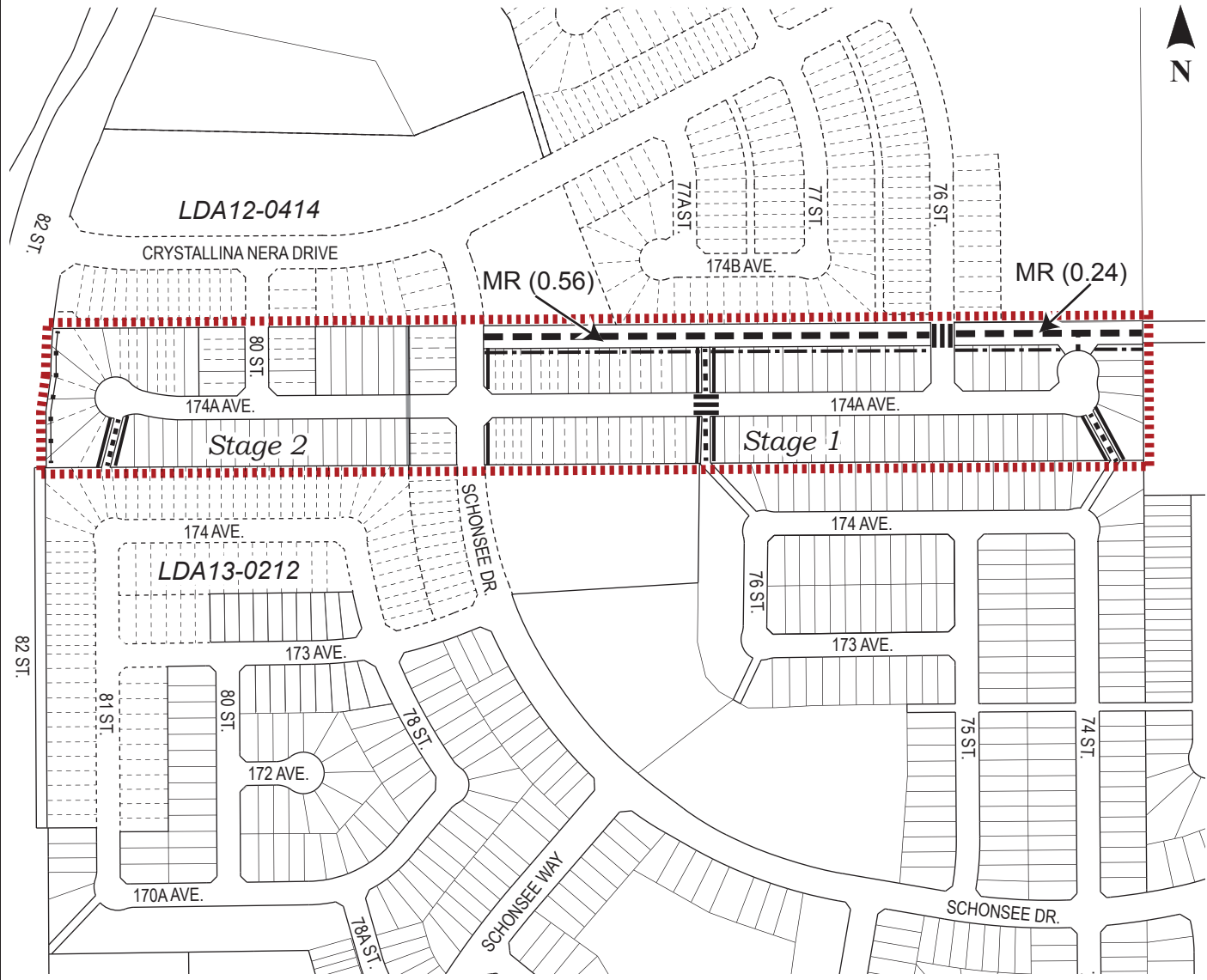
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 25, 2014

LDA14-0107

- Limit of proposed subdivision
- 1.8 m uniform fence as per Zoning Bylaw
- 1.2 m uniform fence
- Noise attenuation fence
- 1.5 m concrete sidewalk
- 3.0 m hard surface shared use path
- Zebra marked crosswalk





Subdivision Authority

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

September 25, 2014

File No. LDA13-0533

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create five (5) single detached residential lots, 45 row housing residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from the north half of the NE-20-51-25-4 and the south half of the NE-20-51-25-4, located west of 184 Street SW and south of Ellerslie Road SW; **KESWICK**

I The Subdivision by Plan is APPROVED on September 25, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.58 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 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 and Transmission Inc., and EPCOR Water Services Inc., 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 subdivision cannot be registered until the area developers have provided the City with a signed copy of a Memorandum of Understanding, to the satisfaction of Transportation Services, for the conversion of the existing Ellerslie Road SW right-of-way into a greenway;
5. that the owner dedicate 3 m x 3 m and 4 m x 4 m corner cuts to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of a portion of Keswick Boulevard SW and the entire Public Utility lot, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to exclude portions of Keswick Boulevard SW and Keswick Way SW, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the approved subdivision LDA13-0532 be registered prior to or concurrent with this application;
9. that the owner is required to submit red-line revisions to amend the engineering drawings for Keswick Stage 3 (Servicing Agreement No. DS-1817). The red-line revisions must be approved by Financial Services and Utilities and Transportation Services, prior to endorsement of the final plan; and
10. 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, 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 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 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 engineering drawings include a temporary offset 17 m hard surface transit turnaround, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);
8. that the owner provide grading plans for the Municipal Reserve lot, to the satisfaction of Sustainable Development;
9. that the owner construct a zebra marked crosswalk with curb extensions, curb ramps, and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner install bollards within the alley rights-of-way, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path with bollards, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct all fences wholly on privately-owned lands and post and rail on the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Public Utility lot, road islands, boulevards, medians, and Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

The existing Deferred Reserve Caveat (DRC) for the north half of the NE-20-51-25-4 (#132 073 194) shall be reduced to dedicate a 0.09 ha portion of the MR parcel, with the remainder carrying forward on title. The existing DRC for the south half of the NE-20-51-25-4 (#132 073 193) shall be reduced to dedicate a 0.49 ha portion of the MR parcel, with the remainder carrying forward on title. Environmental Reserve will be provided with future subdivision of this 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, 10019 103 Avenue, 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 five (5) days from the date the decision is mailed.















If you have further questions, please contact Ms. Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

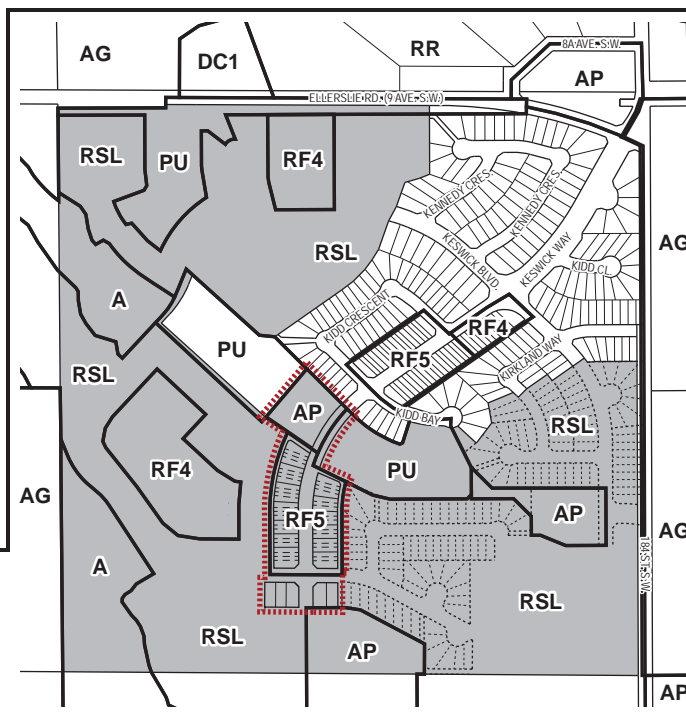
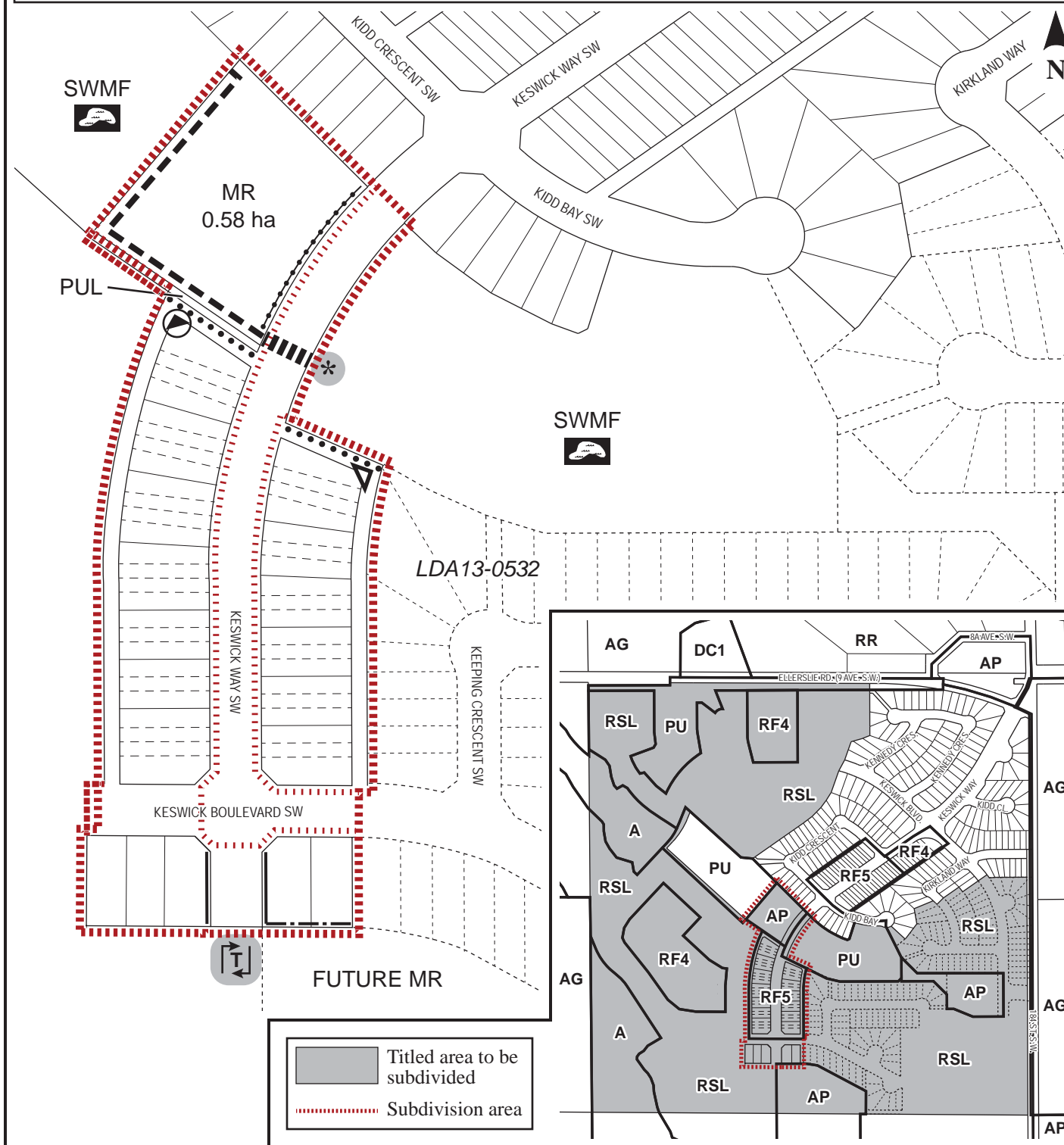
Yours truly,



Scott Mackie
Subdivision Authority

SM/kr/Posse #146547558-001

Enclosure(s)

 Limit of proposed subdivision	 Zebra marked crossing
 Amend subdivision boundary to include	 Temporary 17 m transit turnaround
 Amend subdivision boundary to exclude	 Bollards
 1.8 m uniform screen fence as per Zoning Bylaw	 3 m x 3 m corner cut
 1.2 m uniform fence	 4 m x 4 m corner cut
 Post and rail fence	 Include in engineering drawings
 3 m hard surface shared use path	
 Upgrade 1.5 m sidewalk to a 3 m shared use path connection	



	Titled area to be subdivided
	Subdivision area



Subdivision Authority

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

September 25, 2014

File NO. LDA14-0199

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 143 single detached residential lots, 20 semi-detached residential lots, and one (1) Municipal Reserve lot, from NE/NW 15-51-24-4 and Lot A, Plan 3422TR, south of 25 Avenue SW and east of Orchards Drive SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on September 25, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.41 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 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 and Transmission Inc., and EPCOR Water Services Inc., 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 approved subdivision LDA13-0023 be registered prior to or concurrent with this application; 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, 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 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 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 engineering drawings include the 200 mm water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a temporary offset 17 m hard surface transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);
9. that the engineering drawings include a 3 m hard surface shared use path within the greenway south of the subdivision, with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path within the MR parcel, with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk within the walkway, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, walkways, greenway and Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves for the subject properties were provided under LDA11-0407. The 0.41 ha Deferred Reserve Caveat on Lot A Plan 3422TR will be discharged with the dedication of the 0.41 ha MR parcel being dedicated with this subdivision. The Deferred Reserve Caveat on NE/NW 15-51-24-4 will be carried forward on title.

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, 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Cyndie Prpich at 780-944-0115 or cyndie.prpich@edmonton.ca.

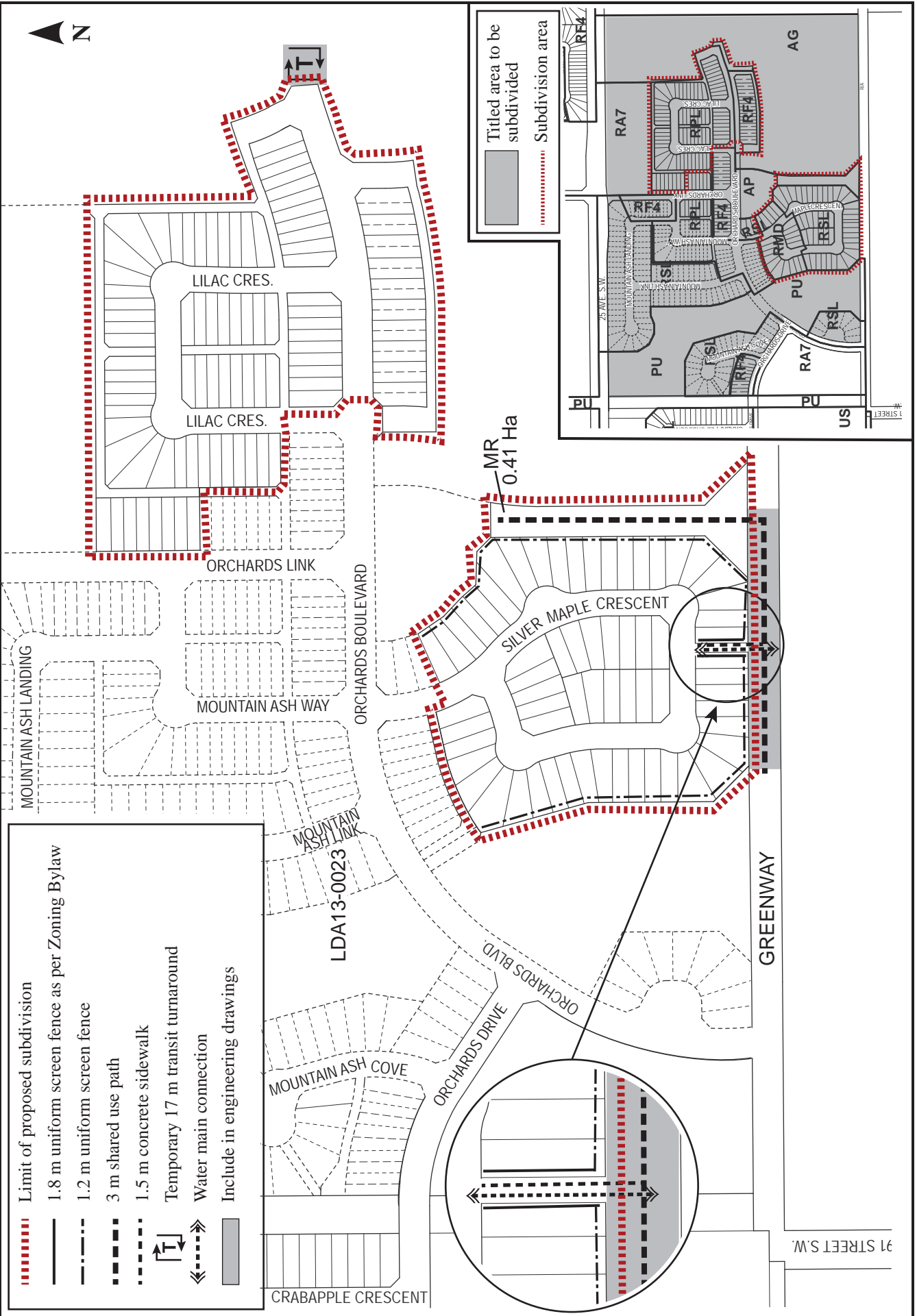
Yours truly,

Scott Mackie
Subdivision Authority

SM/CP/Posse #153946204-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP



- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform screen fence
- 3 m shared use path
- 1.5 m concrete sidewalk
- Temporary 17 m transit turnaround
- Water main connection
- Include in engineering drawings

- Titled area to be subdivided
- Subdivision area

91 STREET S.W.

GREENWAY

MR
0.41 Ha





September 25, 2014

File No. LDA13-0213

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

ATTENTION: Christopher Dulaba,

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 108 single detached residential lots from the North half of SW-36-52-26-W4M, located east of 231 Street NW and south of Stony Plain Road NW;
SECORD

I The Subdivision by Plan is APPROVED on September 25, 2014, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve, in the amount of \$3,299,920 representing 5.344 ha pursuant to Section 666 and 667 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 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., and EPCOR Water Services Inc., 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 approved subdivision LDA12-0406 be registered prior to or concurrent with this application;
5. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 231 Street NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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, 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 the endorsement of the plan of survey;
3. that the owner pay the Drainage assessment applicable to this subdivision;

4. that the owner pay the Arterial Roadway Assessment 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 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 construct a 1.5 m concrete sidewalk with lighting and bollards to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences positioned wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within road islands, boulevards, medians, 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.

The existing Deferred Reserve Caveat (#122 032 980) on the North half of SW 36-52-26-W4M will be reduced by the money in place of Municipal Reserve as is required in Clause I(1).

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, 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Christopher Wilcott at 780-442-7975 or christopher.wilcott@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/cw/Posse #138503787-001

Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

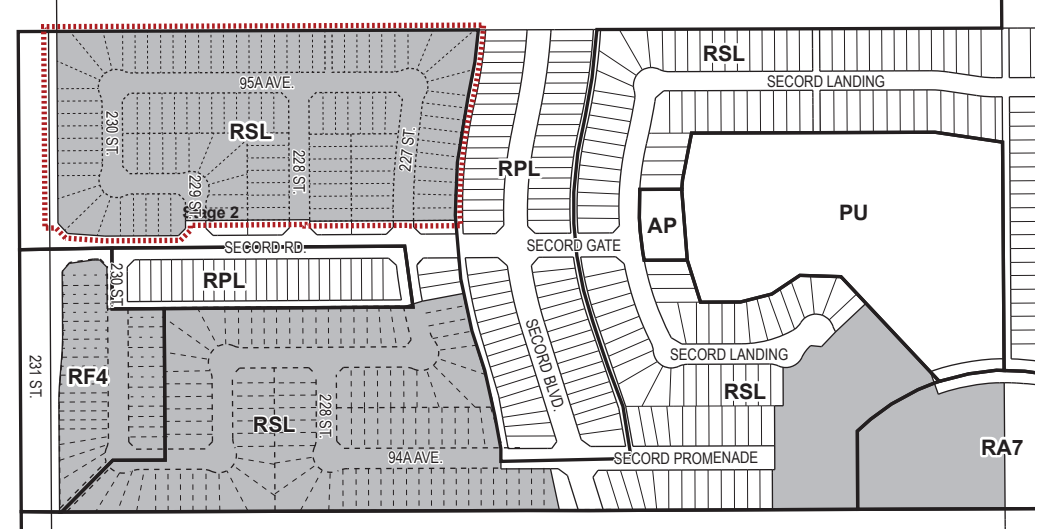
September 25, 2014

LDA13-0213

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  Berm and noise attenuation fence
-  1.5 m concrete sidewalk
-  1.8 m uniform fence
-  Restrictive covenant re: berm



-  Titled area to be subdivided
-  Subdivision area



Thursday, September 18, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES
MEETING NO. 38
Cancelled

1.	ADOPTION OF AGENDA
2.	ADOPTION OF MINUTES
3.	OLD BUSINESS
4.	NEW BUSINESS
5.	ADJOURNMENT