

Thursday, March 2, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 09

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the March 2, 2023 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the February 23, 2023 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA21-0443
401726723-001 Tentative plan of subdivision to create five (5) Strata Lots from Lot 100, Block A, Plan 132 2467, located east of 101 Street NW and north of 104 Avenue NW; **DOWNTOWN**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA22-0522
451300394-001 Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), from the SW-25-52-26-W4M, located north of Whitemud Drive NW and east of 231 Street NW; **ROSENTHAL**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3. LDA22-0580
457453211-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 6, Plan RN60, located west of 128 Street and north of 113 Avenue; **INGLEWOOD**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA23-0019 460898893-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 6, Block 1, Plan 4804 HW, located east of 85 Street and south of 76 Avenue.; AVONMORE	
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.		



Subdivision Authority

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

March 2, 2023

File No. LDA21-0443

IBI Group
300 - 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create five (5) Strata Lots from Lot 100, Block A, Plan 132 2467, located east of 101 Street NW and north of 104 Avenue NW; **DOWNTOWN**

I The Subdivision by Plan is APPROVED on March 2, 2023, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$3,683,410.12 representing 0.232 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner register an easement for cross lot access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
3. that the owner shall provide an Easement, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities such as water, sewer and power, to the satisfaction of EPCOR Water Services Inc. and the City of Edmonton Law Branch; and
4. 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. Enclosure II is a volumetric representation of the 5 Strata Lots.

MR for Lot 100, Block A, Plan 132 2467 in the amount of \$3,683,410.12, representing 0.232 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey.

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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name "Blair" being more prominent and the last name "McDowell" following in a similar style.

Blair McDowell
Subdivision Authority

BM/tv/Posse #401726723-001

Enclosure(s)

CERTIFICATE: SECTION 47, SURVEYS ACT
 REGISTERED ON _____
 AS NUMBER _____
 Certifying that all Statutory Instruments were placed in the ground between the dates of _____ and are positioned in accordance with coordinates shown on the plan or on the attached plan instrument except for the following:
 A.D. REGISTRAR _____
 REGISTRAR LAND TITLES OFFICE
 PLAN NO. _____
 ENTERED AND REGISTERED ON _____
 INSTRUMENT NO. _____
 A.D. REGISTRAR _____
 SHEET 1 OF 5

STATION LANDS
 EDMONTON, ALBERTA
 PLAN SHOWING TENTATIVE STRATA SURVEY OF SUBDIVISION OF PART OF LOT 100, BLOCK A, PLAN 132 2467 AND THE RIVER LOT 6 AND 8 EDMONTON SETTLEMENT (THEORETICAL SEC. 5, TWP. 53, RGE. 24, W. 4 MER.)

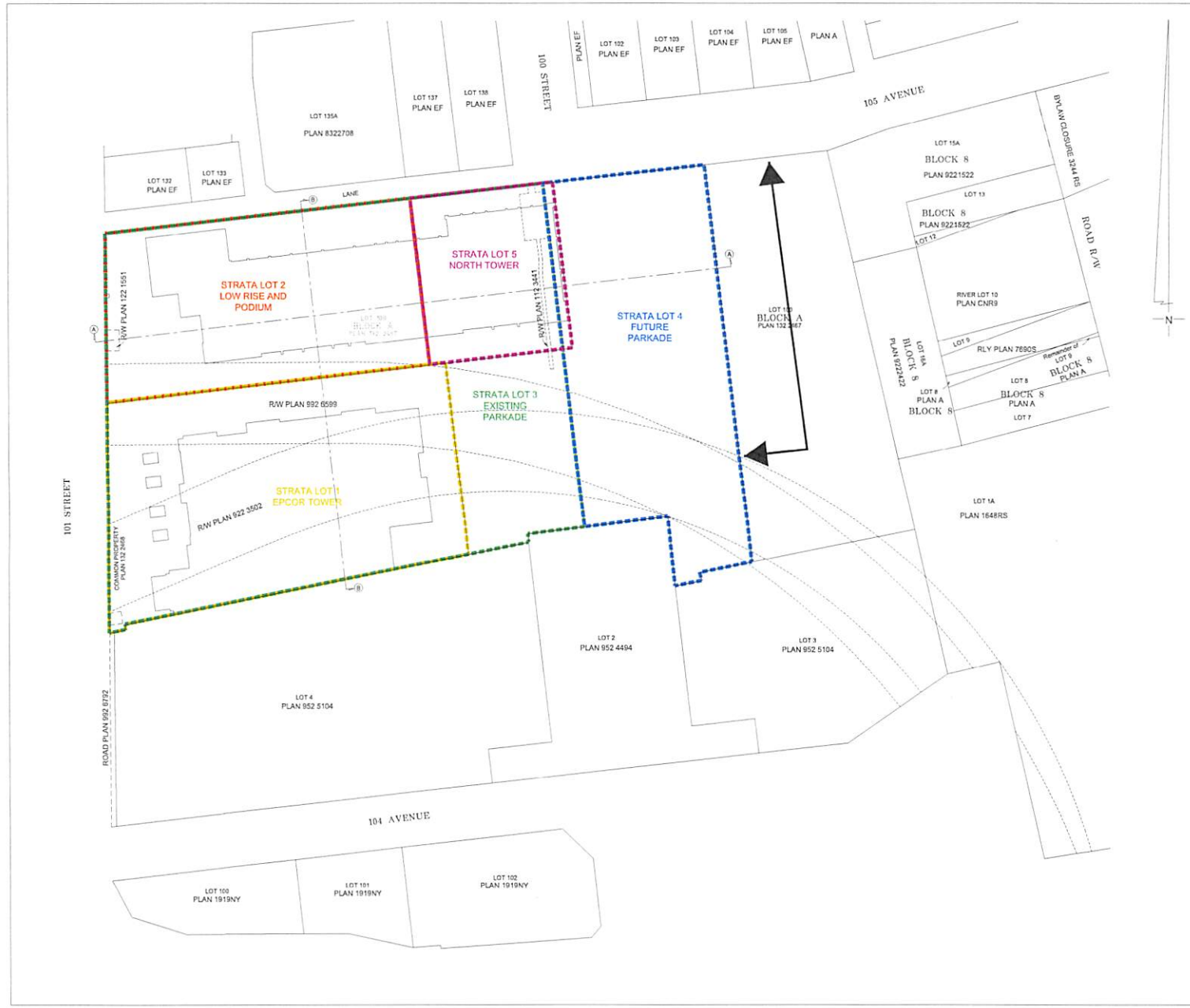
SCALE 1:500 SURVEYOR
 0 5 10 20 25 30 METRES
 NOTES:
 1. Statutory Iron Survey Post found shown true.
 2. Statutory Iron Survey Post, stamped 7223, placed shown true.
 3. Alberta Survey Control Marker (ASCM) shown true.
 4. The Geo-Referenced Point is a FDI as the "DESCRIPTION" and is shown true.
 a. The Geo-Referenced Point grid coordinates are Metric (N, and Easting E, and are derived from Alberta Survey Control Markers shown on the plan.
 5. NAD83 (Original), 2TM projection, Reference meridian 114° and the Combined Scale Factor is 0.999915.
 6. Bearings are given and are derived from C.I.S.S. Observations.
 7. All distances are shown in metres and decimetre format.
 8. All distances on curved boundaries are arc lengths.
 9. All corner callouts are E or S by unless otherwise noted.
 10. Area registered shown outlined true and contains within _____

Register cross-lot access easement

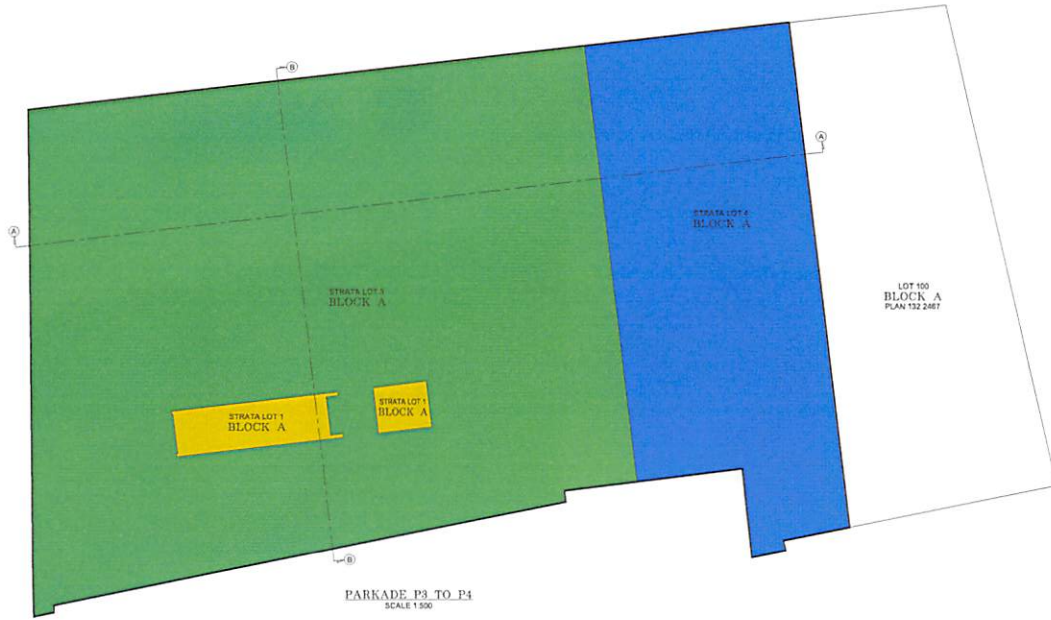
LEGEND:

3 Degree Transverse Mercator	NAD83	North American Datum 1983
2TM	PL	Plotted
A.L.S.	PL	Position
A.S.C.M.	PL	Public Utility Lot
A	P.U.L.	Radius
B	R	Radial
C	R	Radial
D	R	Radial
E	R	Radial
F	R	Radial
G	R	Radial
H	R	Radial
I	R	Radial
J	R	Radial
K	R	Radial
L	R	Radial
M	R	Radial
N	R	Radial
O	R	Radial
P	R	Radial
Q	R	Radial
R	R	Radial
S	R	Radial
T	R	Radial
U	R	Radial
V	R	Radial
W	R	Radial
X	R	Radial
Y	R	Radial
Z	R	Radial

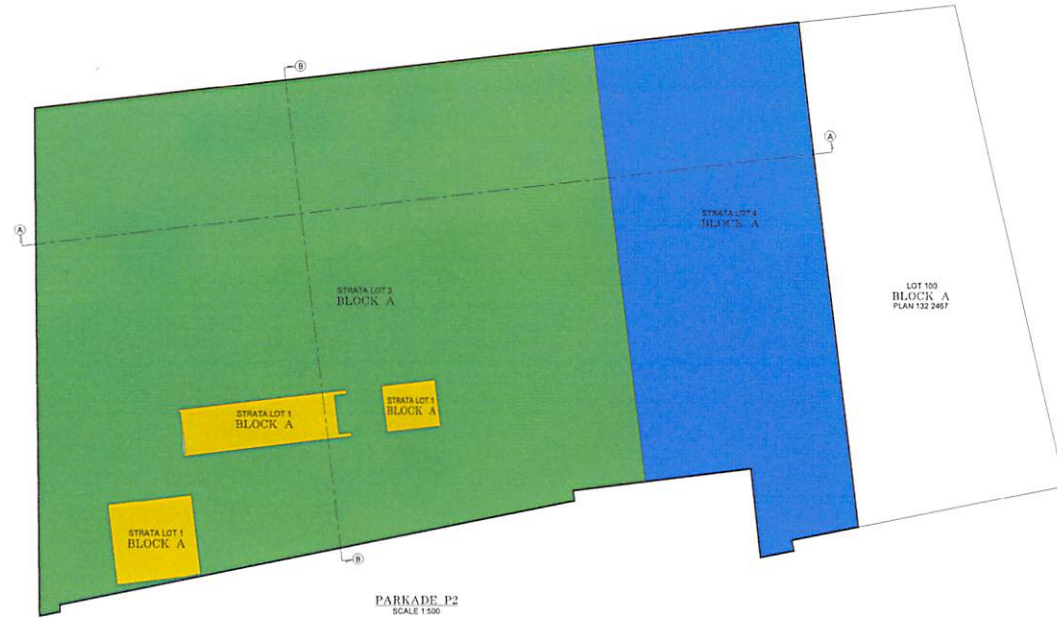
SURVEYOR:
 SURVEYOR:
 Surveyed between the dates of _____ and _____ in accordance with the provisions of the Survey Act.
 REGISTERED OWNER:
 #####
 SUBDIVISION AUTHORITY:
 NAME: CITY OF EDMONTON
 FILE NO.: #####
 FILE NO.: 19672811
 80 0204 103 EDAMONTON INC.
 8-4-2019 10:02 AM
 Edmonton, Alberta, T5C 2G3



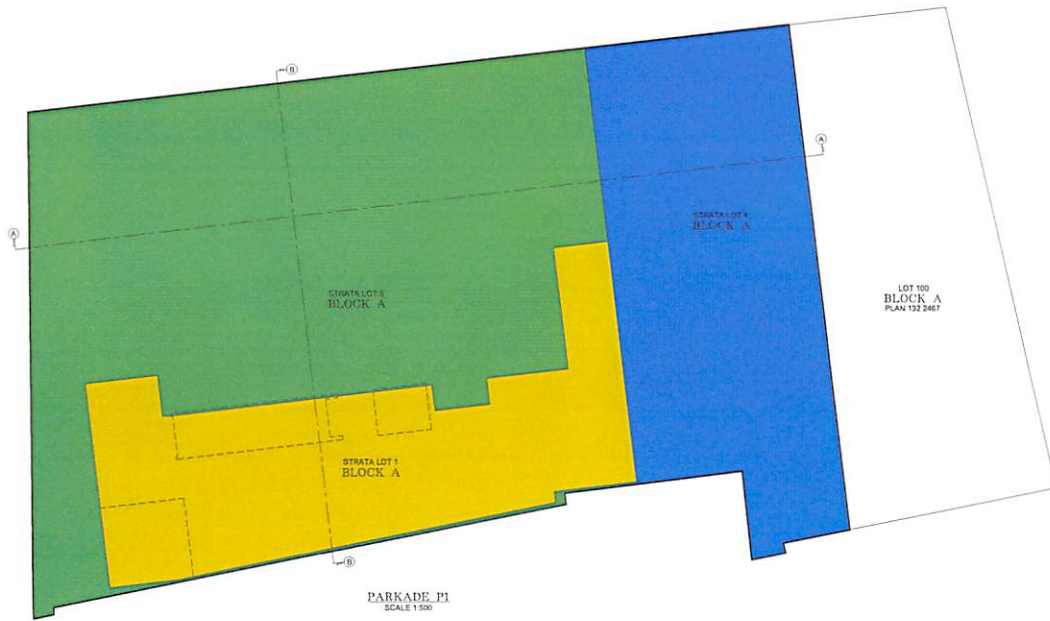
REGISTRAR
 LAND TITLES OFFICE
 PLAN NO. _____
 SHEET 2 OF 5



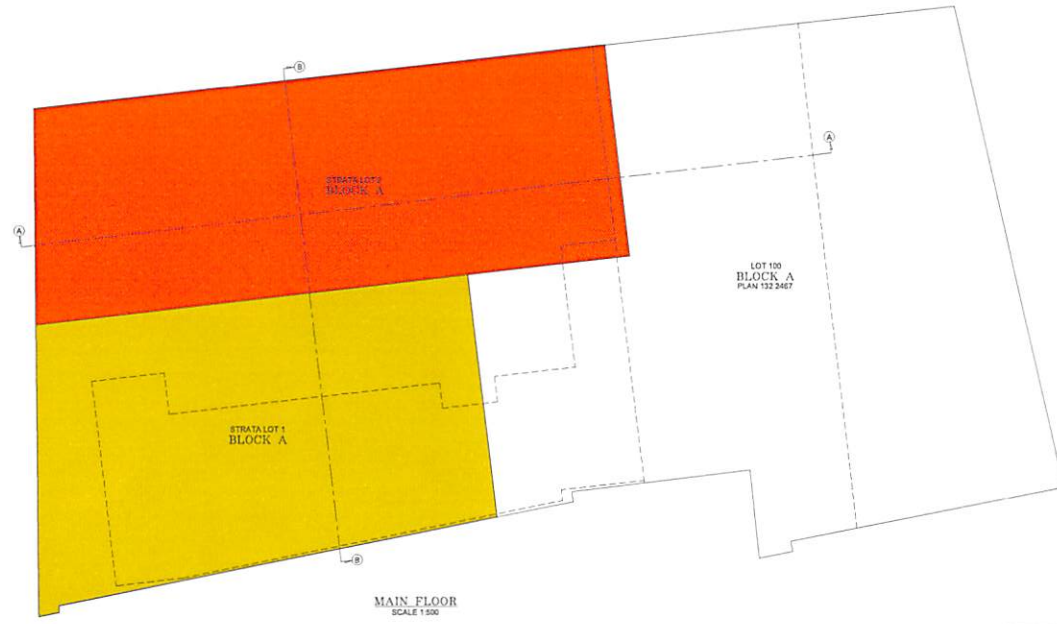
- STRATA LOT 1 EPCOR TOWER
- STRATA LOT 2 LOW RISE AND PODIUM
- STRATA LOT 3 EXISTING PARKADE
- STRATA LOT 4 FUTURE PARKADE
- STRATA LOT 5 NORTH TOWER



C:\Users\Comptroller\OneDrive\Documents\15675816.dwg

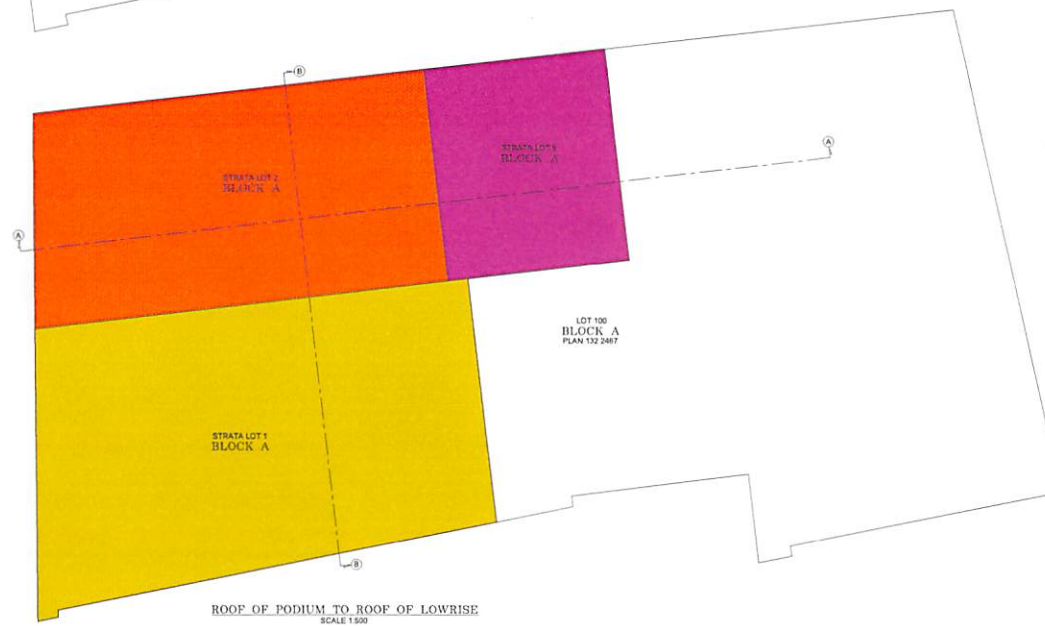


- STRATA LOT 1 EPCOR TOWER
- STRATA LOT 2 LOW RISE AND PODIUM
- STRATA LOT 3 EXISTING PARKADE
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- STRATA LOT 5 NORTH TOWER





- STRATA LOT 1 EPCOR TOWER
- STRATA LOT 2 LOW RISE AND PODIUM
- STRATA LOT 3 EXISTING PARKADE
- STRATA LOT 4 FUTURE PARKADE
- STRATA LOT 5 NORTH TOWER





March 2, 2023

File No. LDA22-0522

IBI Group
300 - 10120 103 Avenue NW
Edmonton, AB T5J 3R6

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), from the SW-25-52-26-W4M, located north of Whitemud Drive NW and east of 231 Street NW;
ROSENTHAL

I The Subdivision by Plan is APPROVED on March 2, 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 LDA22-0025 be registered prior to or concurrent with this application to provide the logical roadway extension;
4. that LDA22-0512 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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; and
7. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), to the satisfaction of Subdivision and Development Coordination, 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 SW ¼ 25-52-26-W4M was addressed by dedication of a 1.94 ha parcel and registration of a 4.45 ha Deferred Reserve Caveat (DRC) with LDA17-0452. The DRC will carry forward on the remainder of the title and will be adjusted with future subdivisions to account for arterial road and pipeline right of way dedication.

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/cp/Posse #451300394-001

Enclosure(s)

- Limit of proposed subdivision
- Noise attenuation fence



231 ST

MHL

LDA22-0504

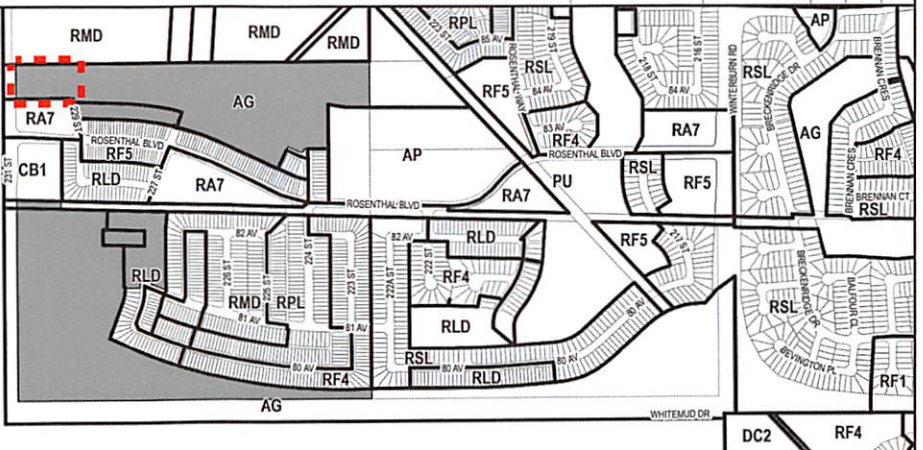
84 AVE

229 ST

LDA22-0025

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

- Title area to be subdivided
- Subdivision area





Subdivision Authority

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

March 2, 2023

File No. LDA22-0580

Ivo Nedev Surveying Ltd.
18811 96 Avenue NW
Edmonton, AB T5T5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 6, Plan RN60, located west of 128 Street and north of 113 Avenue; **INGLEWOOD**

The Subdivision by Plan is APPROVED on March 2, 2023, subject to the following conditions:

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a light blue circular stamp.

Blair McDowell
Subdivision Authority

BM/ms/Posse #457453211-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 128 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

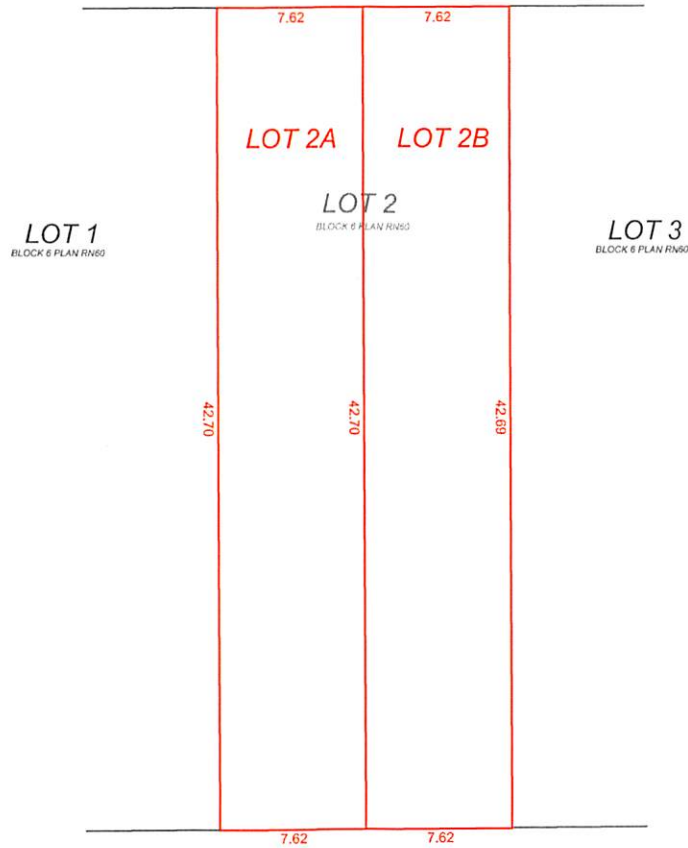
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- There are no existing services (water and sanitary) to either of the proposed lots. There is an existing 150mm water main and 200mm combined sewer located adjacent to the site on the lane west of 128 Street NW, which can be utilized to service the proposed site. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE



LOT 1
BLOCK 6 PLAN RN60

LOT 2A LOT 2B

LOT 2
BLOCK 6 PLAN RN60

LOT 3
BLOCK 6 PLAN RN60

128 STREET NW

RF3 UNDERLYING ZONING
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

1. This plan is subject to the approval of the local approving authority.
2. All dimensions are in meters and decimals thereof.
3. All areas and dimensions are subject to confirmation by a legal survey.

REVISION HISTORY

1. Issued for Approval	Dec. 9, 2022

LEGAL DESCRIPTION: Lot 2 Block 6 Plan RN60
MUNICIPAL ADDRESS: 12806 - 113 Avenue NW, Edmonton, AB
BUILDER/OWNER: New Urban Homes

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

REVISION: 1 DATE: 12/9/22 SCALE: 1:300 PROJECT #: 2021001



18811 - 96 Avenue NW Edmonton, AB. T5T 5L2
www.ivosurveys.ca
Ph: (780) 666-2511
Fax: (780) 666-2359

© 2022



Subdivision Authority

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

March 2, 2023

File No. LDA23-0019

Geodetic Surveys and Engineering Ltd.
9538 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 6, Block 1, Plan 4804 HW, located east of 85 Street and south of 76 Avenue.; **AVONMORE**

The Subdivision by Plan is APPROVED on March 2, 2023, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #460898893-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 76 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- The owner is advised that 76 Avenue NW is part of the active transportation network and the existing Bike Network. If the applicant chooses to apply for a front access variance, it may not be supported by Subdivision Planning's transportation review team.

Building / Site

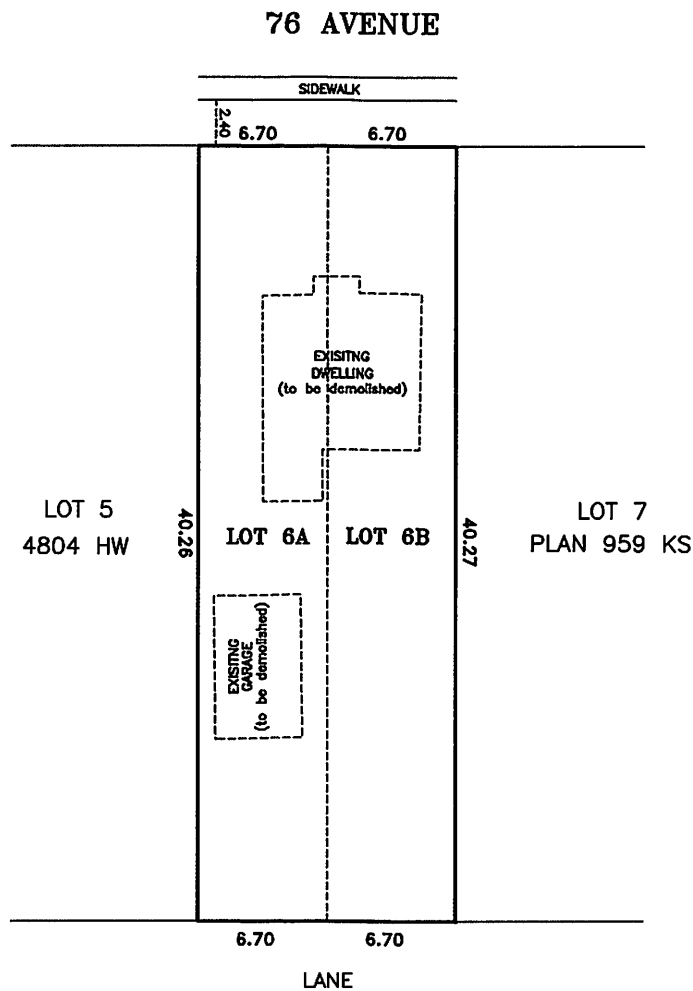
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

**TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 6, BLOCK 1, PLAN 4804 HW
NE1/4, SEC. 22, TWP. 52, RGE. 24, W.4M.
EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS.....
AND CONTAINS 0.054 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net

DRAWN BY: P.S.

DATE : NOV. 19th, 2021.

SCALE 1 : 300

JOB No. 121812