

Thursday, August 10, 2023
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 32

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the August 10, 2023 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the August 3, 2023 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA19-0289 310322131-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) additional single detached residential lot and facilitate a lot line adjustment from Lots 1, 2, 3 and 4, Block 48, Plan I25, located south of 76 Avenue NW and east of 106 Street NW; QUEEN ALEXANDRA
2.	LDA22-0473 443914800-001	REVISION of conditionally approved tentative plan of subdivision to create 125 single detached residential lots, 20 semi-detached residential lots, 24 row housing lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve (ER) lot, and one (1) Public Utility lot, from the NE-13-53-26-W4M and NW-13-53-26-W4M located north of 122 Avenue NW and east of 231 Street NW; KINGLET GARDENS
3.	LDA23-0109 458545962-001	REVISION of conditionally approved tentative plan of subdivision to create 69 single detached residential lots, from Lot B, Block 1, Plan 232 1598 located south of Keswick Boulevard SW and west of 182 Street SW; KESWICK
5.	OTHER BUSINESS	



Subdivision Authority

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

August 10, 2023

File No. LDA19-0289

Hagen Surveys (1982) Ltd.
8929 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) additional single detached residential lot and facilitate a lot line adjustment from Lots 1, 2, 3 and 4, Block 48, Plan I25, located south of 76 Avenue NW and east of 106 Street NW; **QUEEN ALEXANDRA**

The application was originally approved on August 22, 2019. The first change request added phasing on January 7, 2021. Phase 1 was registered under Plan 212 0874. This second change request shifts a proposed property line within Phase 2.

I The Subdivision by Plan is APPROVED on August 10, 2023, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage, with Phase 2, prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. 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 II; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

The Municipal Reserve (MR) requirement is not applicable as the subject Lots are less than 0.8 hectares in area. As the subject parcel has not addressed MR with this application, should the proposed lot be part of a future subdivision greater than 0.8 ha in area, MR will be owing.

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.

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

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #310322131-001

Enclosures

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

- 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).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.84 m and 21.95 m east of the west property line of Lot 1, off 76 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is an existing power pole and guy wire that will interfere with access to proposed Lot 1A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Ron Hewitt (780-412-3128) of EPCOR Distribution & Transmission for more information.
- 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).

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 10, 2023

LDA19-0289

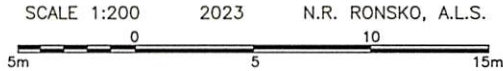
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOTS 1-4, BLOCK 48, PLAN I. 25

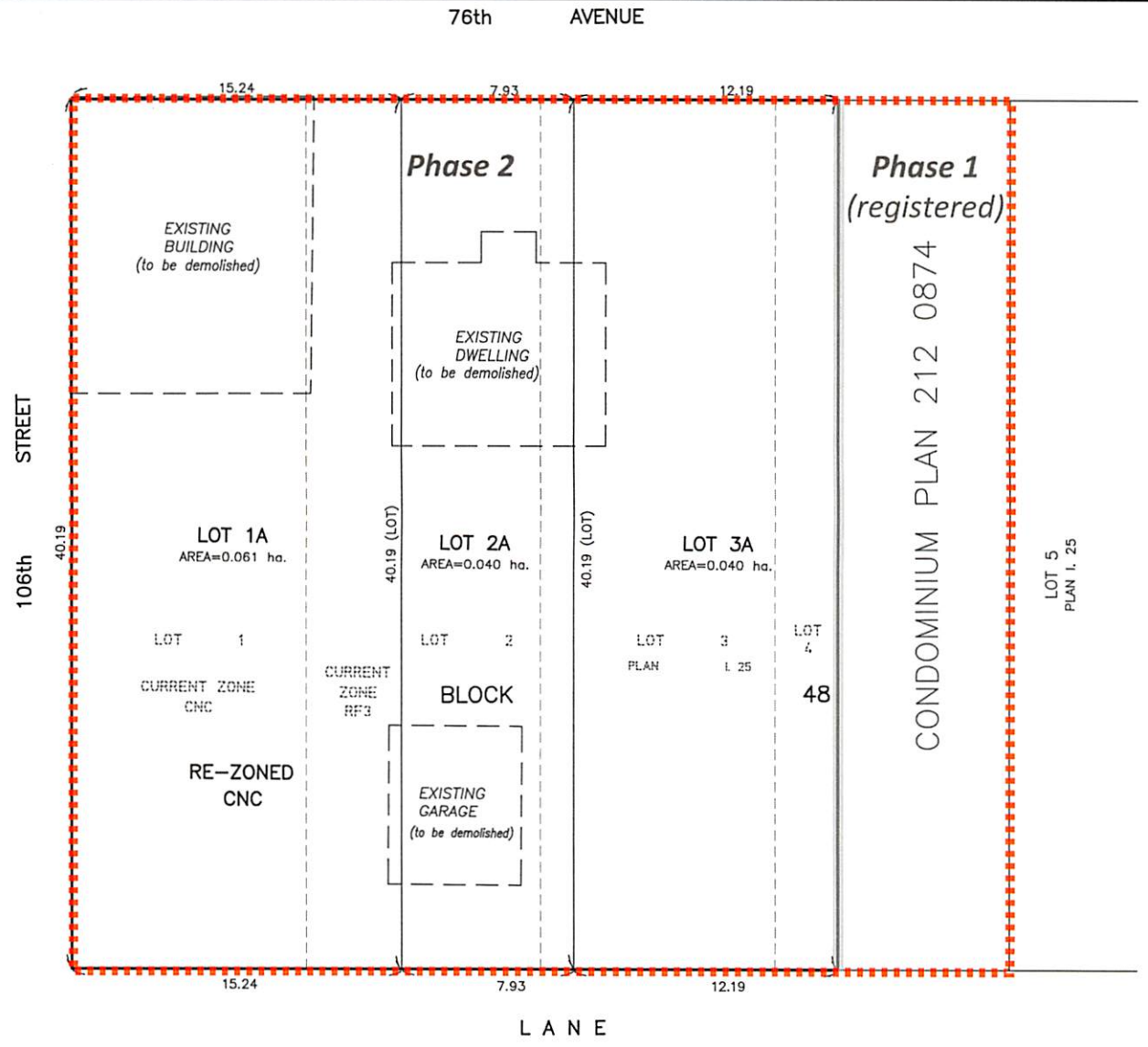
IN THE
N.E.1/4 SEC.20-52-24-4

EDMONTON ALBERTA



Limit of proposed subdivision

Phasing line



HAGEN SURVEYS (1982) LTD.
8929-20 STREET, EDMONTON. Ph: 464-5506

	DRAWN BY: E.S.D.
	CALC'D. BY: -
	DATE: APRIL 01, 2019 REVISED: JULY 10, 2023
	FILE NO. 19S0126A
	DWG.NO. 19S0126T



Subdivision Authority

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

August 10, 2023

File No. LDA22-0473

Stantec Consulting Ltd.
400 - 10220 103 Avenue NW
Edmonton, AB T5J 0K4

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 125 single detached residential lots, 20 semi-detached residential lots, 24 row housing lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve (ER) lot, and one (1) Public Utility lot, from the NE-13-53-26-W4M and NW-13-53-26-W4M located north of 122 Avenue NW and east of 231 Street NW; **KINGLET GARDENS**

The application was originally approved on April 6, 2023. This first change request adjusts the lotting of the single detached residential lots along Warbler Loop to accommodate a 6m drainage easement, and adds the ER lot to the application boundary.

I The Subdivision by Plan is APPROVED on August 10, 2023, subject to the following conditions

1. that the owner dedicate Environmental Reserve (ER) as a 9.734 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.490 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & 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;
5. that a Technical Memorandum for Big Lake Area is approved to the satisfaction of Development Coordination and Planning Coordination, prior to endorsement of this subdivision;
6. that the owner register a temporary public access easement for the 7 m temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure II;
7. that LDA22-0031 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

8. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 (3) shall 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 pay the Fire hall Offsite Levy applicable to this subdivision;
6. 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;
7. 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;
8. that the owner submits redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
9. that the owner construct all roadways and alleys to an approved Complete Streets design and cross section, including a 3 m shared use path within Kinglet Drive NW and the north/south collector roadway. 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;
10. that the owner provide a zebra marked crosswalk with curb ramps, curb extensions and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid block crossing on Winterburn Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. This may include modifications to the existing guardrail. Specific details will be reviewed and finalized through the engineering drawing review and approval process;
12. that the owner construct a 3 m hard surface shared use path with lighting, within the Storm Water Management Facility (SWMF) and Municipal Reserve (MR) site, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m asphalt surface shared use path with "Shared Use" signage, within the top of bank, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; Ecological routing considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
14. that the owner construct a 3 m concrete sidewalk or 3 m asphalt surface shared use path, with lighting and bollards within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a temporary 7 m paved roadway connection from Kinglet Drive NW to 231 Street NW, including lighting, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
16. that the owner pay for the installation of a pedestrian overhead flasher/signal, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the signal installation will be at the direction of Transportation Operations. If the signal is not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of the signal at that time to fulfill this obligation;
17. that the owner design and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct the ultimate storm outfall to the satisfaction of Subdivision and Development Coordination;
19. that the engineering drawings include a wildlife crossing in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the

satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);

20. 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
21. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road right of way, and walkways to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves (MR) for the NE-13-53-26-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA22-0407. The 1.090 ha DRC will be transferred to the NW-13-53-26-W4M with this application.

MR for the NW-13-53-26-W4M was addressed by DRC with LDA21-0115. ER in the amount of 9.734 ha, and MR in the amount of 0.490 ha is being provided by dedication with this subdivision. The DRC will be adjusted to accommodate the ER and MR dedication, and DRC transfer. The 3.769 ha DRC balance 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

BM/jv/Posse #443914800-001

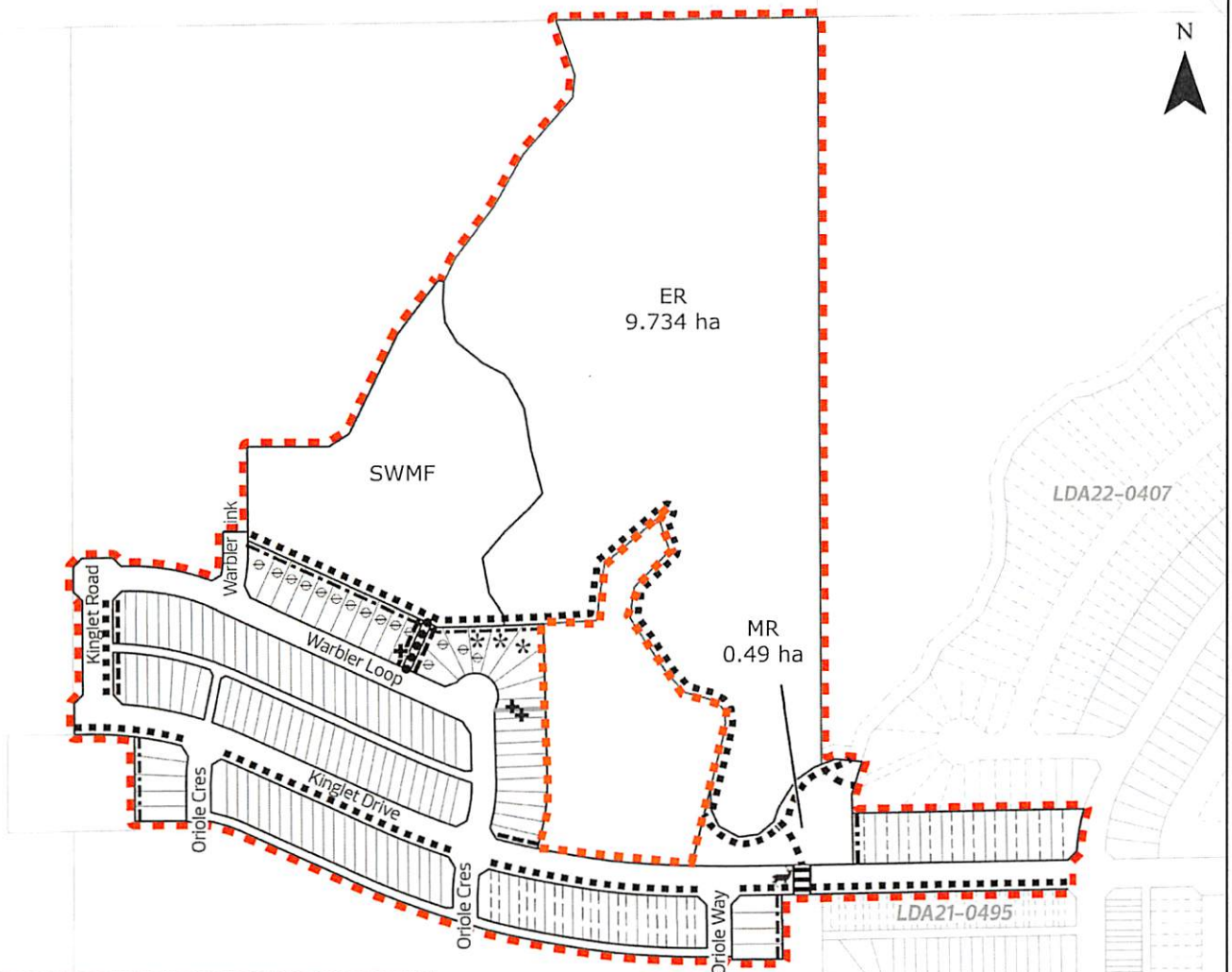
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

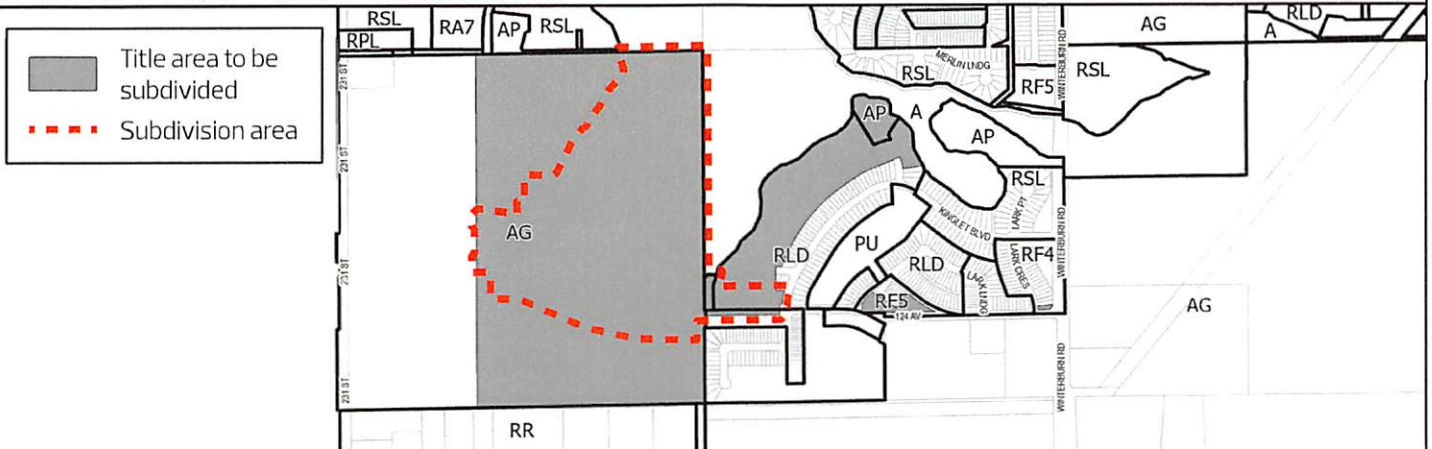
August 10, 2023

LDA22-0473

- ■ ■ ■ ■ Limit of proposed subdivision
- - - - - 1.2 m uniform fence
- · - · - · 1.8 m uniform screen fence
- - - - - 1.8 m uniform fence as per Zoning Bylaw
- · · · · 3 m shared use path
- ● ● ● ● 3 m emergency access sidewalk
- Utility easement
- ||||| Zebra marked crosswalk and curb extensions
- 🦌 Wildlife crossing
- * Restrictive covenant re: Top of Bank
- + Restrictive covenant re: Disturbed soil
- ⊖ Restrictive covenant re: Freeboard



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

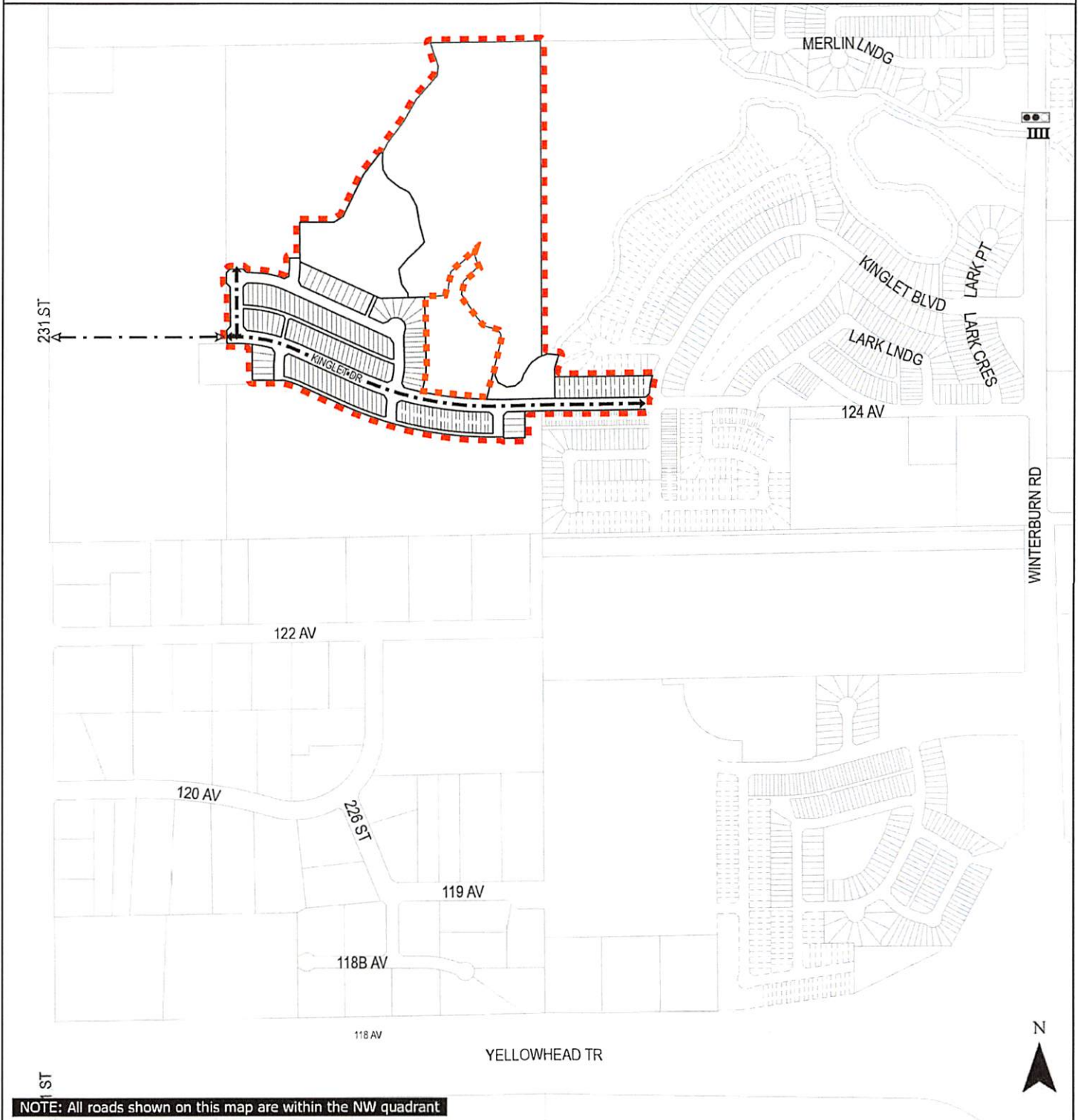


SUBDIVISION CONDITIONS OF APPROVAL MAP

August 10, 2023

LDA22-0473

- Limit of proposed subdivision
- ← · · → Temporary 7 m roadway; Register easement
- ← · · → Construct to a complete streets design; Dedicate additional road right of way (if deemed necessary)
- ● Pedestrian signal
- ||||| Zebra marked crosswalk



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

August 10, 2023

File No. LDA23-0109

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

ATTENTION: Michael Reyes

RE: REVISION of conditionally approved tentative plan of subdivision to create 69 single detached residential lots, from Lot B, Block 1, Plan 232 1598 located south of Keswick Boulevard SW and west of 182 Street SW; **KESWICK**

The application was originally approved on June 22, 2023. This first change request removes one lot from Phase 1, thereby going from 70 to 69 single detached residential lots.

I The Subdivision by Plan is APPROVED on August 10, 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 LDA22-0200 and LDA22-0551 be registered prior to or concurrent with this application to provide the logical roadway extension, the east/west greenway development, and to provide the essential watermain feeds; and
4. 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 all roadways to an approved Complete Streets design and cross-section, as shown on Enclosure I. 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 construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will also serve as a temporary emergency access roadway and will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. 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 and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot A, Block 1, Plan 222 0972 was addressed by Deferred Reserve Caveat with LDA21-0414. The DRC will carry forward on the remainder of the title. MR from the closed portion of 184 Street road closure in the amount of 0.051 ha will be transferred to Lot A, Block 1, Plan 222 0972 with LDA22-0200. Therefore, MR owing for Lot A, Block 1, Plan 222 0972 will be the sum of the currently registered DRC 222 107 347 and the 0.051 ha from the road closure.

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.

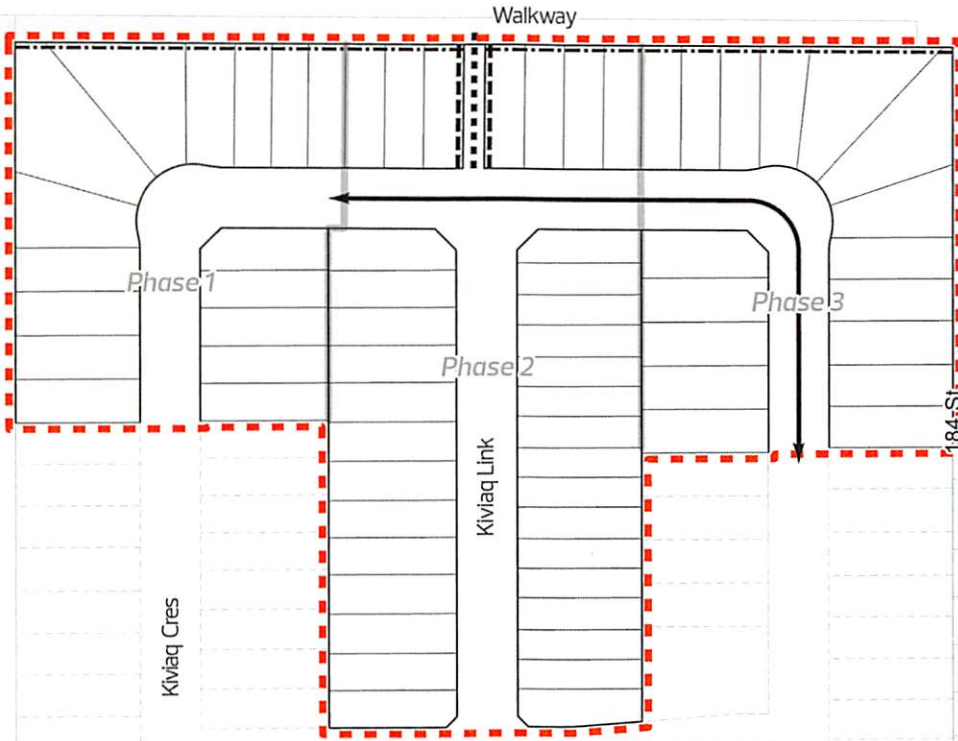
Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #458545962-001

Enclosure(s)

- Limit of proposed subdivision
- Phasing Line
- 1.2 m uniform fence
- 1.8 m uniform fence as per Zoning Bylaw
- 3 m hard surface shared use path
- Temporary 6 m roadway



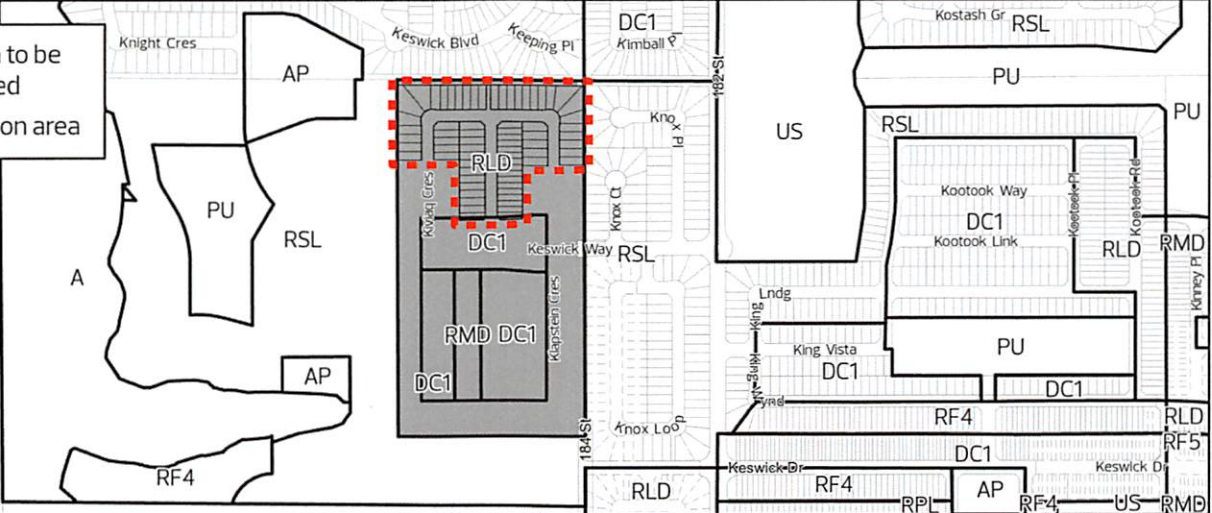
LDA22-0551

LDA22-0200

Keswick Way

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

- Title area to be subdivided
- Subdivision area



--- Limit of proposed subdivision

↔ Watermain extension



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

Thursday, August 3, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 31

PRESENT Kristen Rutherford, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Kristen Rutherford

That the Subdivision Authority Agenda for the August 3, 2023 meeting be adopted.

FOR THE MOTION

Kristen Rutherford

CARRIED

2. ADOPTION OF MINUTES

MOVED

Kristen Rutherford

That the Subdivision Authority Minutes for the July 27, 2023 meeting be adopted.

FOR THE MOTION

Kristen Rutherford

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA23-0124
461505123-001

Tentative plan of subdivision to create 71 single detached residential lots, 18 semi-detached residential lots, and 23 row housing lots, from the SE 12-54-25-W4M and Block OT, Plan 5780 NY, located north of 185 Avenue NW and west of 127 Street NW; **GOODRIDGE CORNERS**

MOVED

Kristen Rutherford

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Kristen Rutherford

CARRIED

5. ADJOURNMENT

The meeting adjourned at 10:30 a.m.