

Thursday, October 14, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 41

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the October 14, 2021 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 7, 2021 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA17-0214 245496670-001	REVISION of conditionally approved tentative plan of subdivision to create 107 single detached residential lots, 108 semi-detached residential lots, two (2) multiple family lots (MFL), and one (1) public utility lot (PUL), from the SW 24-51-24-W4M located north of 28 Avenue SW and west of Heritage Valley Trail SW; PAISLEY
2.	LDA21-0429 403574890-001	Tentative plan of subdivision to create separate titles for a newly constructed semi-detached dwelling from Lot 21, Block 54, Plan 1132 HW, located north of 80 Avenue NW and west of 98 Street NW; RITCHIE
5.	OTHER BUSINESS	



October 14, 2021

File No. LDA17-0214

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 107 single detached residential lots, 108 semi-detached residential lots, two (2) multiple family lots (MFL), and one (1) public utility lot (PUL), from the SW 24-51-24-W4M located north of 28 Avenue SW and west of Heritage Valley Trail SW; **PAISLEY**

The subdivision was originally approved on February 1, 2018. The first revision was a rephrasing which moved the northwest MFL from Phase 1 to Phase 5. Phase 1, comprising 17 single detached residential lots and 36 semi-detached residential lots, was registered under Plan 202 0852. The second change request consists of rephrasing and relotting, resulting in a decrease of four (4) single detached residential lots. The third change request added one additional phase with no change to the number of lots. This change request reduces the semi-detached residential lots in Phase 5 from 108 to 102.

I The Subdivision by Plan is APPROVED on October 14, 2021, 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 property lines of the residential lots flanking the alley be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
4. that LDA21-0087, to close 28 Avenue SW, shall be approved prior to the registration of Phase 4 of this subdivision;
5. 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;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I; and

7. 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:

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 alley to a commercial standard, to accommodate permanent emergency access. The alley must include hard-surfacing for the full width of the right-of-way and wider alley crossings to be designed to accommodate Fire Rescue Services, if required. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs Paisley Drive SW and Paisley Gate SW to an enhanced local roadway standard including a parking ban on one side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with bollards and landscaping, within the Public Utility lot to the west of this subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pays for the installation of "no parking" signage on the enhanced local roadways for emergency vehicle access and to maintain two driving lanes at all times to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings, submitted with Phase 5, include grading plans for Heritage Valley Trail to the satisfaction of Subdivision and Development Coordination;

13. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto Heritage Valley Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way and walkways 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 Reserve for the SW 24-51-25-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) registration with LDA12-0411, LDA14-0229, and LDA16-0567. 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.

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/ak/Posse #245496670-001

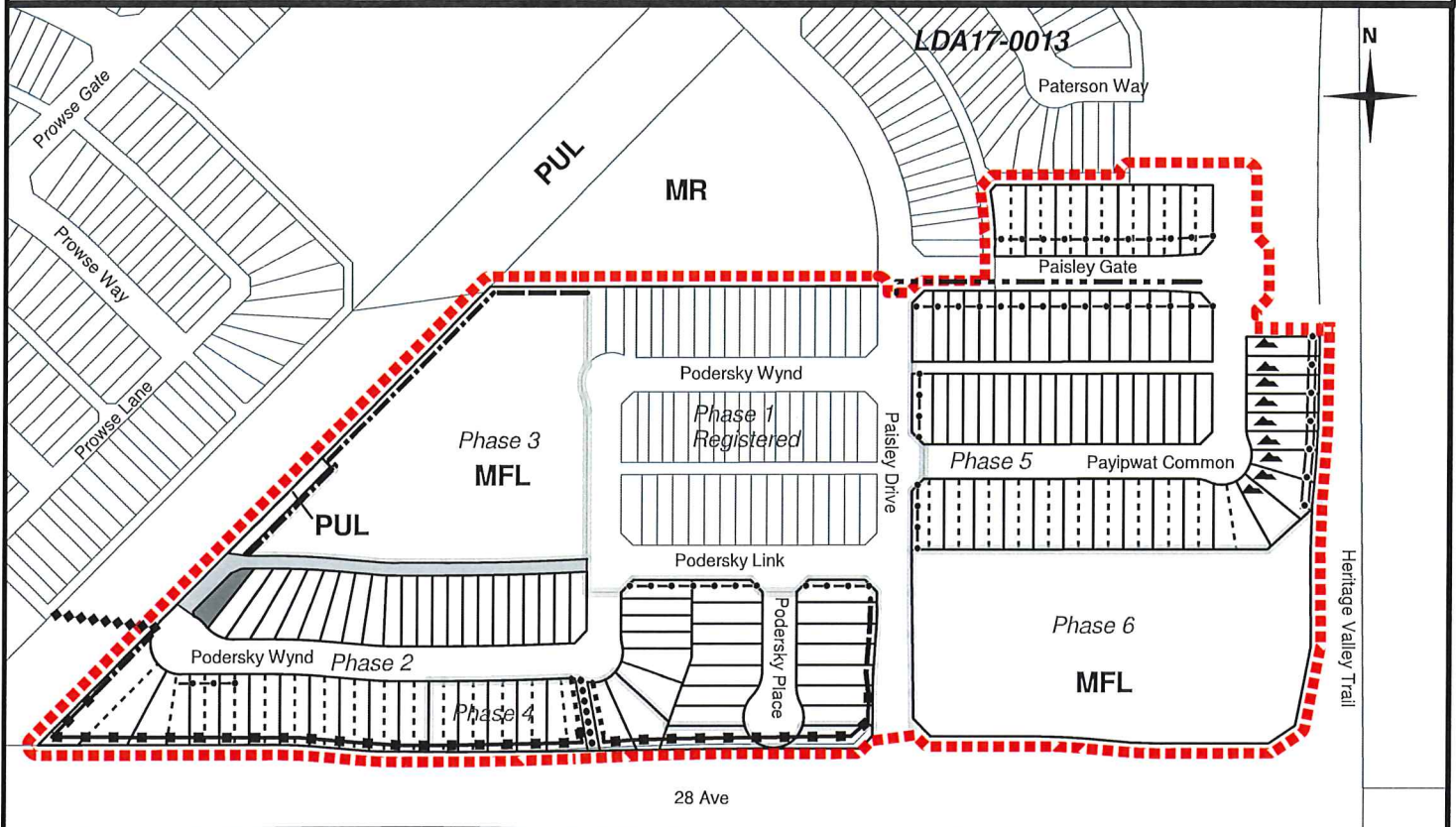
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

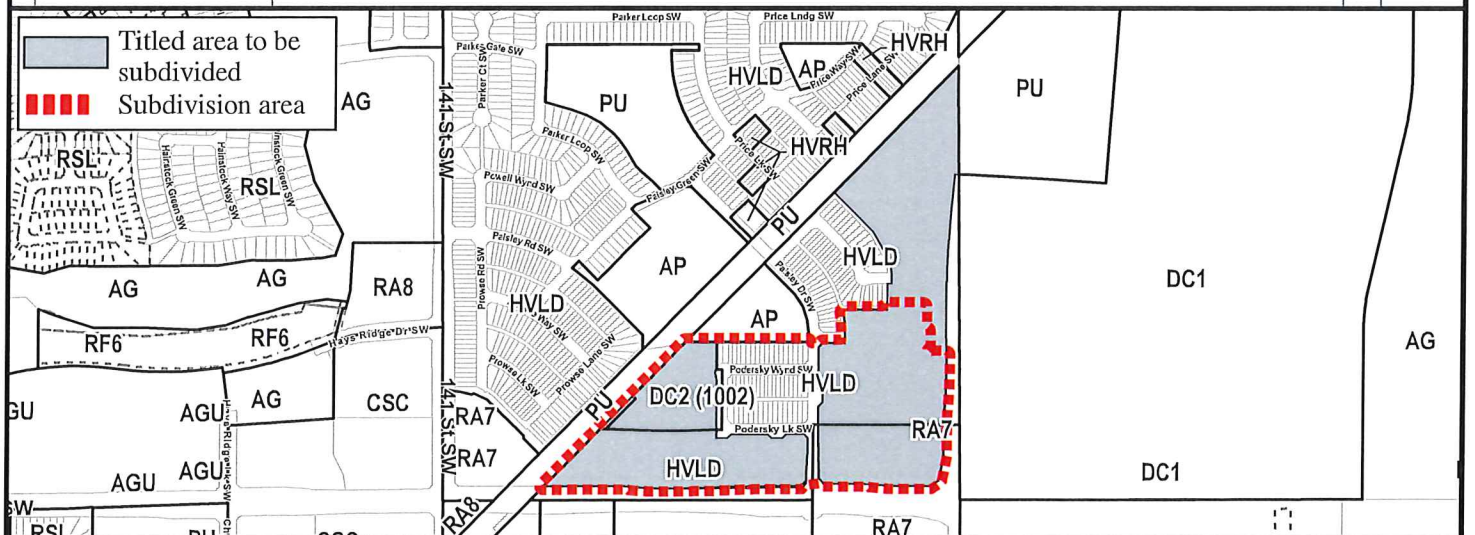
October 14, 2021

LDA17-0214

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|---|--|---|--|
|  | Limit of proposed subdivision |  | No parking caveat |
|  | 1.2 m uniform fence |  | Restrictive covenant re: Berm and Fence |
|  | 1.8 m uniform fence |  | 1.5 m concrete sidewalk |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Enhanced local roadway with parking ban |
|  | Noise attenuation fence |  | Construct to commercial standard |
|  | Berm and noise attenuation fence |  | Property line may be modified as per swept path analysis |
|  | 3 m hard surfaced shared use path |  | Phasing line |



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





Subdivision Authority

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

October 14, 2021

File No. LDA21-0429

Bernhard Jess
401 - 8503 108 Street NW
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create separate titles for a newly constructed semi-detached dwelling from Lot 21, Block 54, Plan 1132 HW, located north of 80 Avenue NW and west of 98 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on October 14, 2021, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed western lot; 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/ak/Posse #403574890-001

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 (\$686.00 - 2021 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 80 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.
- There is an existing access to 80 Avenue NW. Upon redevelopment of proposed Lot 21B, the existing residential access to 80 Avenue NW must be removed.

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

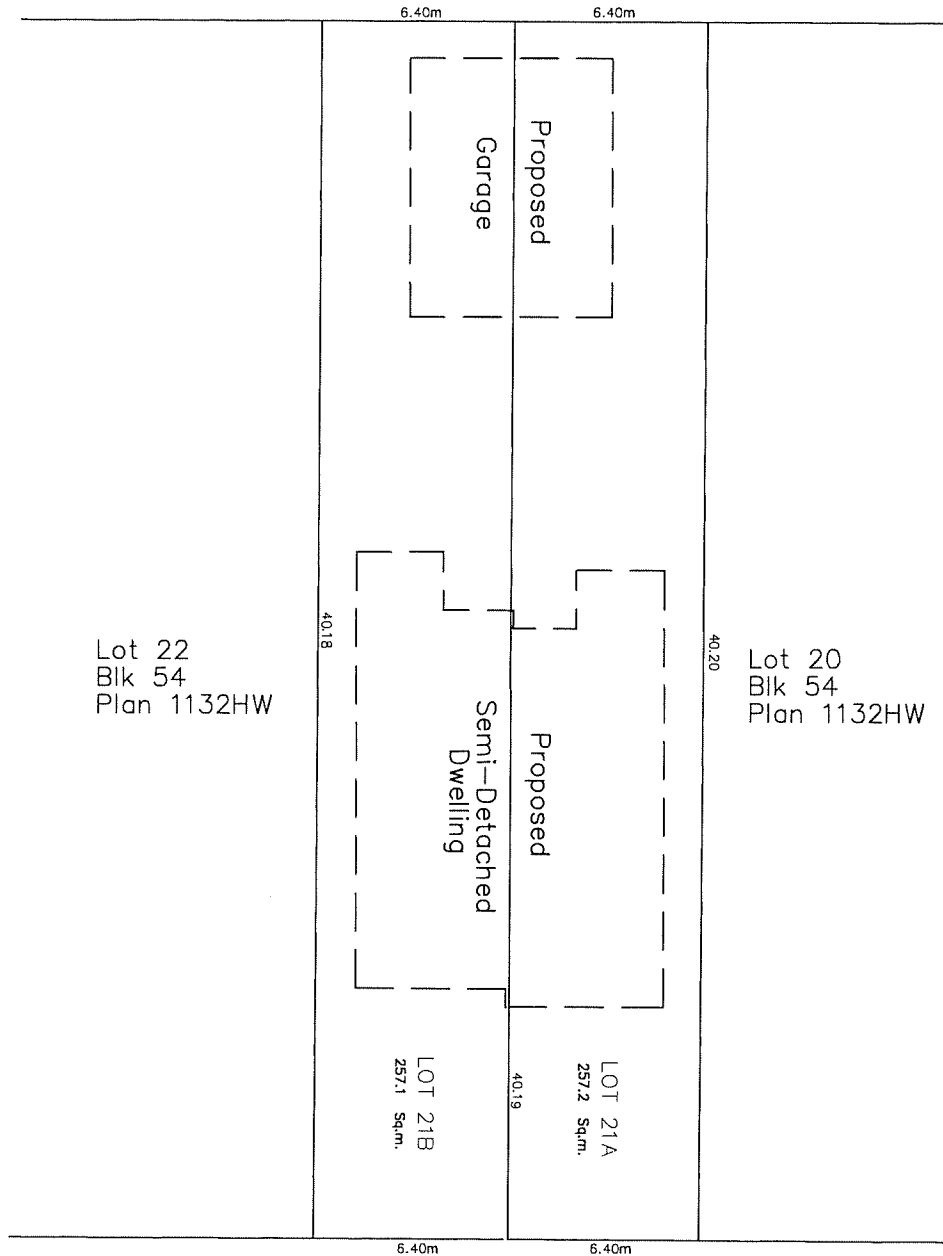
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 2.68 m west of the east property line of Lot 21 off 80 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 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).

Plan Showing Proposed Subdivision

Lot 21, Block 54, Plan 1132HW
9814-80 Avenue



Lane



80 Avenue

Thursday, October 7, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 40

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the October 7, 2021 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 September 29, 2021 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA21-0400 400613109-001	Tentative plan of subdivision to create 12 single detached residential lots from Lot 2, Block 2, Plan 062 5035 and Lot A, Block 1, Plan 182 1095, located north of 41 Avenue SW and east of 91 Street SW; THE ORCHARDS AT ELLERSLIE
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	CARRIED
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2.	LDA18-0216 279059458-001	REVISION of conditionally approved tentative plan of subdivision to create 157 single detached residential lots and 25 row housing lots from Lot 2, Block 2, Plan 062 5035 and Lot A, Block 1, Plan 182 1095, located north of 41 Avenue SW and east of 91 Street SW; THE ORCHARDS AT ELLERSLIE
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	CARRIED
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3.	LDA21-0379 404429873-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 12A, Plan 2109HW located south of 110A Avenue NW and east of 113 Street NW; QUEEN MARY PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA21-0385 404610856-001	Tentative plan of subdivision to create one (1) Multi-unit Housing Unit (Unit 1) and one (1) remnant unit (Unit A) by phased condominium from Lot 4, Block 11, Plan 182 3257, located north of 35 Avenue NW and east of 119A Street NW; DESROCHERS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA21-0408 406442885-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 52, Block 7, Plan 2496 HW, located north of 95 Avenue NW and west of 90 Street NW; STRATHEARN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA21-0410 405651971-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25A, Block 6, Plan 2121244 located south of Fairway Drive NW and west of 121 Street NW; WESTBROOK ESTATES
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.	