

Thursday, August 3, 2023  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 31

**1. ADOPTION OF AGENDA**

RECOMMENDATION

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

**2. ADOPTION OF MINUTES**

RECOMMENDATION

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

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA23-0124<br>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; <b>GOODRIDGE CORNERS</b> |
|----|-----------------------------|--|

**5. OTHER BUSINESS**



Subdivision Authority

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

August 3, 2023

File No. LDA23-0124

City of Edmonton  
Real Estate Branch  
10th Floor, 10111 104 Avenue NW  
Edmonton, AB T5J 0J4

ATTENTION: David Tymchak

RE: 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**

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**I The Subdivision by Plan is APPROVED on August 3, 2023, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 2.76 ha by a Deferred Reserve Caveat (DRC) registered proportionately against the proposed and the remnant lots, pursuant to Section 669 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 & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate, clear and level Goodridge Boulevard NW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the owner dedicate additional road right of way and that the property lines of the residential lots, flanking and/or backing onto the acute alley/alley intersections and alley/roadway intersections, be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis for Waste Management vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
6. that the subdivision boundary be amended to include the dedication of the complete intersection of 186 Avenue NW and 132 Street NW as road right of way, 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 (2) 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 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 construct all roadways and alleys to an approved Complete Streets design and cross section. The Complete Streets design and cross section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right of way. The engineering drawings must include a detailed swept path analysis, for Fire Rescue vehicles and waste management vehicles, for all applicable roadways and alleys;
9. that the owner construct the alleys to a residential standard in accordance with the Complete Streets Design and Construction Standards. A Swept Path Analysis for waste management vehicles must be included in the submission of engineering drawings to ensure functionality of the acute alley/alley intersection and the alley/roadway intersections and to confirm right of way requirements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
10. that the owner construct a residential alley with a separate sidewalk connection within the 8 m alley right of way, as shown on Enclosure I;
11. that the owner construct temporary 6 m gravel surface roadway connections, 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 and will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

12. that the owner construct the 132 Street NW collector roadway to an approved Complete Streets cross section, to the satisfaction of Subdivision and Development Coordination, including the removal of the existing turnaround;
13. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the northernmost walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards, within the walkway and 8 m alley, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the road rights 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.

MR for Block OT, Plan 5780 NY was previously addressed by registration of DRC no. 162 053 921 with LDA13-0350. The DRC will carry forward on title.

MR for the SE 12-54-25-W4M in the amount of 2.76 ha is being provided by registration of a DRC with this subdivision.

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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/cp/Posse #461505123-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 3, 2023

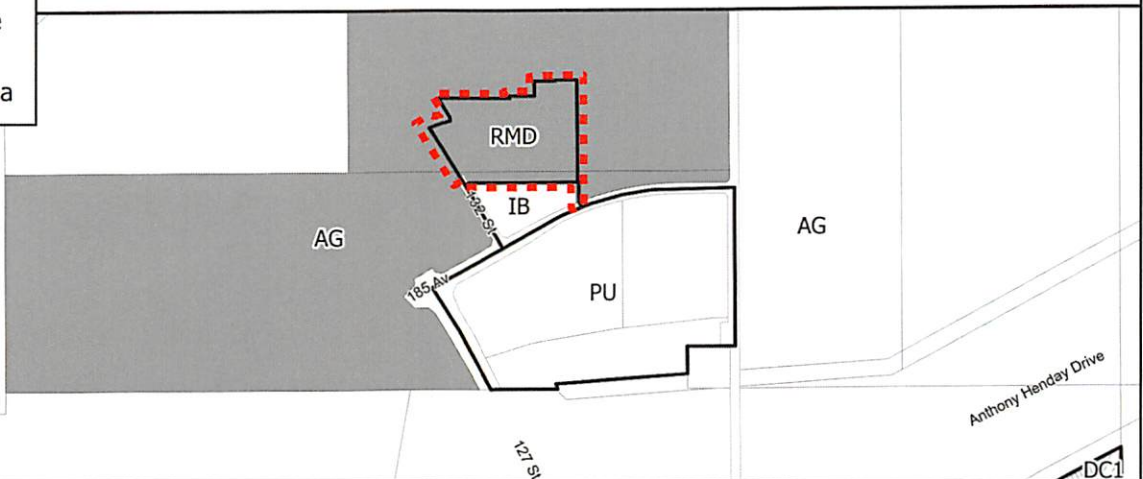
LDA23-0124

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform fence
- 1.8 m uniform fence as per Zoning
- Bylaw 1.2 m uniform fence
- 8 m residential alley with sidewalk
- Temporary 6 m roadway
- Restrictive covenant re: Disturbed soil
- Modify property line if required
- 1.8 m concrete sidewalk
- 3 m hard surface shared use path



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

- Title area to be subdivided
- Subdivision area



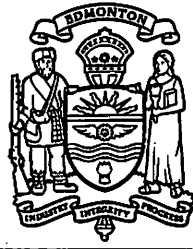
- Limit of proposed subdivision
- Dedicate as road right of way to an approved Concept Plan



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

Thursday, July 27, 2023

10:00 am.



**SUBDIVISION AUTHORITY MINUTES**  
**MEETING NO. 30**

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 13, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA22-0481  
448792818-001

REVISION of conditionally approved tentative plan of subdivision to create 113 single detached residential lots and 16 semi-detached residential lots, from Lot 2, Block 1, Plan 182 2720, the SW 7-52-25-W4M, and Block 3, Plan 762 0329 located north of Edgemont Boulevard NW and east of Winterburn Road NW; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA23-0147  
299388436-001

REVISION of conditionally approved tentative plan of subdivision to create one (1) additional commercial lot from Lot 1, Block 1, Plan 022 6460 located south of Ellerslie Road NW and east of 103A Street SW; **CASHMAN**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA23-0166 473584886-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5A, Block 7, Plan 4121NY, located east of 107 Street NW and south of 60 Avenue NW; <b>PLEASANTVIEW</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA23-0171 475077569-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 84, Plan 5109 HW, located north of 97 Avenue NW and east of 148 Street NW; <b>CRESTWOOD</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA23-0177 475555797-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3A, Block 15, Plan 902 2297, located west of 107 Street NW and north of 60 Avenue NW; <b>PLEASANTVIEW</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:05 a.m.		