

Thursday, May 7, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 19

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 7, 2015 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 30, 2015 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0273 156030745-001	Tentative plan of subdivision to create 275 single detached residential lots, 84 semi-detached residential lots, 47 row housing lots, two (2) multiple family lots (MFL), one (1) commercial lot, four (4) Municipal Reserve lots, one (1) Environmental Reserve lot and two (2) Public Utility lots from the NW 4-54-23-W4M and NE 5-54-23-W4M located west of 17 Street NE and north of 167 Avenue NW; HORSE HILL NEIGHBOURHOOD #2
2.	LDA14-0452 161720915-001	Tentative plan of subdivision to create 36 single detached residential lots, one (1) future Municipal Reserve lot and three (3) Public Utility Lots, from the SE 19-52-25-W4M, located north of Glastonbury Boulevard NW and east of Ginsburg Crescent NW; GLASTONBURY
5.	OTHER BUSINESS	



Subdivision Authority

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

May 7, 2015

File NO. LDA14-0273

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 275 single detached residential lots, 84 semi-detached residential lots, 47 row housing lots, two (2) multiple family lots (MFL), one (1) commercial lot, four (4) Municipal Reserve lots, one (1) Environmental Reserve lot and two (2) Public Utility lots from the NW 4-54-23-W4M and NE 5-54-23-W4M located west of 17 Street NE and north of 167 Avenue NW; **HORSE HILL NEIGHBOURHOOD #2**

I The Subdivision by Plan is APPROVED on May 7, 2015, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.61 ha parcel 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 0.70 ha, 1.59 ha, 4.60 ha and 2.30 ha parcels pursuant to Section 666 of the Municipal Government Act as shown on the “Conditions of Approval” map, Enclosure I;
3. that the owner provide MR in the amount of 2.748 ha by a Deferred Reserve Caveat registered against NE 5-54-23-W4M pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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., 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;
6. that the owner dedicate road rights-of-way to an approved Concept Plan or to the satisfaction of Transportation Services for Meridian Street NW and Marquis Boulevard (175 Avenue NE), as shown on the “Conditions of Approval” map, Enclosure I;
7. that the owner register easements for the water, sanitary and storm sewers, storm outfall, temporary 17 m turnaround, 6 m temporary roadway, 3 m shared use path, zebra marked crosswalk, Marquis Boulevard (175 Avenue NE) and Meridian Street NW including the Horse Hill Creek wildlife crossing, alley and entire local road intersection, as shown on the “Conditions of Approval” map, Enclosures I and II;

8. that subject to Conditions I.6 and I.7, the owner clear and level Marquis Boulevard (175 Avenue NE) and Meridian Street NW as required for road rights-of-way or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner dedicate 3 m x 3 m corner cuts to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard for the provision of roadways, Municipal Reserve and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that LDA14-0273 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
12. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facilities (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner dedicate two (2) Public Utility lots (PUL) adjacent to Meridian Street NW, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (4) 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 construction of the offsite sanitary sewer and proposed connection to the St. Albert Regional Trunk Line, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;

8. that the engineering drawings include two 300 mm offsite water main connections and one 600 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosures I and II;
9. that the engineering drawings include the entire local road intersections and lane, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the first two lanes of Meridian Street NW to an arterial roadway standard including channelization, accesses, intersections, two (2) shared use path(s), sidewalk, lighting, any transitional improvements, and the Horsehill Creek and wildlife crossing, as shown on the "Conditions of Approval" map, Enclosures I and II. Preliminary plans are required to be approved for Meridian Street NW prior to the approval of engineering drawings for arterials and subdivision, to the satisfaction of Transportation Services;
11. that the engineering drawings include Marquis Boulevard (175 Avenue NE) to an arterial roadway standard, including channelization, accesses, intersections, shared use path(s), sidewalk, lighting, and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosures I and II;
12. that the engineering drawings include the storm outfall and storm sewer, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the engineering drawings include a temporary offset 17 m radius transit turnaround, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC (or at the discretion and direction of Transportation Services);
14. that the engineering drawings include temporary 6 m gravel roadway connections with Stages 1 and 3, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These temporary roadways will be required prior to CCC (or at the discretion and direction of Transportation Services);
15. that the engineering drawings include a 3 m hard-surface shared use path with a dividing yellow centreline, "Shared Use" signage and bollards within the power line right-of-way, Natural Area (NA) and future MR lot, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the engineering drawings include three (3) 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;
17. that the owner pay for the installation of traffic signals at the intersection of Marquis Boulevard (175 Avenue NE) and Meridian Street NW, and at the intersection of the 172 Avenue NE and Meridian Street NW, as shown on the "Conditions of Approval" map, Enclosure I. 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 traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the

Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfil this obligation;

18. that the owner construct the two ultimate SWMFs, control structures and outlet pipes, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner develop and implement a water quality monitoring program for the pilot SWMF located west of Meridian Street NW, to the satisfaction of Financial Services and Utilities;
20. that the owner pay for the installation of the flow meter and monitoring the sewage flow at the connection point to Alberta Capital Region Wastewater Commission (ACRWC) sewer trunk, to the satisfaction of Financial Services and Utilities;
21. that the owner construct a 7.5 m driving surface with a residential alley structure for the park-fronting housing, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct a wildlife crossing on Marquis Boulevard (175 Avenue NE) consisting of signage and traffic calming, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct a 3 m hard-surface shared use path with a dividing yellow centreline, "Shared Use" signage and bollards within the PUL and NA, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
24. the owner construct 3 m hard-surface shared use paths with bollards, as per City of Edmonton Design and Construction Standards, within the SWMFs, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
25. that the owner construct a 1.5 m concrete sidewalk with lighting within the alley right-of-way and MR lot with Stage 1, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
26. that the owner construct 1.5 m concrete sidewalks through the NAs, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
27. that the owner construct 1.5 m concrete sidewalks with bollards and lighting, within the walkways, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
28. that the owner construct alley lighting within an easement on private property, to the satisfaction of City Departments and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
29. that the owner construct a 1.83 m noise attenuation fence contained wholly within private property, as per City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto Meridian Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

30. that the owner construct all fences wholly on privately-owned lands and post and rail on MR lots, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
31. that the owner is responsible for the landscape design and construction within the PULs, road rights of way, road islands, boulevards, medians, walkways and Reserve lots, 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 both NW 4-54-23-W4M and NE 5-54-23-W4M are owing. MR in the amount of 6.063 ha for NW 4-54-23-W4M is being addressed in this subdivision with the dedication of the natural area (6.90 ha in total) and pocket park (1.59 ha). MR in the amount of 5.81 ha for NE 5-54-23-W4M is being addressed through the dedication of another pocket park (0.70 ha), with 2.427 ha of the outstanding MR being used for NW 4-54-23-W4 dedication. The remaining MR owing on this parcel will be addressed by a deferred reserve caveat in the amount of 2.7845 ha.

That the owner obtain a Letter of Consent from Alta Link/Pipelines for the construction of the shared-use paths in the powerline corridor and PUL, prior to the approval of detailed engineering drawings.

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 Carla Semeniuk at 780-496-1582 or Carla.Semeniuk@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

SM/cs/Posse #156030745-001

Enclosure(s)

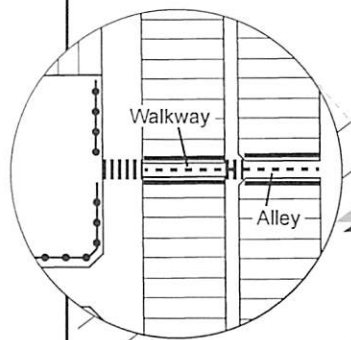
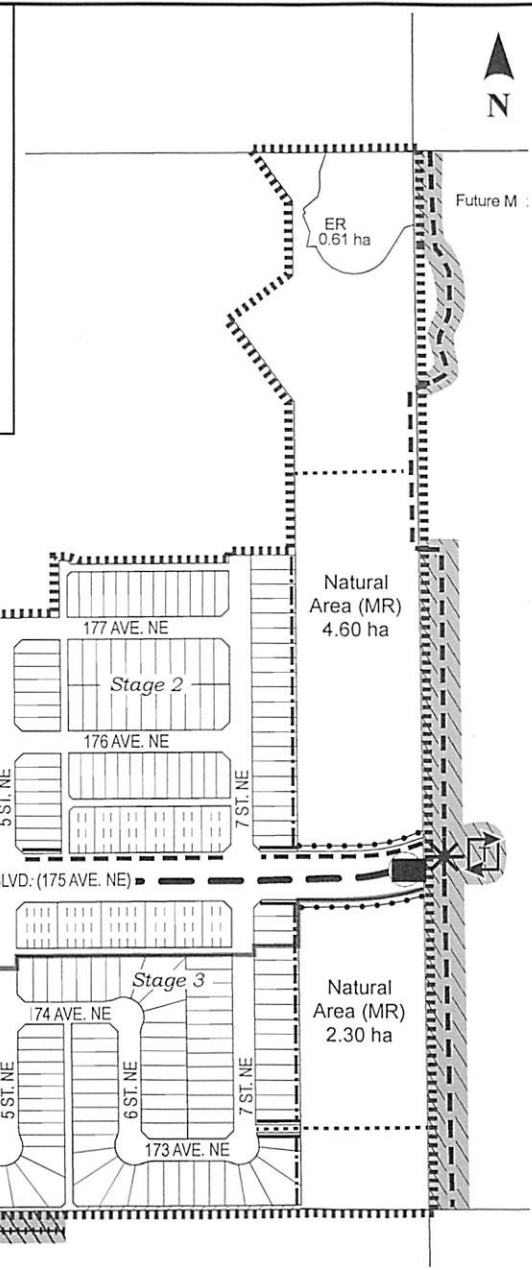
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 7, 2015

LDA14-0273

- Limit of proposed subdivision
- ▬ Include in engineering drawings
- ▨ Register easement
- ▩ Dedicate as right of way
- * Construct intersection including arterial roadway, zebra marked crosswalk and 3 m shared use path
- ←- - - -> 300 mm watermain connection
- ▨ Zebra marked crosswalk
- ▲ 3 m x 3 m corner cuts
- ▬ Construct first two lanes to an arterial roadway standard
- ▬ Construct to an arterial roadway standard
- ▨ Construct local intersection
- ▨ Construct alley
- ▬ Construct 7.5 m alley with 7.5 m driving surface to a residential alley standard

- ↻ Temporary 17 m transit turnaround
- ↔ Temporary 6 m gravel roadway
- - - 3 m hard surface shared use path
- ⋯ 1.5 m concrete sidewalk
- · - Alley lighting
- ● Traffic signal
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- · - 1.2 m uniform fence
- ▬ Post and rail fence
- ▬ Noise attenuation fence
- * Restrictive covenant re: freeboard
- 🐾 Wildlife crossing

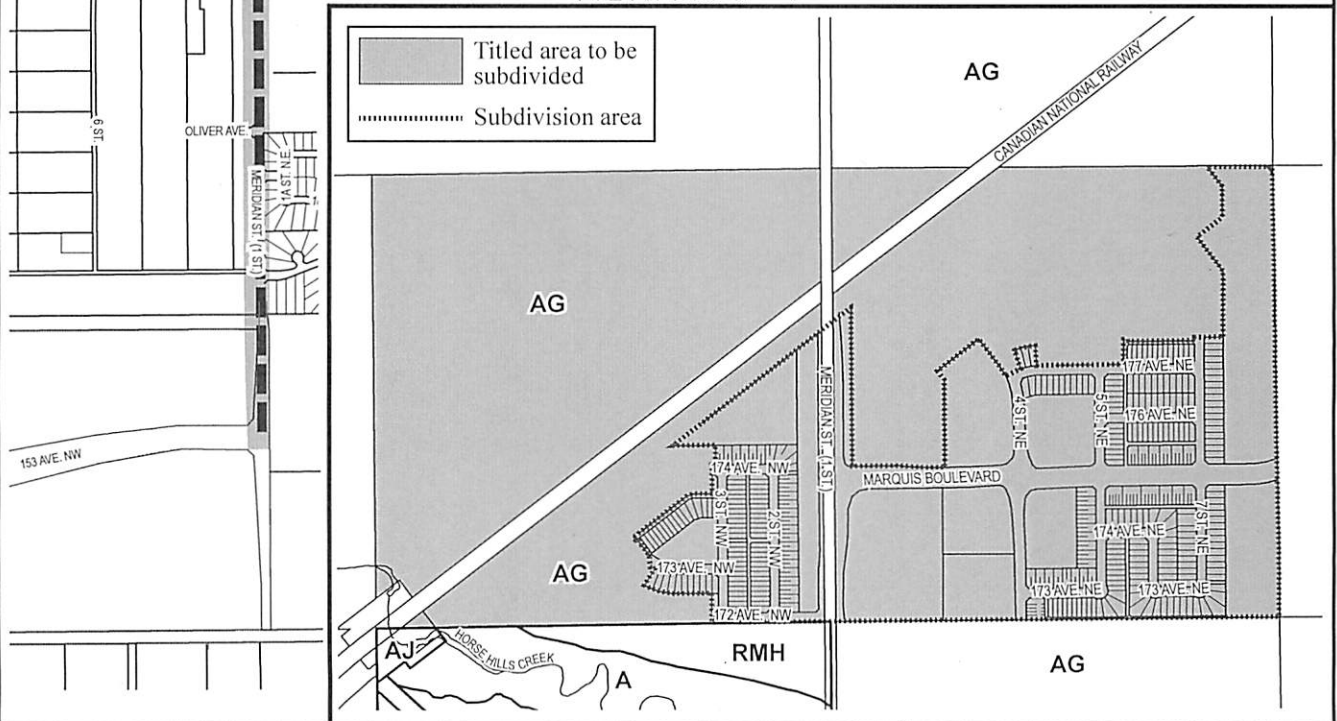
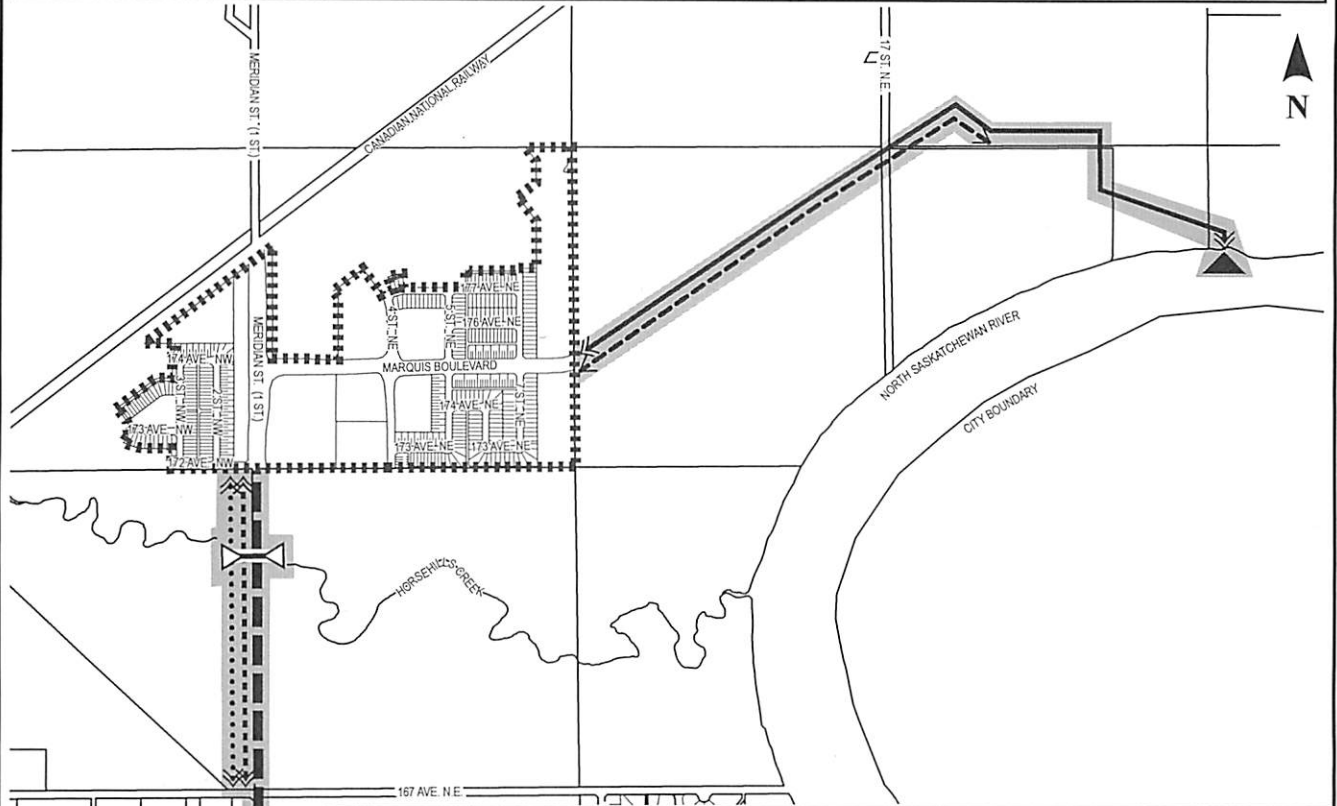


SUBDIVISION CONDITIONS OF APPROVAL MAP

May 7, 2015

LDA14-0273

- | | |
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| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ----- Construct first two lanes to an arterial roadway standard ⌞ Construct Horse Hill Creek and wildlife crossing ↔ Storm sewer connection | <ul style="list-style-type: none"> ↔ Sanitary sewer connection ↔ 300 mm water main ↔ 600 mm water main Register easement and include in engineering drawings ▲ Storm outfall |
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Subdivision Authority

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

May 7, 2015

File NO. LDA14-0452

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 36 single detached residential lots, one (1) future Municipal Reserve lot and three (3) Public Utility Lots, from the SE 19-52-25-W4M, located north of Glastonbury Boulevard NW and east of Ginsburg Crescent NW; **GLASTONBURY**

I The Subdivision by Plan is APPROVED on May 7, 2015, 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., 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;
3. that the owner register an easement for public access to allow for public use of a 3 m hard-surface shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 17107 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (1) 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 pay a Boundary Assessment for municipal infrastructure previously installed on Grantham Drive NW and associated engineering, surveying, and administrative costs;
8. that the engineering drawings include the tie in for the extension of Goodspeed Lane NW and Grantham Drive NW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 300 mm offsite water main connection, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage and bollards, within the Public Utility Lot (PUL) and abutting private property to the satisfaction of 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 a dividing yellow centerline, "Shared Use" signage and bollards, within the PULs to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway and PUL, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner install bollards to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct 3 zebra marked crosswalks with curb extensions & ramps, and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within the Public Utility lots, 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 Reserves have been addressed with dedication of land through previous subdivision SUB/99-0046, the future Municipal Reserve lot will be purchased 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, 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 Vivian Gamache at 780-944-0122 or vivian.gamache@edmonton.ca.

Yours truly,

Scott Mackie
Subdivision Authority

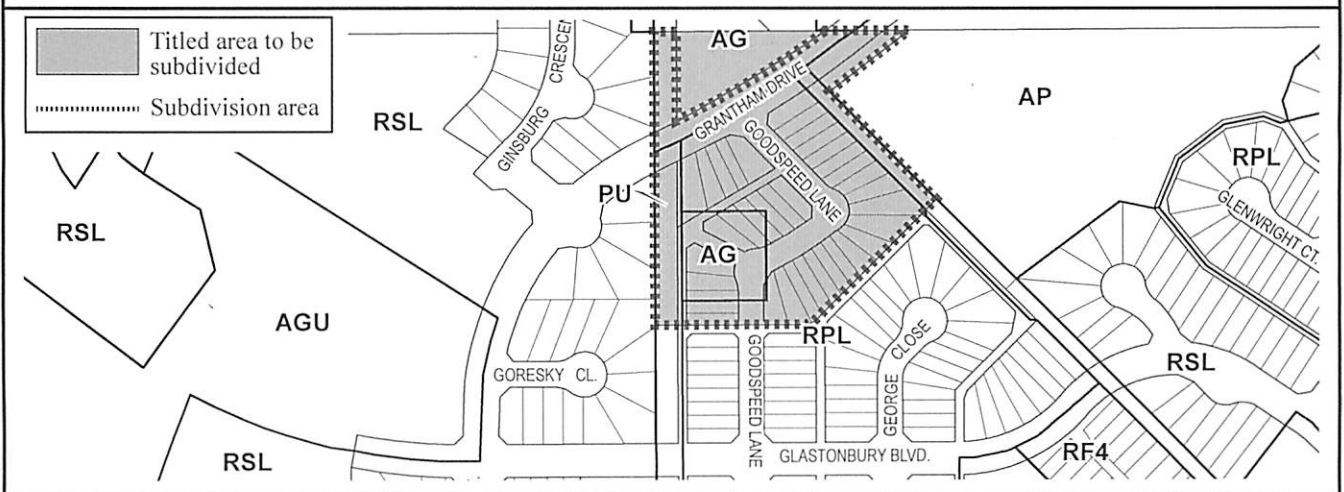
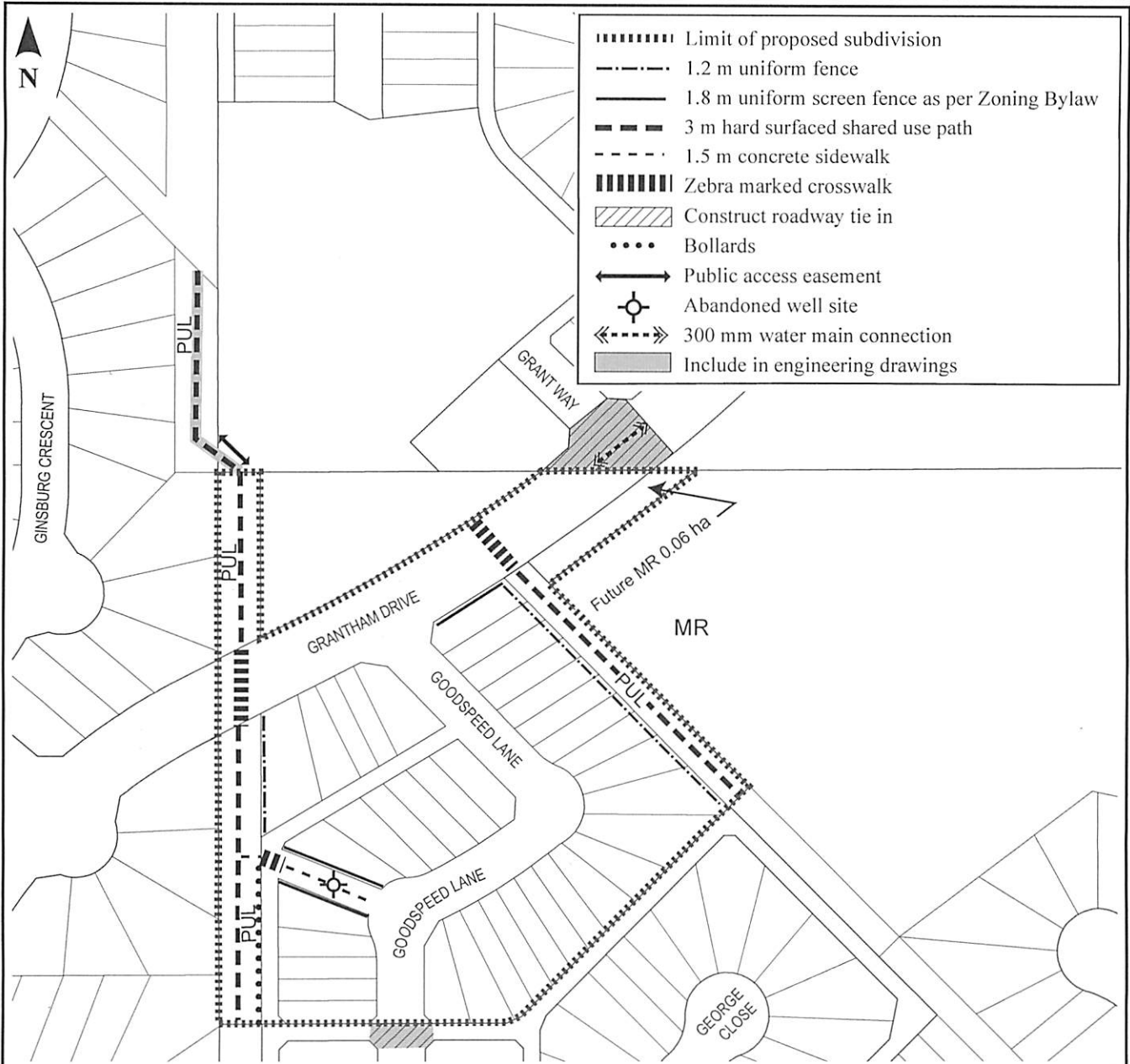
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 7, 2015

LDA14-0452



Thursday, April 30, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 18

PRESENT	Blair McDowell, Chief Subdivision Officer Scott Mackie, Manager, Current Planning Branch
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1. ADOPTION OF AGENDA

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Agenda for the April 30, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

2. ADOPTION OF MINUTES

MOVED	Blair McDowell, Scott Mackie That the Subdivision Authority Minutes for the April 23, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

3. OLD BUSINESS

	1. LDA14-0209 154138515-001	Tentative plan of subdivision to create 65 single detached residential lots and 50 semi-detached residential lots, from the NW 22-51-25-W4M, located south of Ellerslie Road SW and east of 170 Street SW; GLENRIDGING HEIGHTS
MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

4. NEW BUSINESS

	1. LDA15-0102 168874925-001	Tentative plan of subdivision to create one (1) industrial lot from the north half of the SW-28-51-24-W4M located north of Ellerslie Road SW and west of Parsons Road SW; ELLERSLIE INDUSTRIAL
MOVED	Blair McDowell, Scott Mackie That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

5. ADJOURNMENT

The meeting adjourned at 9:45 a.m.