

Thursday, October 8, 2015

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 41

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the October 8, 2015 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the October 1, 2015 meeting be adopted.

3. OLD BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA15-0176
169064524-001 | Tentative plan of subdivision to create 102 single detached residential lots and 20 row housing lots and one (1) Municipal Reserve lot, from a portion of NW 14-51-25 W4M and a portion of Lot E, Block 99, Plan 102-4614, located east of 156 Street SW and south of 28 Avenue SW; CHAPPELLE |
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4. NEW BUSINESS

- | | | |
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| 2. | LDA14-0473
161891813-001 | Tentative plan of subdivision to create 52 single detached residential lots, 68 semi-detached residential lots, 48 row housing lots, one (1) multiple family lot (MFL), and one (1) Municipal Reserve lot from Lot 1, Block 1, Plan 022 0944, Lot A, Plan 2759 MC, Lot 42MR, Block 15, Plan 142 5758, SW 1-54-24-W4M and the SE 1-54-24-W4M located north of 167 Avenue NW and east of 50 Street NW; CY BECKER |
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5. OTHER BUSINESS

October 8, 2015

File NO. LDA15-0176

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

ATTENTION: Keith Davies

Dear Mr. Davies

RE: Tentative plan of subdivision to create 102 single detached residential lots, 20 row housing lots and one (1) Municipal Reserve lot, from NW 14-51-25 W4M and a portion of Lot E, Block 99, Plan 102 4614, located east of 156 Street SW and south of 28 Avenue SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on October 8, 2015 subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.25 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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., 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;
4. that the owner dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA13-0246 and LDA14-0356 be registered prior to or concurrent with this application, for the logical extension of water services and for the logical extension of roadways;
6. that LDA15-0110 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
7. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 (2) 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 a 3 m hard surface shared use path with “Shared Use” signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the engineering drawings include a 3 m hard surface shared use path with “Shared Use” signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner construct a pedestrian promenade / enhanced walkway within the Chegwin Wynd SW road right-of-way, including a 3 m hard surface shared use path, enhanced landscaping, street furniture and surface materials, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I. The design details will be reviewed with the submission of engineering drawings;
10. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned lands and post and rail on the MR lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the reserve lot and road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

The existing Deferred Reserve Caveat (DRC) for NW 14-51-25 W4M will be reduced accordingly and shall carry forward on title. MR for Lot E, Block 99, Plan 102-4614 was addressed through LDA10-0097.

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 Daniel Boric at 780-496-1758 or daniel.boric@edmonton.ca

Yours truly,

Scott Mackie
Subdivision Authority











SM/db/Posse #169064524-001

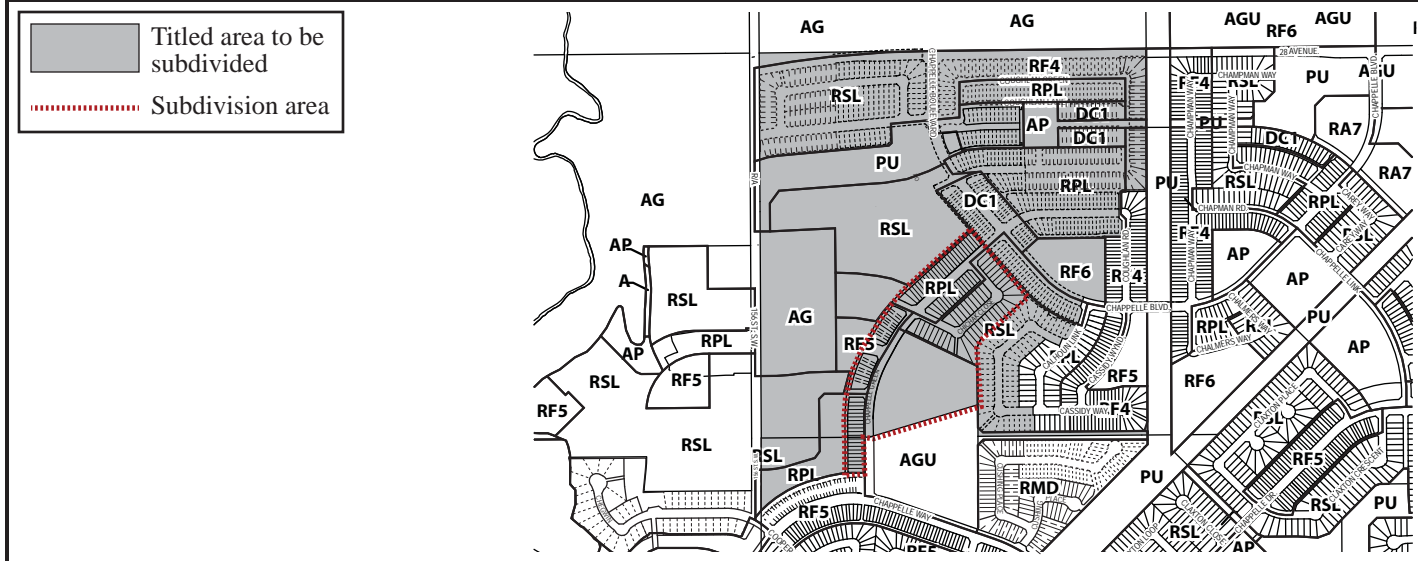
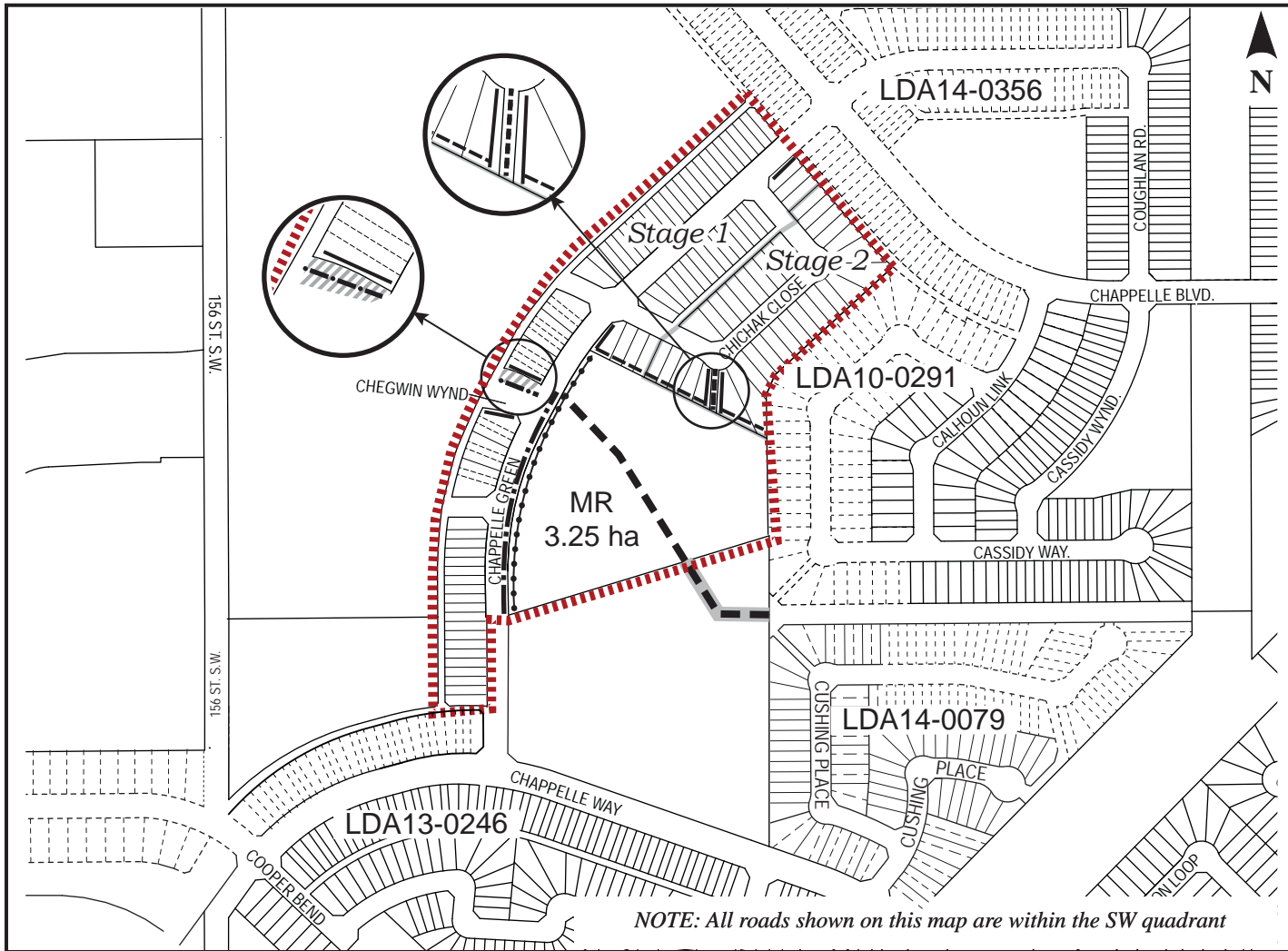
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 1, 2015

LDA15-0176

- | | |
|--|---|
|  Limit of proposed subdivision |  2 m mono-walk |
|  1.8 m uniform screen fence as per Zoning Bylaw |  3 m hard surface shared use path |
|  1.8 m uniform fence |  3 m enhanced hard surface shared use path |
|  Post and rail fence |  Dedicate as road right of way |
|  1.5 m concrete sidewalk |  Include in engineering drawings |



October 8, 2015

File NO. LDA14-0473

Select Engineering Consultants Ltd.
201, 17220 Stony Plain Road NW
Edmonton, AB T5S 1K6

ATTENTION: Jeanne Calder

Dear: Ms. Calder

RE: Tentative plan of subdivision to create 52 single detached residential lots, 68 semi-detached residential lots, 48 row housing lots, one (1) multiple family lot (MFL), and one (1) Municipal Reserve lot from Lot 1, Block 1, Plan 022 0944, Lot A, Plan 2759 MC, Lot 42MR, Block 15, Plan 142 5758, SW 1-54-24-W4M and the SE 1-54-24-W4M located north of 167 Avenue NW and east of 50 Street NW; **CY BECKER**

I The Subdivision by Plan is APPROVED on October 8, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.27 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of MR in the amount of \$509,214.70 representing 0.535 ha for SW1-54-24-W4M pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner provide money in place of MR, in the amount of \$220,756.25 representing 0.325 ha for Lot A, Plan 2759 MC pursuant to Section 666 and Section 667 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 lots identified be withheld from registration until the temporary turnaround is no longer required as deemed by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to include the dedication of the west half of 44 Street NW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the approved subdivision LDA11-0436, be registered prior to or concurrent with this application to provide the logical roadway extension; and
9. 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 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 improvements to be constructed by others with the 44 Street NW right-of-way;
8. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Services);
9. that the owner construct a 3 m hard surface shared use path, "Shared Use" signage, lighting, and bollards, within the MR lot, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto 167 Avenue NW and 50 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct all fences wholly on privately-owned lands and post and rail on Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Any remaining MR dedication from SW 1-54-24-W4M shall be provided as money-in-place for the assembly of the district park. The DRC registered against Lot 1, Block 1, Plan 0220944 remains on title for the assembly of the district park.

The DRC for Lot A, Plan 2579MC was paid with a previous application LDA07-0460.

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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Luke Cormier at 780-496-7370 or luke.cormier@edmonton.ca

Yours truly,

Scott Mackie
Subdivision Authority

SM/lc/Posse #161891813-001

Enclosure(s)

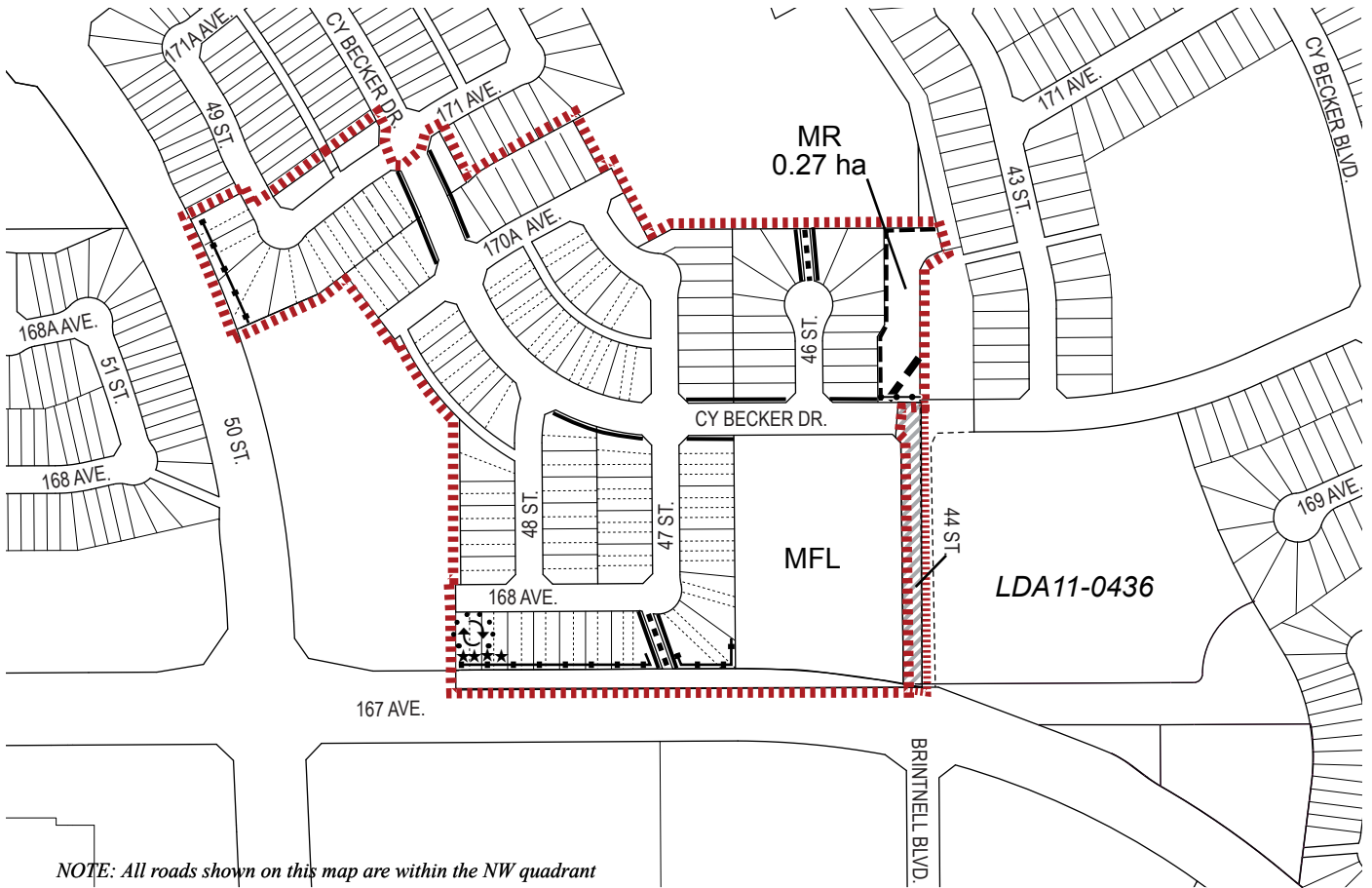
SUBDIVISION CONDITIONS OF APPROVAL MAP

October 8, 2015

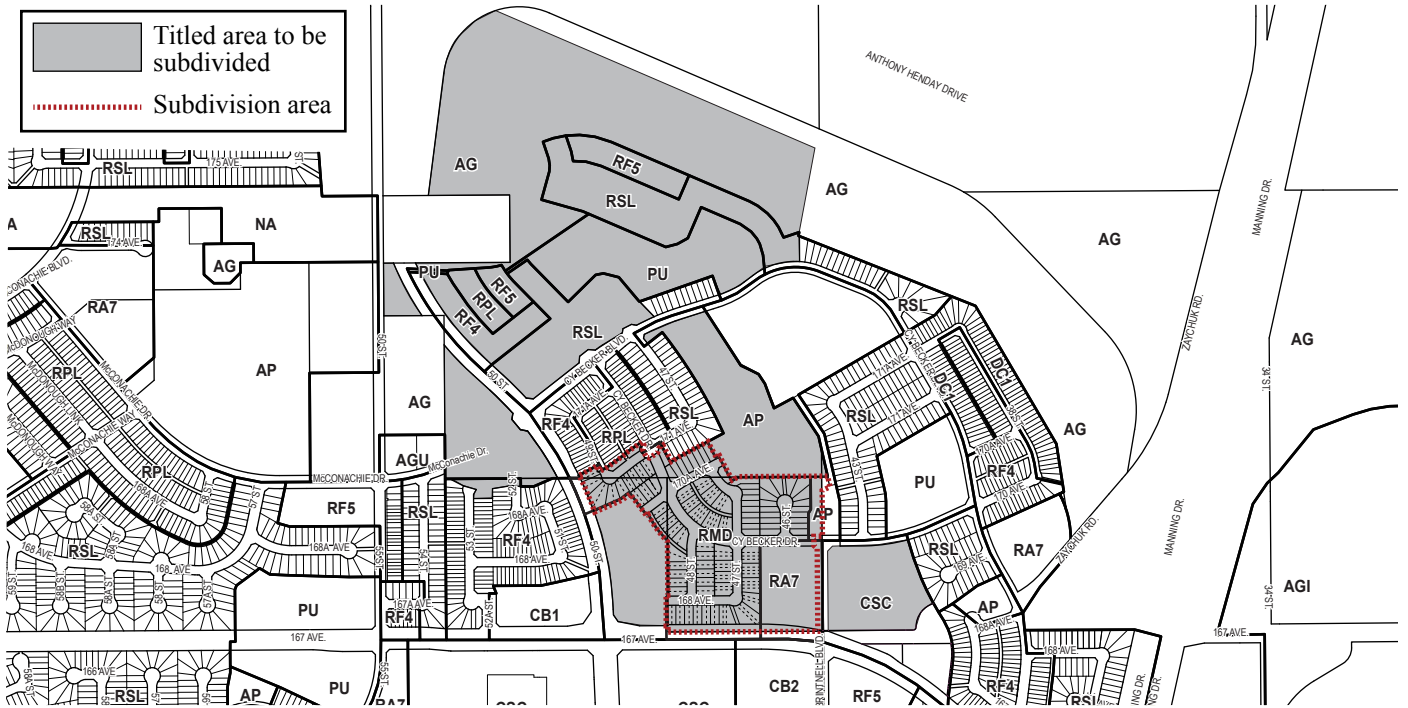
LDA14-0473

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- ▬ 1.8 m uniform fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- Post and rail fence
- ▬▬▬▬▬ Noise attenuation fence

- - - - - 1.5 m concrete sidewalk
- ▬▬▬ 3 m hard surface shared use path
- ☉ Temporary 12 m radius turnaround
- ★ Withold lots from registration
- ▨ Dedicate as road right of way



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



Thursday, October 1, 2015
9:30 a.m.



PLACE: Room 701

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 1, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the September 24, 2015 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0176 169064524-001	Tentative plan of subdivision to create 102 single detached residential lots and 20 row housing lots and one (1) Municipal Reserve lot, from a portion of NW 14-51-25 W4M and a portion of Lot E, Block 99, Plan 102-4614, located east of 156 Street SW and south of 28 Avenue SW; CHAPPELLE
MOVED	Blair McDowell That the application for subdivision be Tabled.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA12-0209 125308167-001	Tentative plan of subdivision to create 83 single detached residential lots, 32 semi-detached residential lots, one (1) multiple family lot (MFL) and three (3) Municipal Reserve lots, from the SW 13-15-25 W4M, Lot S, Block 99, Plan 122 5024 and a closed portion of roadway, located north of 41 Avenue SW and east of Charles Link SW; CHAPPELLE
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	LDA14-0581 165992971-001	Tentative plan of subdivision to create 49 single detached residential lots, 18 semi-detached residential lots, 21 row housing lots and one (1) Municipal Reserve lot, from the SW 13-51-25 W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS

MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURMENT	
	The meeting adjourned at 10:05 a.m.	