

Thursday, February 20, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 8

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the February 20, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the February 13, 2014 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. NEW BUSINESS

1. LDA12-0426
131462810-001
Tentative plan of subdivision to create 78 single detached residential lots, 36 semi-detached residential lots, 31 row housing lots and three (3) Public Utility lots from SE 13-51-25-4, 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**

2. LDA13-0030
133069547-001
Tentative plan of subdivision to create 32 semi-detached residential lots from SE 13-51-25-4, located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA13-0132 136351699-001	Tentative plan of subdivision to create one (1) multiple family residential lot, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from NW 30-51-24-4, located west of 119 Street NW and south of 9B Avenue NW; TWIN BROOKS	
MOVED		Blair McDowell That the application for subdivision be Tabled.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA13-0418 143649024-001	Tentative plan of subdivision to create 56 single detached residential lots, one (1) medium density residential lot, and two (2) Public Utility lots, from a the SW 19-53-25-W4M and SE 19-53-25-W4M, located west of 207 Street NW and north of Trumpeter Way NW; TRUMPETER	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	ADJOURNMENT The meeting adjourned at 10:00 a.m.		



Subdivision Authority

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

February 20, 2014

File No. LDA12-0426

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 78 single detached residential lots, 36 semi-detached residential lots, 31 row housing lots and three (3) Public Utility lots from SE 13-51-25-4, located north of 41 Avenue SW and west of James Mowatt Trail SW;
DESROCHERS

I The Subdivision by Plan is APPROVED on February 20, 2014 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 6.065 ha by a Deferred Reserve Caveat to the remainder of SE 13-51-25-4, 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 subdivision boundary be amended to include the dedication of road right-of-way required for a shared use path on the north side of 38 Avenue SW roadway, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to include the dedication of road right-of-way required for the local road between the alley and Desrochers Boulevard SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 41 Avenue SW and James Mowatt Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to include the dedication of two Public Utility lots conforming to an approved Concept Plan or to the satisfaction of Transportation Services for the future Desrochers LRT Station and LRT Line, as shown on the "Conditions of Approval" map, Enclosure I;
8. subject to conditions I(6) and I(7), that the owner clear and level 41 Avenue SW, James Mowatt Trail SW, and the future LRT Public Utility lots, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the approved subdivision within the Allard Neighbourhood (File No. LDA12-0058) be registered prior to or concurrent with this application;
10. that the owner register the walkways as legal road rights-of-way, 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 subdivision.

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, and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs, and inspection costs occasioned by this subdivision;
2. that the owner pay all costs identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of Arterial Roadways in the catchment area;
5. 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;
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 construct the ultimate stormwater management facility, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the CCC for the storm and sanitary sewers will not be issued until such time as the downstream stormwater management facility, interconnecting pipe and sanitary sewer extension across adjacent lands have been constructed and are operational to the satisfaction of Drainage Services;
9. that the engineering drawings include a 300 mm offsite water main, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a "Key Pedestrian Crossing" at the intersection between the stormwater management facility and the future LRT Station to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct the local road between Desrochers Boulevard SW and the alley, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include a temporary offset 17 m radius asphalt transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC for roads and asphalt prior to FAC (or at the discretion of Transportation Services);

13. that the owner construct a 3 m hard-surface shared use path within the stormwater management facility, as per the City of Edmonton Design and Construction Standards, including bollards and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard-surface shared use path on the north side of 38 Avenue SW, with a dividing yellow centerline, "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct 1.5 m concrete sidewalks with bollards and lighting within the walkways, as shown on the "Conditions of Approval" map, Enclosure I;
16. 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
17. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians and walkways, to the satisfaction of Transportation Services, Financial Services and Utilities and Sustainable Development.

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

Municipal Reserve will be carried forward by Deferred Reserve Caveat (6.065 ha) being placed on SE 13-51-25-4 with this subdivision.

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 AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Natasha Reaney at 780-496-1758 or write to:

**Ms. Natasha Reaney, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

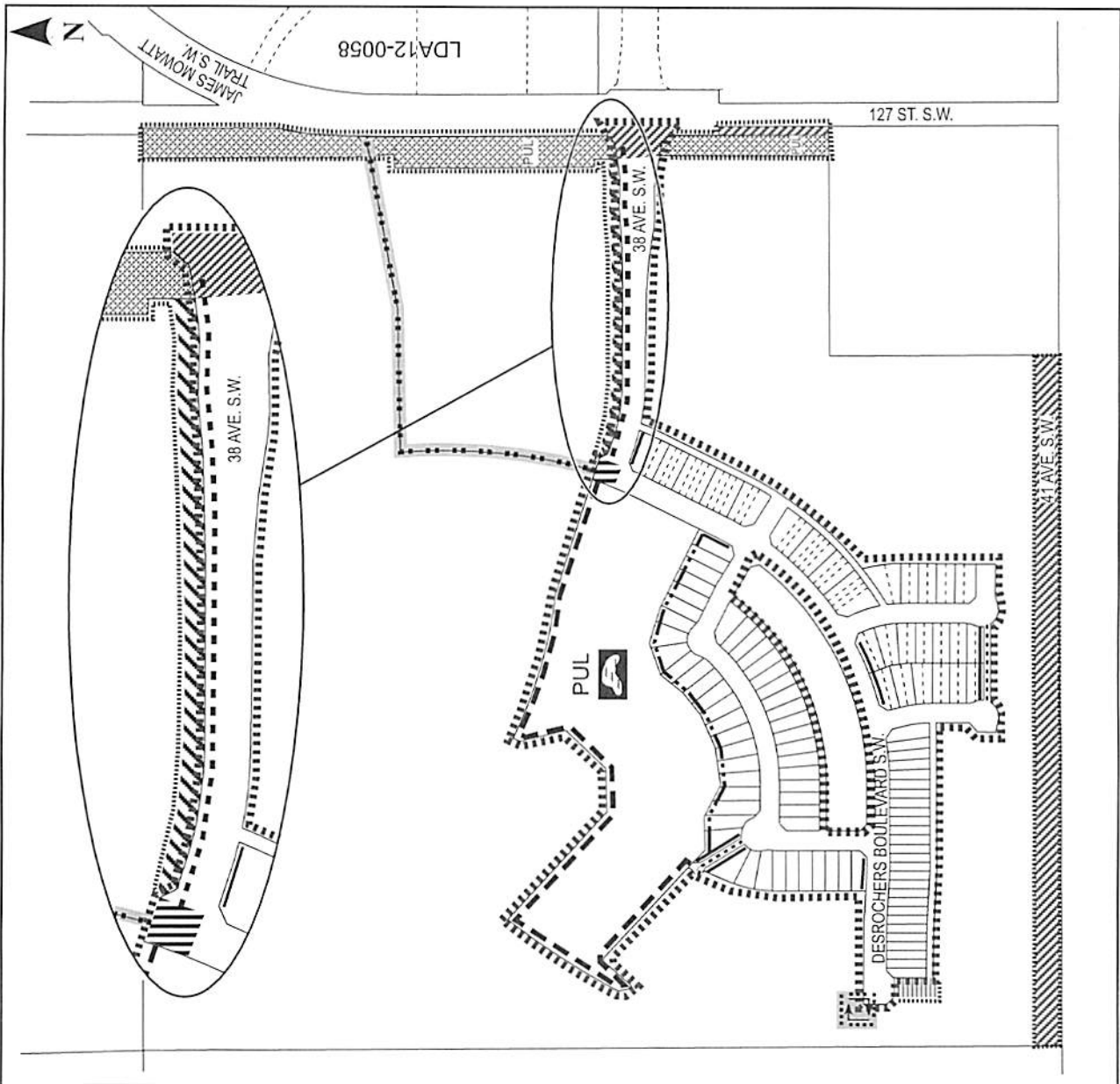


FER Scott Mackie
Subdivision Authority

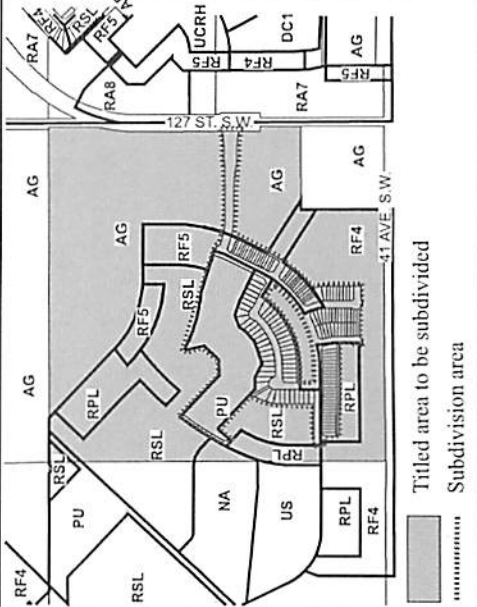
SM/nr/Posse 131462810-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP



- Limit of Proposed Subdivision
- Amend Subdivision Boundary
- Dedicate Road Right-of-Way, Clear and Level
- Dedicate Public Utility Lot, Clear and Level
- Dedicate Road Right-of-Way for Shared Use Path
- 17m Radius Asphalt Surface Temporary Transit Turnaround with Bollards
- 300mm Offsite Water Main Connection
- Key Pedestrian Crossing
- Dedicate Road Right-of-Way and Construct Local Road
- 3m Hard-surface Shared Use Path with Bollards and Landscaping
- 3m Hard-surface Shared Use Path with Dividing Yellow Centreline, "Shared Use" Signage, Lighting Bollards and Landscaping
- 1.5m Concrete Sidewalk with Bollards and Lighting and Register as Road Right-of-Way
- 1.2m Uniform Fence
- 1.8m Uniform Screen Fence as per Zoning Bylaw
- Construct Ultimate Stormwater Management Facility
- Include in Engineering Drawings



Titled area to be subdivided
 Subdivision area



Subdivision Authority

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

February 20, 2014

File No. LDA13-0030

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 32 semi-detached residential lots from SE 13-51-25-4, located north of 41 Avenue SW and west of James Mowatt Trail SW;
DESROCHERS

I The Subdivision by Plan is APPROVED on February 20, 2014 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 subdivision within the Desrochers Neighbourhood (File No. LDA12-0426) be registered prior to or concurrent with this application; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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, and roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs, and inspection costs occasioned by this subdivision;
2. that the owner pay all costs identified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;

5. 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;
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; and
7. that the engineering drawings include a 300 mm offsite water main, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve was addressed with LDA12-0426 for the parent parcel SE 13-51-25-4. The Deferred Reserve Caveat will be carried forward on title.

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 AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Natasha Reaney at 780-496-1758 or write to:

**Ms. Natasha Reaney, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For Scott Mackie
Subdivision Authority

SM/nr/Posse 133069547-001

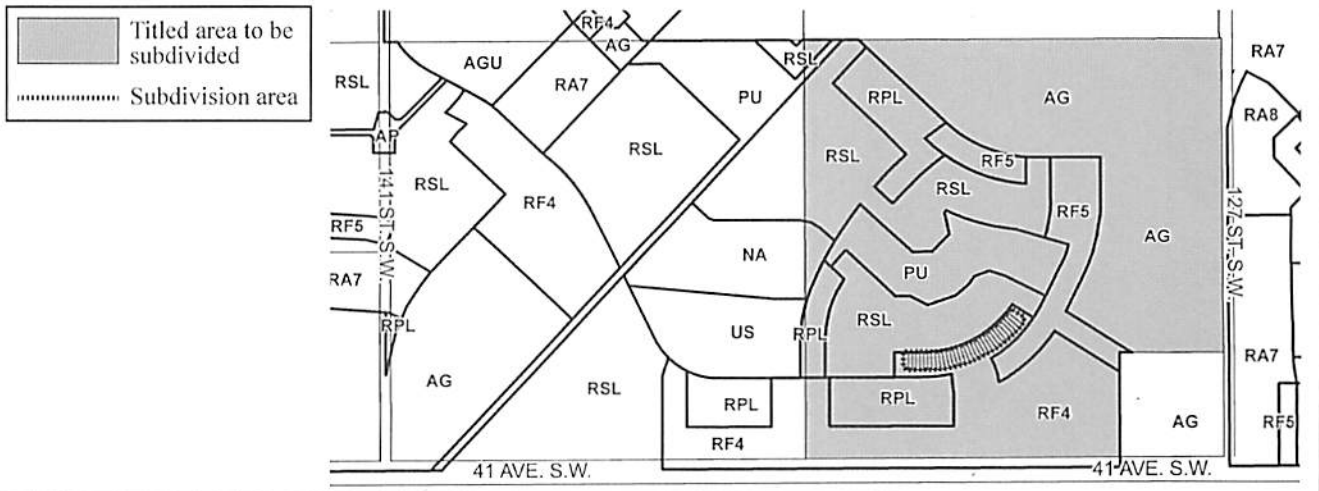
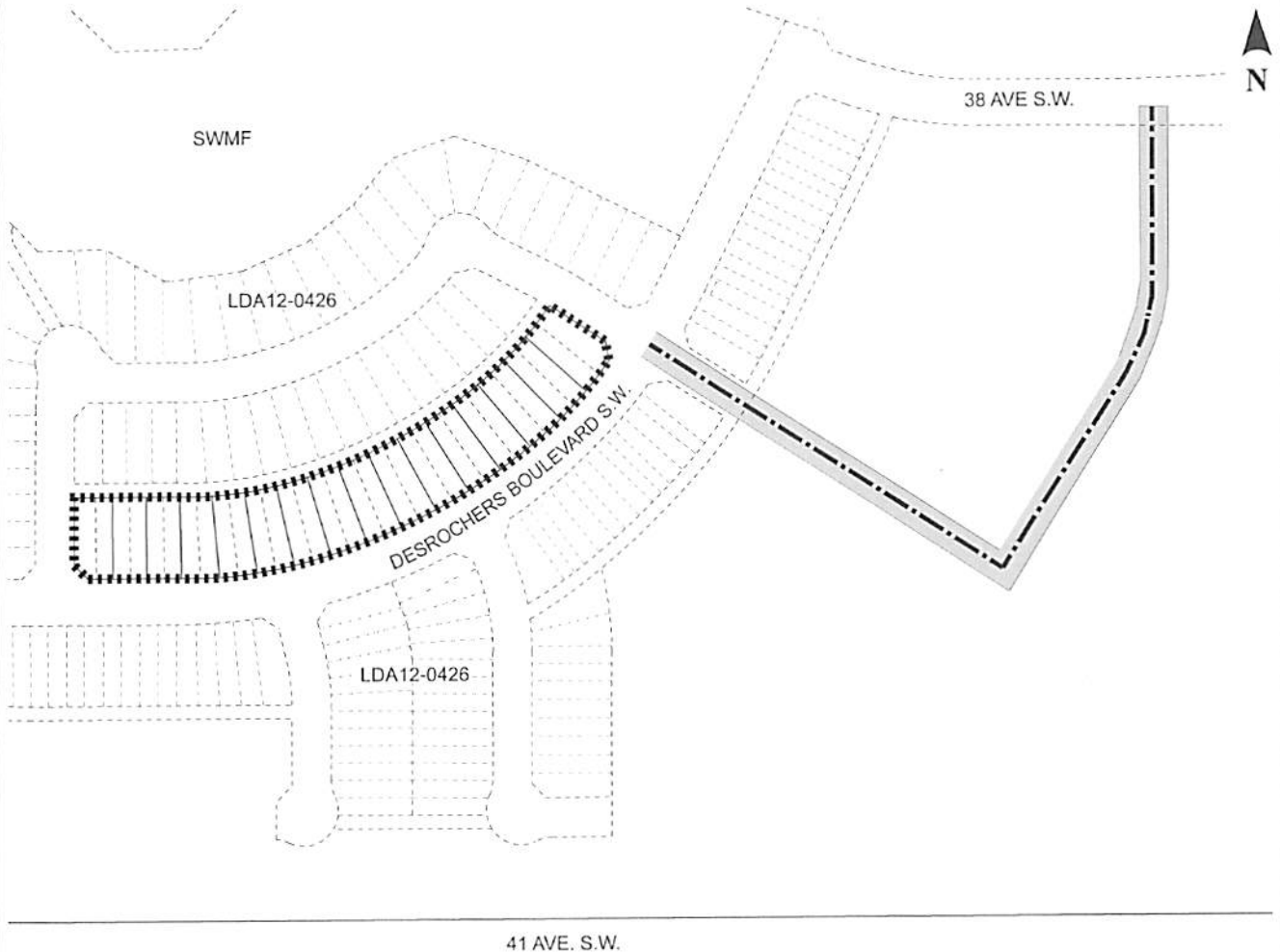
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 20, 2014

LDA 13-0030

- Limit of Proposed Subdivision
- - - - - 300mm Offsite Water Main
- █ Include in Engineering Drawings





Subdivision Authority

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

February 20, 2014

File No. LDA 13-0418

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

ATTENTION: Tom Young

Dear: Mr. Young:

RE: Tentative plan of subdivision to create 56 single detached residential lots, one (1) medium density residential lot, and two (2) Public Utility lots, from the SW 19-53-25-W4 and SE 19-53-25-W4, located west of 207 Street NW and north of Trumpeter Way NW;
TRUMPETER

I The Subdivision by Plan is APPROVED on February 20, 2014, 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., 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 subdivision within the Trumpeter Neighbourhood (Files LDA13-0007) be registered prior to or concurrent with this application;
4. that the owner register an easement against all affected parcels for the realigned temporary access road, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Transportation Services;
5. that the owner remove the corner cuts at the northwest corner of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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 occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;

3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary servicing facilities;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. 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;
6. 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;
7. that the engineering drawings include the design of the entire or suitable stage of the ultimate stormwater management facility, complete with grading to accommodate a shared use path, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Financial Services and Utilities;
8. that a 3 year maintenance period be required under the Servicing Agreement for the proposed bioswale systems and that a further condition to replace the bioswale systems with an alternate more standard storm system be included should the bioswale systems not function to an acceptable level of service during the maintenance period, to the satisfaction of Financial Services and Utilities;
9. that the engineering drawings include a realigned section of the 9 m paved temporary secondary access road with lighting, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Transportation Services;
10. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the midblock crossings, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
11. that the owner construct the collector road, 209 Street NW, to the north boundary of the subdivision. 'No Exit' signage is required north of the local roadway and mini-barriers south of the cross-walk, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
12. that the owner construct a 3 m hard-surfaced shared use path, with a dividing yellow centreline and "Shared Use" signage, bollards, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
13. that the owner construct all fences, positioned wholly on privately owned lands, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
14. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, to the satisfaction of Financial Services & Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserves for the SE 19-53-25-W4M were previously addressed with a Deferred Reserve Caveat (092 460 496) and will be carried forward on the title. Municipal Reserves for the SW 19-53-25-W4M were previously addressed with a Deferred Reserve Caveat (132 329 997) and will be carried forward on the title.

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, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Christopher Wilcott at 780-442-7975 or write to:

**Christopher Wilcott, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/cw/Posse #143649024-001

Enclosure(s)

February 20, 2014

SUBDIVISION CONDITIONS OF APPROVAL MAP

Limit of proposed subdivision



Remove Corner Cut



Construct a 3m Hard-Surfaced Shared Use Path with Dividing Yellow Lines and "Shared Use" Signage, Bollards, Curb Ramps and Landscaping



1.8m Uniform Screen Fencing as per Zoning Bylaw



Provide a Zebra Marked Crosswalk with Curb Ramps and Pedestrian Signage



Bollards



"No Exit" Signage



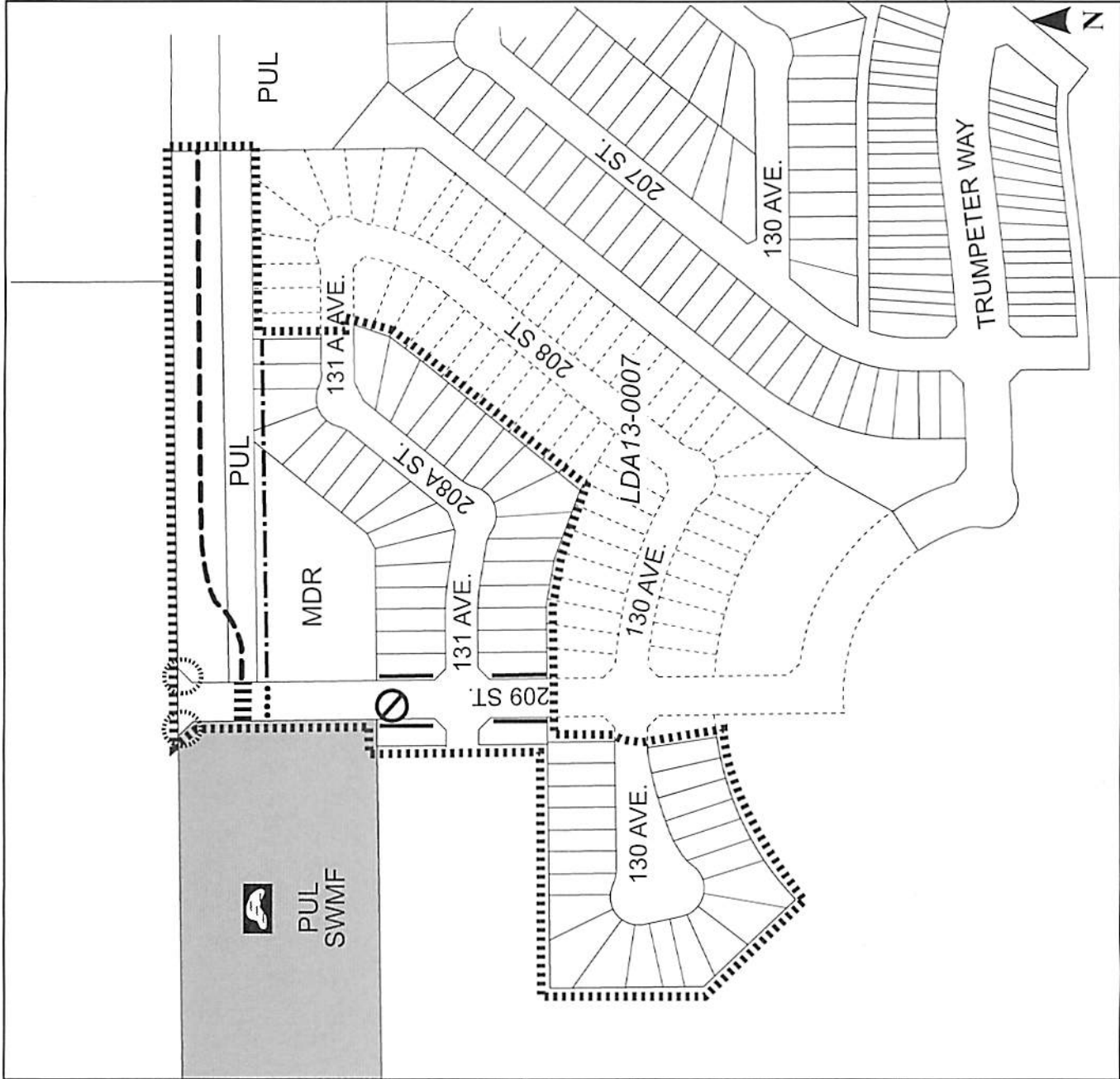
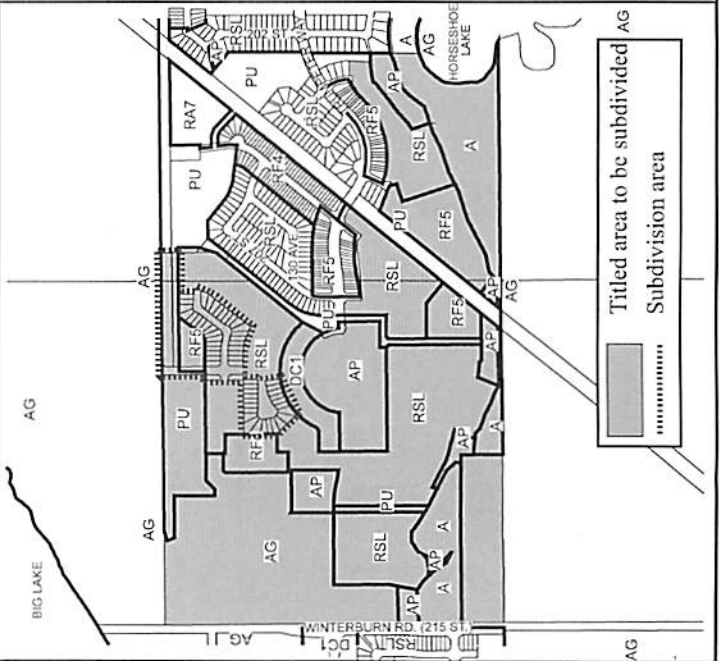
1.2m Uniform Fencing



Stormwater Management Facility



Include in Engineering Drawings



February 20, 2014

SUBDIVISION CONDITIONS OF APPROVAL MAP

- ▬ Limit of proposed subdivision
- ↔ Re-Aligned Temporary Secondary Access Road Register Public Access Easement
- ↔ Existing Temporary Secondary Access Road
- ▭ Include in Engineering Drawings

