SUBDIVISION AUTHORITY DIRECTIVE

	Subdivision Authority Bylaw No. 11135	*EFFECTIVE DATE*	February 21, 2008
TITLE	SUBDIVISION DESIGN GUIDELINES		

PURPOSE: The purpose of the subdivision design guidelines is to improve the quality and liveability of new neighbourhood design by minimizing and/or improving on-street parking, improving traffic movement and the delivery of municipal services in residential subdivisions.

HISTORY: The Subdivision Design Guidelines implement the recommendations of the Compact Lot Action Plan approved by Executive Committee on October 11, 2006. On May 1, 2007, the Compact Lot Action Plan was received by Council; and Bylaw 14444, which implements the Compact Lot Action Plan through amendments to the City of Edmonton Zoning Bylaw 12800, was approved.

APPLICATION:

The Subdivision Authority shall have regard to the following guidelines in the design of a residential subdivision:

1. a) The maximum length of a cul-de-sac in a residential subdivision shall be 120 m.
   b) Notwithstanding 1 (a), in exceptional circumstances, the Senior Subdivision Officer may allow a longer cul-de-sac, in which case an emergency access is required to be provided.

2. The minimum radius for the road right-of-way portion of a cul-de-sac bulb in a residential subdivision shall be 15 m and the minimum radius of the carriageway portion of a cul-de-sac bulb in a residential subdivision shall be 11 m.

3. The minimum site width for lots fronting onto a cul-de-sac in a residential subdivision shall be 10.4 m.

4. For all residential lots in a subdivision plan having a site width of less than 10.4 m, a minimum of 80% of the lots shall have a minimum depth of 33 m.

5. Where lanes (alleys) provide access to lots within a residential subdivision, the lanes shall be accessible to a local or collector road at a distance no greater than 120 m.

6. On a neighbourhood-wide basis, the proportion of lot frontage of lots zoned for ground-oriented residential subdivisions fronting onto and having direct access to collector roads shall be no more than 30% of the total length of frontage available along the collector roadways.

7. Where front yards are less than 4.5 m in residential subdivisions, a landscaped boulevard strip between the curb and the walkway of the road cross section at the front of the lot as per the City of Edmonton Design and Construction Standards is required.

Approved by the Subdivision Authority at its meeting of February 21, 2008.

P. Arendt

Phillip Arendt
Subdivision Authority