

Thursday, October 5, 2023

10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 40

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the October 5, 2023 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the September 28, 2023 meetings be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA22-0346 427390318-001	REVISION of conditionally approved tentative plan of subdivision to create thirteen (13) multi-unit housing lots (MHL), one (1) commercial lot, one (1) Non-credit Municipal Reserve lot and one (1) Public Utility lot from Lot 3, Plan 962 4107 and Lot 1, Plan 962 4107, located south of 51 Avenue NW and east of 122 Street NW; <b>MALMO PLAINS</b>
2.	LDA23-0259 482620272-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 13, Block 4, Plan 4014 HW, located south of 88 Avenue NW and west of 79 Street NW; <b>IDYLWYLDE</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

October 5, 2023

File No. LDA22-0346

Stantec Consulting Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Yolanda Lew

RE: REVISION of conditionally approved tentative plan of subdivision to create thirteen (13) multi-unit housing lots (MHL), one (1) commercial lot, one (1) Non-credit Municipal Reserve lot and one (1) Public Utility lot from Lot 3, Plan 962 4107 and Lot 1, Plan 962 4107, located south of 51 Avenue NW and east of 122 Street NW; **MALMO PLAINS**

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The subdivision was initially approved on October 27, 2022. This change request revises phasing boundaries.

**I The Subdivision by Plan is APPROVED on October 5, 2023, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.65 hectare (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 Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed Phase 1 MHL lots located adjacent to 120 Street NW, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
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., 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;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register easements for cross lot access, with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;

8. that the owner register an easement for temporary emergency access, with Phases 1 and 2, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
9. that the owner dedicate additional road rights of way for the proposed walkways, with Phase 2, to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, with Phases 1 and 2, against the lots backing onto and flanking the Storm Water Management Facility (SWMF) 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 survey.

**II That the Deferred Servicing Agreement required in Clause I (2) require that upon further subdivision or upon the issuance of a development permit on the lots identified in clause I (3), whichever occurs first, that the owner or its successor in title will be required to complete the following, should access be proposed to 120 Street:**

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 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; and
3. that the owner construct the portion of 120 Street NW, from 47 Avenue NW to 48 Avenue NW, to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed and finalized through the engineering drawing review and approval process.

**III The Servicing Agreement required in Clause I (4) shall contain, among other things, the following:**

4. 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;
5. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
6. that the owner pay the Drainage Assessments applicable to this subdivision;
7. 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;

8. 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;
9. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
10. that the owner construct all roadways to an approved 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;
11. that the owner construct offsite modifications to 51 Avenue NW, with Phase 3, to improve the safety and function of the existing accesses to the parcel legally described as Block 85, Plan 042 5055 (12111 51 Avenue NW) on the south side of 51 Avenue NW. Modifications may include extending the existing centre median, east of 122 Street NW, to limit the existing west access to right-in/right-out movements only, and construction of a westbound centre median with approximately a 20 m left turn bay and a 45 m taper to accommodate the existing east all directional access, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed and finalized through the engineering drawing review and approval process;
12. that the owner remove the existing access to the parcel legally described as Lot 3, Plan 962 4107 (11731 51 Avenue NW) and remediate the access closure area, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. All costs associated with removal of the access, including the removal of the road structure, regrading of the land, landscaping, and any utility relocation/modification deemed necessary as a result of the removal, will be the responsibility of the owner;
13. that the owner remove the existing private access to 48 Avenue NW with Phase 1, and the road structure of the private roadway with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This may include construction of a second private access roadway with sidewalk between 120 Street NW and Lot 2, Plan 962 4107 (12020 49 Avenue NW);
14. That the owner reconstruct the existing median on 51 Avenue NW, east of the proposed 120 Street NW collector roadway, with Phase 3, to include a westbound left turn bay with standard taper and bay for the collector on the south side of 51 Avenue NW, including paint line marking modifications and landscaping, to the satisfaction of Subdivision and Development Coordination. Details relative to this requirement will be reviewed and finalized through the engineering drawing review and approval process;
15. that the owner construct a commercial access on the north side of 48 Avenue NW, with Phase 1, to align with the opposing local road intersections approach to the south, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, with Phases 1 and 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

17. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, with Phases 1 and 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Subdivision and Development Coordination). The engineering drawings must include a detailed Swept Path Analysis for the Phase 1 turnaround, to confirm infrastructure requirements;
18. that the owner construct 48 Avenue NW to include a westbound shared thru/left turn lane and a dedicated right lane, with Phase 1, as per the revised Transportation Impact Assessment (TIA) lanes reconfiguration at 122 Street NW. This may include intersection improvements to ensure the new construction on 48 Avenue NW aligns with the opposing road approach;
19. that the owner construct 120 Street NW including the roundabout, to an approved Complete Streets cross section, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details will be reviewed and finalized through the engineering drawing review and approval process;
20. that the owner construct a 3 m hard surface shared use path, within the road rights of way (120 Street NW, 48 Avenue NW, and the lane south of 46 Avenue NW), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner construct a 3 m hard surface shared use path with bollards and lighting, within the PUL and the walkways located south and northeast of the MR lot, with connections to the adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement should consider the intent of the Michener Park Redevelopment Master Plan and will be reviewed and finalized through the engineering drawing review and approval process;
22. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the walkway abutting 49 Avenue NW and the MR lot, with Phase 2, with a connection to the adjacent shared use path/sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct a 2.5 m concrete sidewalk within 48 Avenue NW, with Phase 1, with connections to the existing bus stop pad on 122 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
24. that the owner construct a 1.5 m concrete sidewalk within 51 Avenue NW, with Phase 3, with lighting and bollards and connections to the existing sidewalk and bus stop, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
25. that the owner provide a zebra marked crosswalk, with Phase 2, with curb ramps and pedestrian signage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
26. that the owner pay for the conversion/upgrade of the existing traffic signals at the intersection of 48 Avenue NW and 122 Street NW, with Phase 1, 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 signals installation will be at the

direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing 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 fulfill this obligation;

27. that the owner pay for the installation of traffic signals, at the intersection of 51 Avenue NW and 120 Street NW, with Phase 3, 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 signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing 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 fulfill this obligation;
28. that the owner pay for the installation of "no parking" signage on 120 Street NW, with Phase 1, along the entry and exit curve radii adjacent to the roundabout, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
29. that the owner design and constructs the ultimate SWMF, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
30. 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;
31. that the owner retain the existing fence on the MR lot, or provide a similar barrier between the shared use path and alley, in accordance with an approved park Concept Plan, to the satisfaction of Subdivision and Development Coordination; and
32. that the owner is responsible for the landscape design and construction within the Public Utility lot, the MR lot, 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.

Non-credit MR for Lot 1, Plan 962 4107 in the amount of 0.65 ha is being provided by dedication 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/kr/Posse #427390318-001

Enclosure

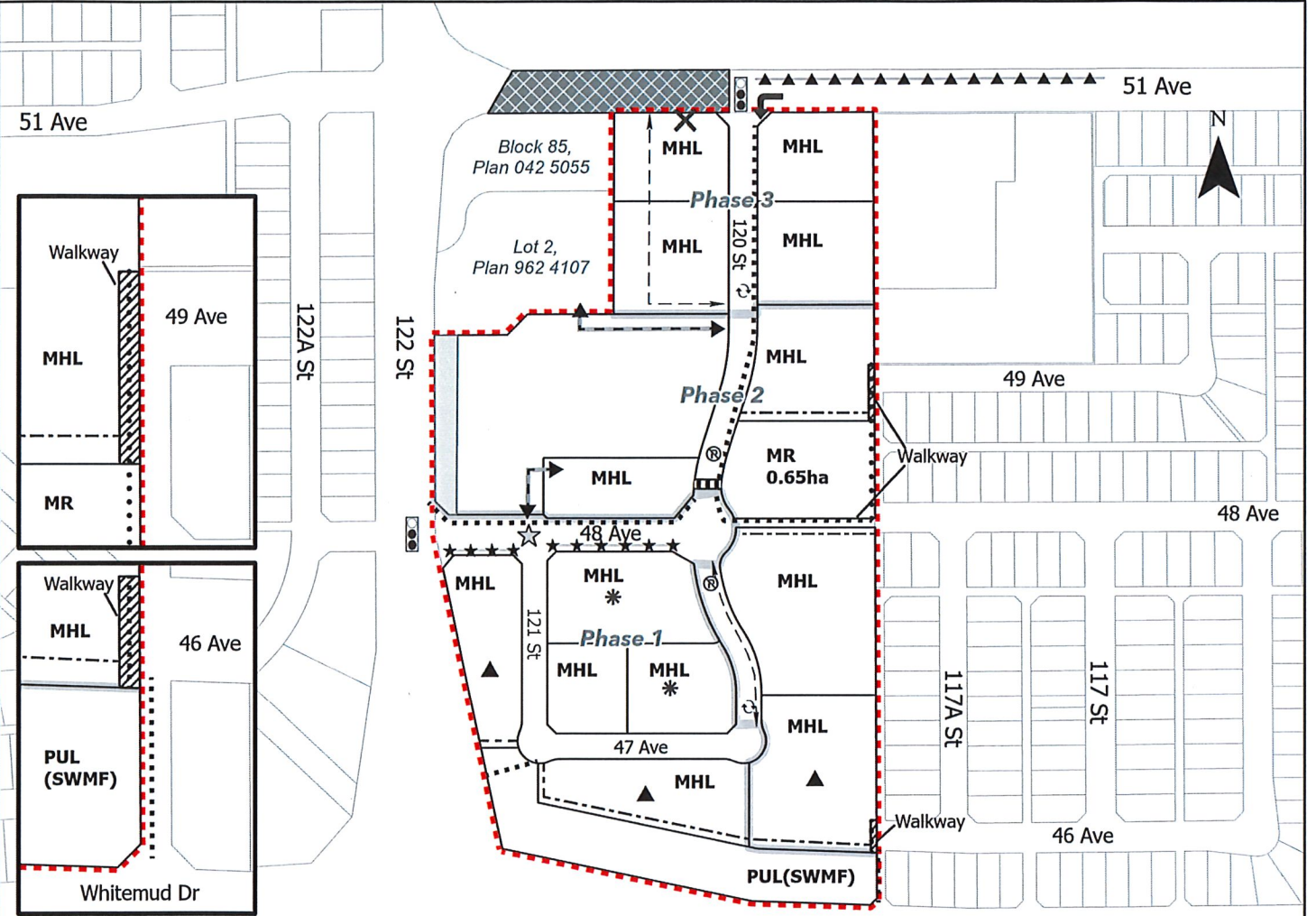


SUBDIVISION CONDITIONS OF APPROVAL MAP

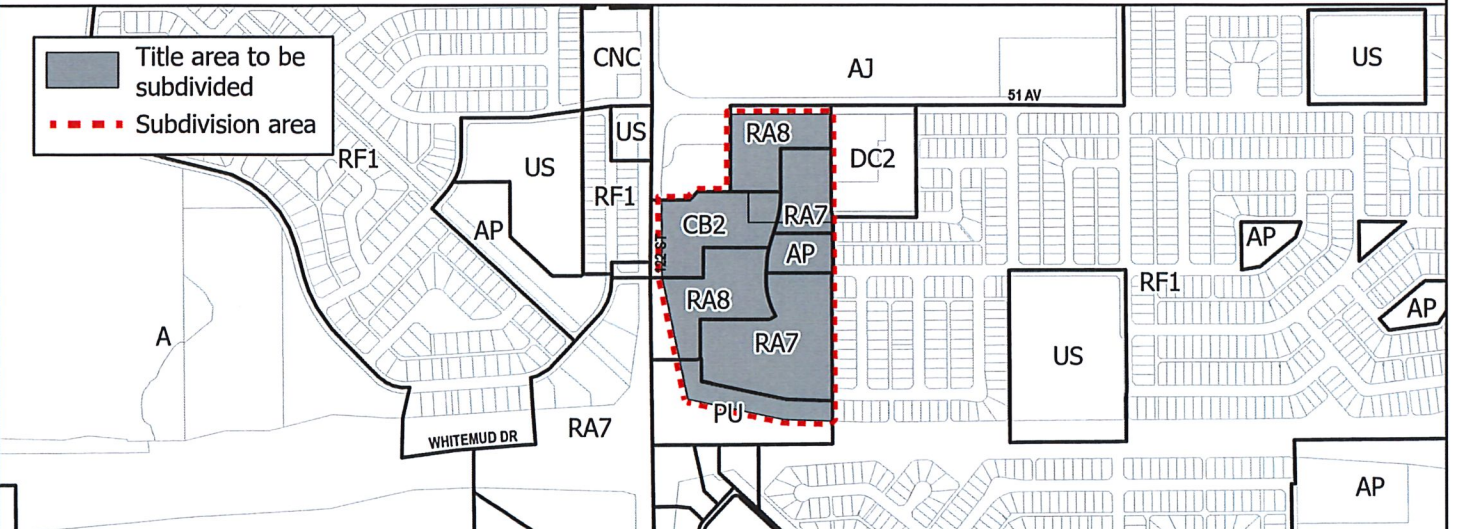
October 5, 2023

LDA22-0346

Limit of proposed subdivision	1.8 m Concrete Sidewalk	Dedicate as road right of way	Concrete Sidewalk 2.5m
Phasing Line	Temporary 4m Emergency Access	Concrete Sidewalk 1.5m	Construct Commerical Access
3m Hard surface shared use path	1.2 m Uniform Fence	Turn bay	Construct offsite modifications
Zebra Marked Crosswalk	No Parking Signage	Remove private road and access	Restrictive covenant re:Freeboard
Traffic Signal	Temporary 12 m radius turnaround	Remove Existing Access	Register deferred servicing agreement
	Register Cross Lot Access Easement		



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







Subdivision Authority

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

October 5, 2023

File No. LDA23-0259

Hagen Surveys (1982) Ltd.  
8929 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 13, Block 4, Plan 4014 HW, located south of 88 Avenue NW and west of 79 Street NW; **IDYLWYLDE**

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**The Subdivision by Plan is APPROVED on October 5, 2023, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed northern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #482620272-001

Enclosure(s)

Please be advised of the following:

#### Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

- There are existing boulevard trees adjacent to the site on 79 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- A Development Permit (Posse # 470629074-002 ) to construct a mutual rear detached garage was issued on May 30, 2023, with an access to the adjacent rear alley.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- The owner is advised that 79 Street NW is part of the active transportation network and the existing Bike Network. If the applicant chooses to apply for a front access variance off 79 Street NW, it may not be supported by Subdivision Planning's transportation review team.

#### Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

#### Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.4 m north of the south property line of existing Lot 13 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF

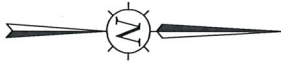
**LOT 13, BLK.4, PLAN 4014 H.W.**

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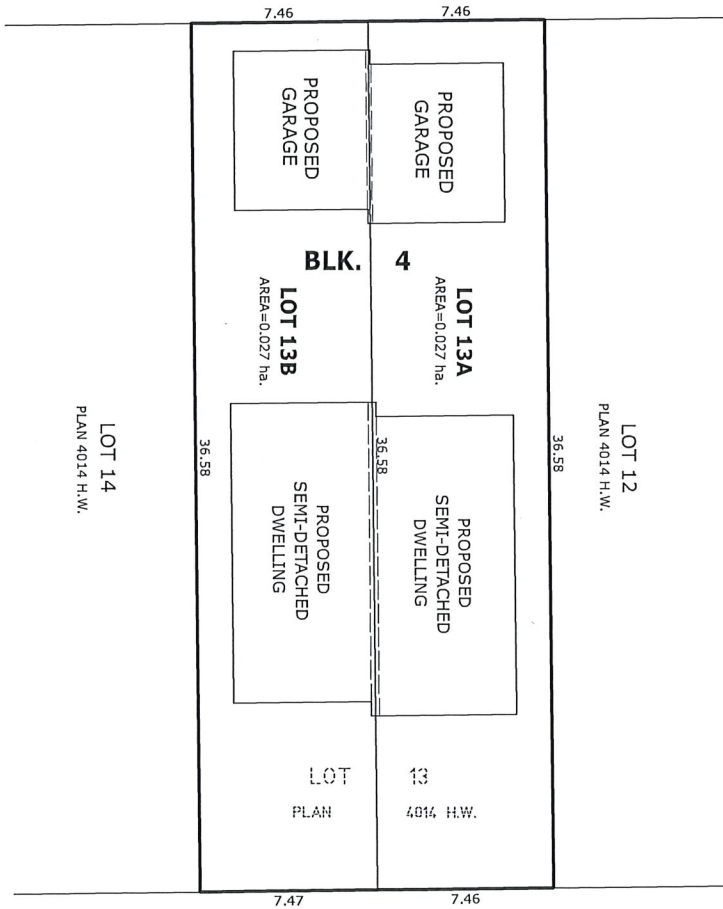
**N.E.1/4 SEC.27, TWP.52, RGE.24, W.4M.**

**EDMONTON ALBERTA**

SCALE 1:200 2023 R.W. SIMPSON, A.L.S.



LANE



79th STREET

TO 88th AVENUE

### NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS: \_\_\_\_\_



8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com  
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SURVEYOR'S STAMP



CALCULATED BY:	DA	DRAWN BY:	DA
DATE:	AUGUST 25, 2023	REVISED:	-
DRAWING:	23S0507T	FILE NO.:	23S0507

Thursday, September 28, 2023  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 39

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the September 28, 2023 meeting be adopted as amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the September 21, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA23-0227 478925928-001	Tentative plan of subdivision to create 50 bare land condominium units and a remnant unit from Lot 1, Block 15, Plan 192 2242, located south of Secord Promenade NW and west of Secord Drive NW; <b>SECORD</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA23-0229 479738687-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 6, Plan 600MC, located south of 63 Avenue NW and east of 129 Street NW; <b>GRANDVIEW HEIGHTS</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>



3.	LDA23-0234 480228428-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 7, Block 25, Plan 6450 KS, located south of 93 Avenue NW and east of 73 Street NW; <b>OTTEWELL</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:05 a.m.		