

Thursday, July 03, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 26

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 03, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 26, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA25-0076
526405295-001

Tentative plan of subdivision to create five (5) multi-unit housing lots, two (2) Municipal Reserve lots, and one (1) non-credit Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Block 6A, Plan 922 0135, located west of the LRT corridor and north of Blatchford Road NW; **BLATCHFORD**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA25-0176
581799090-001

Tentative plan of subdivision to create 148 residential lots and one (1) Public Utility lot, from Lot 2, Plan 972 0280 and Lot 3, Block A, Plan 242 1203 located south of Sunwapta Way NW and west of Richard Rice Boulevard NW; **STILLWATER**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.	



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

July 3, 2025

File No. LDA25-0176

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 148 residential lots and one (1) Public Utility lot, from Lot 2, Plan 972 0280 and Lot 3, Block A, Plan 242 1203 located south of Sunwapta Way NW and west of Richard Rice Boulevard NW; **STILLWATER**

I The Subdivision by Plan is APPROVED on July 3, 2025, 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., 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;
3. that the owner register an easement for the offsite storm sewer extension and for the offsite sanitary sewer extension, as shown on the "Conditions of Approval" map, Enclosure II;
4. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for Riverview Boulevard NW, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for Richard Rice Boulevard NW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Conditions I (3) and I (4), the owner clear and level Riverview Boulevard NW and Richard Rice Boulevard as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
7. that the owner dedicate additional road right-of-way and the property lines of the residential lots, backing onto the alley, be modified should it be deemed necessary through the review of engineering drawings and submitted Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on the Enclosure I;

8. that the owner dedicate the greenway as road right of way as shown on the "Conditions of Approval" map, Enclosure I;
9. 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;
10. that LDA25-0174 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
11. that the approved subdivisions LDA24-0443, and LDA24-0365 be registered prior to or concurrent with this application;
12. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. against the lots flanking the walkway, 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 The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

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 pay the Fire hall Offsite Levy applicable to this subdivision;
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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;

8. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, 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);
9. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, 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 Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that grading plans for Richard Rice Boulevard NW must be included in the submission of engineering drawings;
11. that the owner remove the road structure of the existing south leg of 202 Street NW and Sunwapta Way NW intersection with phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard surface shared use path (temporary emergency access) with lighting, and bollards, within the walkway. A Swept Path Analysis for fire trucks, to support the proposed temporary emergency route through walkway, must be included in the submission of engineering drawings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the restricted lots on either side of the North-South walkway, until such time that the Temporary Emergency Access is no longer required, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that engineering drawings include the design of appropriate traffic calming measures at the shared use path crossing on the collector roadway, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic calming measures may include but are not limited to curb ramps, a two-stage crossing, a raised crossing, zebra marked crosswalk, curb extensions, or pedestrian signage and are to be constructed at a later stage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
15. that the owner pay for the installation of "no parking" signage on the collector and local roadways where necessary for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Waste Management Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs offsite sanitary and storm sewers to connect the proposed subdivision to the existing system, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Subdivision and Development Coordination;

17. that the owner designs and constructs offsite interconnecting storm pipes along Richard Rice Boulevard and Riverview Boulevard tying into the existing system, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Subdivision and Development Coordination;
18. that the owner provides a temporary pumping and monitoring plan, to be implemented to the satisfaction of the City of Edmonton and EPCOR Drainage;
19. that the owner shall be responsible for the disposal of any stormwater flow generated from the subdivision on a temporary basis, at their own cost, until such time as the interconnecting storm pipe to the storm outfall is constructed and operational, to the satisfaction of the Subdivision and Development Coordination;
20. that the owner construct a 1.83 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), for all lots backing onto Richard Rice Boulevard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. 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; and
22. that the owner is responsible for the landscape design and construction within the road right of way, walkway, public utility lot, and greenway 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 Reserve (MR) for Lot 3, Block A, Plan 242 1203 was addressed by 1.313 ha Deferred Reserve Caveat (DRC) with LDA22-0101. The DRC will be reduced for the dedication of the Natural Area to the west through LDA24-0443 and the DRC will be adjusted for the arterial roadway dedication with this subdivision and carry forward.

Municipal Reserve (MR) for Lot 2, Plan 972 0280 was addressed by 1.61 ha Deferred Reserve Caveat (DRC) in 1996 by the Subdivision and Development Appeal Board. The DRC will be adjusted for the arterial roadway dedication with this subdivision and carry forward.

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 with 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.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

BM/mc/Posse #581799090-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 3, 2025

LDA25-0176

- ■ ■ Limit of proposed subdivision

--- 1.2 m Uniform fence

--- 1.8 m Uniform Fence as per Zoning bylaw

----- 1.8 m Uniform screen fence

—●— Noise Attenuation Fence

..... 3 m Shared use path

■ ■ ■ Construct collector roadway

---> Temporary 4 m emergency access

⤵ Temporary 12 m radius turnaround

⊕ Restrictive Covenant re: Disturbed Soil

◆ Restrictive Covenant re: Freeboard

✱ Modify property lines and ROW, if necessary

★ Withhold lot until emergency access is no longer required

Ⓡ "No Parking" signage

▲ Traffic calming measure

▲ Remove existing road structure

▨ Dedicate as road right of way
- The main map shows a subdivision layout with two phases. Phase 1 is located in the upper right, bounded by Sunwapta Way NW to the north, Stillwater Blvd NW to the west, and Richard Rice Blvd NW to the east. It contains several lots, some with 'No Parking' signage (Ⓡ), and a traffic calming measure (▲). Phase 2 is located in the lower left, bounded by Stillwater Blvd NW to the west and 11 Ave NW to the south. It includes a greenway (Road ROW) of 0.01ha and a PUL (SWMF) of 0.01ha. The map also shows a 3 m shared use path (.....) and a noise attenuation fence (—●—). A north arrow is located in the top right corner.
- NOTE: All roads shown on this map are within the NW quadrant
- The inset map shows a larger area with a title area to be subdivided (shaded blue) and a subdivision area (outlined with a red dashed line). The title area includes SRH, SLD, and AG. The subdivision area is located within the title area. The map also shows Sunwapta Way NW and 199 St NW.

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 3, 2025

LDA25-0176

- ■ ■ Limit of proposed subdivision
- Storm sewer extension
- >— Interconnecting storm sewer extension
- Sanitary sewer extension
- ▨ Dedicate Riverview Blvd to an approved concept plan
- ▤ SWMF conditioned with LDA24-0443
- Register easement

