

Thursday, June 11, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 24

PRESENT	Blair McDowell, Chief Subdivision Officer Scott Mackie, Manager, Current Planning Branch
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1.	ADOPTION OF AGENDA
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MOVED	Blair McDowell That the Subdivision Authority Agenda for the June 11, 2015 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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2.	ADOPTION OF MINUTES
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MOVED	Blair McDowell That the Subdivision Authority Minutes for the June 4, 2015 and May 28, 2015 meetings be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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3.	OLD BUSINESS
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4.	NEW BUSINESS
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1.	LDA14-0374 159224620-001	Tentative plan of subdivision to create 46 single detached residential lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the NW 19-52-25-W4M and SW 19-52-25-W4M located north of 60 Avenue NW and east of Winterburn Road; GRANVILLE
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MOVED	Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell	CARRIED
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2.	LDA15-0056 167480481-001	Tentative plan of subdivision to create 25 single detached residential lots, five (5) multiple family lots (MFL), one (1) commercial lot, and one (1) Municipal Reserve lot from NW and SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; GRIESBACH
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MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
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3.	LDA15-0066 166119179-001	Tentative plan of subdivision to create 44 single detached residential lots, 32 semi-detached residential lots, 75 row housing lots, three (3) multiple family lots (MFL), one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Plan 8223027 and the NE 21-51-24-W4M located south of Hiller Road SW and west of 170 Street SW; KESWICK	
MOVED		Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell, Scott Mackie	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:05 a.m.		



June 11, 2015

File NO. LDA14-0374

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create 46 single detached residential lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the NW 19-52-25-W4M and the SW 19-52-25-W4M located north of 60 Avenue NW and east of Winterburn Road; **GRANVILLE**

I The Subdivision by Plan is APPROVED on June 11, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.11 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 approved subdivision LDA13-0072 be registered prior to or concurrent with this application;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 engineering drawings include a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Services);
8. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the Public Utility lot, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the Public Utility lot, 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.

LDA11-0347 addressed the Municipal Reserves (MR) for the NW 19-52-25-W4M by transferring the Deferred Reserve Caveat (DRC) to the SW 19-52-25-W4M. MR for the SW 19-52-25W4M was addressed with LDA08-0039 through the registration of a DRC. The DRC will be reduced to account for the dedication of MR within 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 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 planner Vivian Gamache at 780-944-0122 or vivian.gamache@edmonton.ca.

Yours truly,



Scott Mackie
Subdivision Authority

SM/vg/Posse #159224620-001

Enclosure(s)

FDR

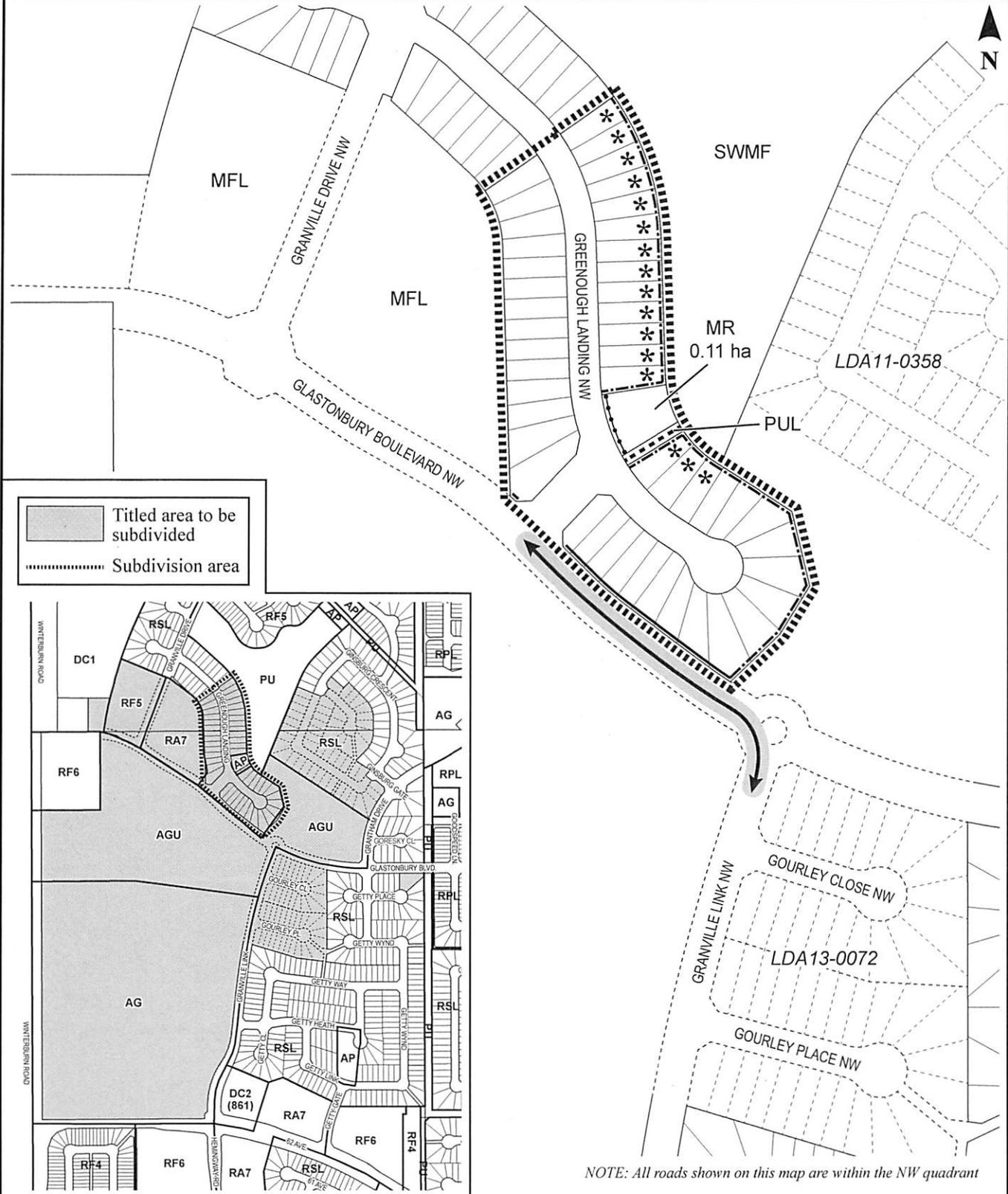
SUBDIVISION CONDITIONS OF APPROVAL MAP

June 11, 2015

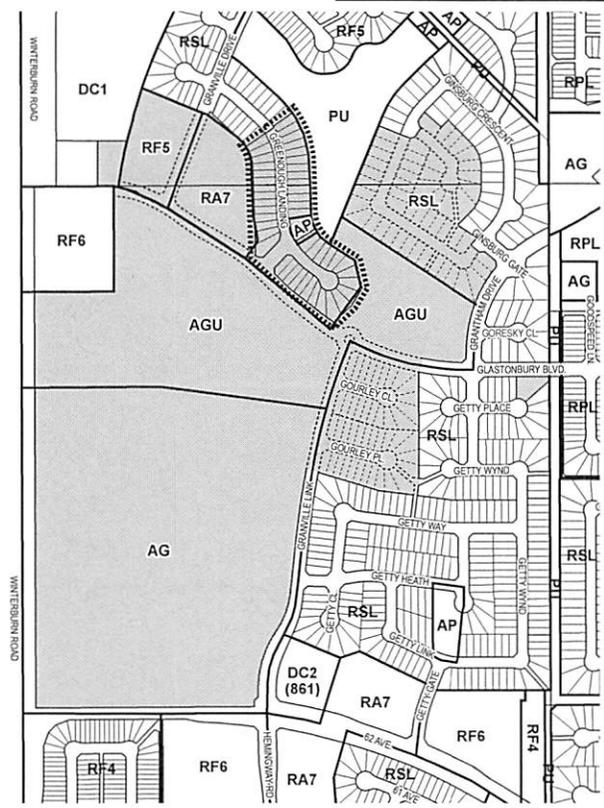
LDA14-0374

- ▬▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence
- · - · - · - · - · 1.2 m uniform fence
- · · · · 1.5 m concrete sidewalk

- · · · · Post and rail fence
- * Restrictive covenant re: freeboard
- ↔ Temporary 4 m emergency access
- ▬ Include in engineering drawings



- ▬ Titled area to be subdivided
- ▬▬▬▬▬▬▬▬ Subdivision area



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



June 11, 2015

File NO. LDA15-0056

Stantec Consulting Ltd.
1100, 111 Dunsmuir Street
Vancouver, BC V6B 6A3

ATTENTION: John Steil

Dear Mr. Steil:

RE: Tentative plan of subdivision to create 25 single detached residential lots, five (5) multiple family lots (MFL), one (1) commercial lot, and one (1) Municipal Reserve lot from the NW and SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; **GRIESBACH**

I The Subdivision by Plan is APPROVED on June 11, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 5.96 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 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to include the dedication of the intersection of Ad Astra Boulevard NW and Laubman Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of Castle Downs Road NW to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition I (6) above, the owner clear and level Castle Downs Road NW as required for road right of way dedication;
8. that the approved subdivision LDA12-0161 be registered prior to or concurrent with Stage 1, to provide for the logical extension of roadway and water services;

9. that the approved subdivisions LDA12-0161 and LDA13-0495 be registered prior to or concurrent with Stage 2, to provide for the logical extension of roadway and water services;
10. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater 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 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 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;
5. 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;
6. that the owner submits a letter of declaration and map to confirm the development intentions of the (GLG) Griesbach Low Density Residential with Garage Suites Zone with respect to the location and amount of Row Housing, to the satisfaction of EPCOR Water Services Inc.;
7. that the engineering drawings include offsite underground utilities including a 300 mm water main connection and sanitary and storm sewers connections, to the satisfaction of EPCOR Water Services Inc. and Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include grading plans for the Municipal Reserve lot, to the satisfaction of Sustainable Development;
9. that the engineering drawings include 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;
10. that the owner construct Laubman Street NW as an enhanced local roadway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path with lighting, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;

12. 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;
13. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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, for all lots backing onto Castle Downs Road NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences wholly on privately-owned lands and post and rail on Municipal Reserve lots, 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 landscape design and construction within the Reserve 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.

The existing Deferred Reserve Caveat (No. 142 182 350) on the NW and SW 29-53-24-W4M will be reduced with the dedication of the MR parcel, and the remainder will be transferred to the NE-29-53-24-W4M.

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 Sarah Ramey at 780-496-6214 or sarah.ramey@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/sr/Posse #167480481-001

Enclosure(s)



Subdivision Authority

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

June 11, 2015

File NO. LDA15-0066

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create 44 single detached residential lots, 32 semi-detached residential lots, 75 row housing lots, three (3) multiple family lots (MFL), one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Plan 8223027 and the NE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on June 11, 2015, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 2.32 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 register an easement for the shared use path as shown on the "Conditions of Approval" map, Enclosure I;
5. 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 (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision LDA11-0056, Stage 1, be registered prior to or concurrent with this application for the logical extensions of roadway connections and for necessary underground utilities;
7. that LDA15-0066 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;

8. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto 170 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 engineering drawings include the 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);
8. that the engineering drawings include a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards within the greenway to the ultimate standard, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the private access to the future high density residential site, constructed with a 10 m carriageway to match the carriageway of the local roadway, including sidewalk along the east side, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies;

11. that the owner construct Kelly Crescent SW with a 9 m carriageway within a 16 m right-of-way, with sidewalk on one side, with Stage 1 of this subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct the local roadway with a 10 m carriageway within an 18 m right-of-way, with sidewalks, with Stage 2 of this subdivision, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner design and construct the ultimate Stormwater Management Facility, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path to a residential alley standard roadway, with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct 3 m hard surface shared use paths with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards, within the MR and SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. 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;
17. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 2 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto 170 Street SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct all fences wholly on privately-owned lands and post and rail on Municipal Reserve lots, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
20. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, road rights of way, walkways, and greenway to the satisfaction of City Departments and affected utility agencies.

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

MR for the NE-21-51-25-4 was addressed with LDA11-0056 by registering a Deferred Reserve Caveat (DRC) on title. The existing DRC will be reduced accordingly with this application and shall be carried forward. MR for Lot 2, Plan 8223027, was addressed with LDA13-0524 by registering a DRC on title and shall be carried forward.

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 Ania Schoof at 780-423-7495 or ania.schoof@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/as/Posse #166119179-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 11, 2015

LDA15-0066

- | | |
|---|---|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ———— 1.8 m uniform screen fence as per Zoning Bylaw ----- 1.8 m uniform fence ----- 1.2 m uniform fence —●—●— Post and rail fence —●—●— Berm and noise attenuation fence 1.5 m concrete sidewalk ——— 2 m mono-walk —●—●— 3 m hard surface shared use path | <ul style="list-style-type: none"> —●—●— 3 m hard surface shared use path to a residential alley standard ⊙ Temporary 12 m radius turnaround # Restrictive covenant re: berm * Restrictive covenant re: freeboard ▨ Register easement ↔ Construct local roadway with a 9 m carriageway ⊙ Construct local roadway with a 10 m carriageway ↔ Construct 10 m private access ▨ Include in engineering drawings |
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