

Thursday, August 20, 2015
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 34

PRESENT	Scott Mackie, Manager, Current Planning Branch Gilbert Quashie-Sam, Acting Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Scott Mackie, Gilbert Quashie-Sam That the Subdivision Authority Agenda for the August 20, 2015 meeting be adopted as amended.	
FOR THE MOTION	Gilbert Quashie-Sam, Scott Mackie	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Scott Mackie, Gilbert Quashie-Sam That the Subdivision Authority Minutes for the August 13, 2015 meeting be adopted.	
FOR THE MOTION	Gilbert Quashie-Sam, Scott Mackie	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0522 163601549-001	Tentative plan of subdivision to create 52 row housing residential lots, six (6) multiple family lots (MFL), and two (2) private parks from Lot 2, Block 6A, Plan 922 0135, located north of Kingsway NW and east of 121 Street NW; BLATCHFORD
MOVED	Scott Mackie, Gilbert Quashie-Sam That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Gilbert Quashie-Sam, Scott Mackie	CARRIED
5.	ADJOURMENT	
	The meeting adjourned at 9:45 a.m.	



Subdivision Authority

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

August 20, 2015

File NO. LDA14-0522

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 52 row housing residential lots, six (6) multiple family lots (MFL), and two (2) private parks from Lot 2, Block 6A, Plan 922 0135, located north of Kingsway NW and east of 121 Street NW; **BLATCHFORD**

I The Subdivision by Plan is APPROVED on August 20, 2015, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 32.47 ha by a Deferred Reserve Caveat to the remainder of Lot 2, Block 6A, Plan 922 0135 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 & 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 public access for the 3 m shared use path within the interim stormwater management facility, as shown on the "Conditions of Approval" maps, Enclosures II;
5. that the owner register an easement for public access to the private park, to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the owner register an easement for emergency access to the private park as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner provide proof of environmental remediation, to the satisfaction of the City of Edmonton's Environmental and Energy Coordination Unit prior to endorsement of this subdivision; and
8. 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 engineering drawings include recommendations for sewer pipe materials and installation based on the environmental remediation reports, to the satisfaction of EPCOR Water Services Inc. and Financial Services and Utilities;
7. that the engineering drawings include a detailed swept path analysis for Fire Rescue vehicles, ETS buses, street sweepers, and typical truck traffic, for all roadways, emergency access walkways and alleys within the subdivision boundary and along Airport Road, to the satisfaction of Fire Rescue Services and Transportation Services;
8. that the engineering drawings include the design of the Stormwater Management Facility (SWMF) to the ultimate standard and the construction of the SWMF to the interim requirement, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include 200 mm and 300 mm offsite water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
10. that the engineering drawings include offsite underground utilities including sanitary and storm sewers connections, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include the reconstruction of Airport Road NW and relocation of the bus pads, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. Reconstruction on the north side of Airport Road includes, but is not limited to: new curb and gutter, a 2.5 m shared use path, and landscaping;
12. that the engineering drawings include 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;

13. that the engineering drawings include a temporary 4 m gravel surface roadway connection to the SWMF, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the engineering drawings include a 3 m shared use path, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. The 3 m connector shared use path will be required by FAC;
15. that the engineering drawings include two temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The turnarounds will be required prior to CCC for roads (or when required by Transportation Services);
16. that the engineering drawings include grading plans to accommodate the ultimate pedestrian facilities within the SWMF, to the satisfaction of Transportation Services;
17. that the owner shall enter an agreement to maintain the proposed Low Impact Development (LID) measures, to the satisfaction of Financial Services and Utilities;
18. that the owner construct the Low Impact Development (LID) bioswales as a major drainage pathway, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct the roundabout to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct the southwestern alleys to a 4 m residential alley standard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner construct the northwestern alley to a 6 m commercial alley standard, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The alley must accommodate the loading and turning movements of commercial vehicles for the commercial uses allowed under the Blatchford Low to Medium Rise Residential zone. Transitioning to a narrower standard for portions not affected by truck movements may be supported subject to further review with the engineering drawings;
22. that the owner construct 6 m emergency access walkways, with T-bollards and lighting, to the satisfaction of Fire Rescue Services and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting and bollards, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
24. that the owner construct a minimum 1.5 m concrete sidewalk with lighting, bollards, and landscaping, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
25. that the owner provide zebra marked crosswalks with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

26. that the owner construct bicycle and pedestrian facilities as per the Blatchford Plan, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
27. that all roadway construction shall be to approved cross-sections, to the satisfaction of all City Departments and Agencies, and designed in consideration of the Complete Streets Guidelines and to address emergency access, safety, and operational and maintenance considerations;
28. 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
29. that the owner is responsible for the landscape design and construction within the road rights of way and walkways 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.

A Deferred Reserve Caveat in the amount of 32.47 ha, representing 15% of the titled area, will be registered against the remnant title of Lot 2, Block 6A, Plan 9220135. Additional Municipal Reserve is being taken to meet the needs of the residents, given the proposed density, under section 668(2) of the Municipal Government Act.

Fencing will be reviewed for compatibility in materials and height as development in Blatchford proceeds, to the satisfaction of Transportation Services and Sustainable Development.

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 #163601549-001

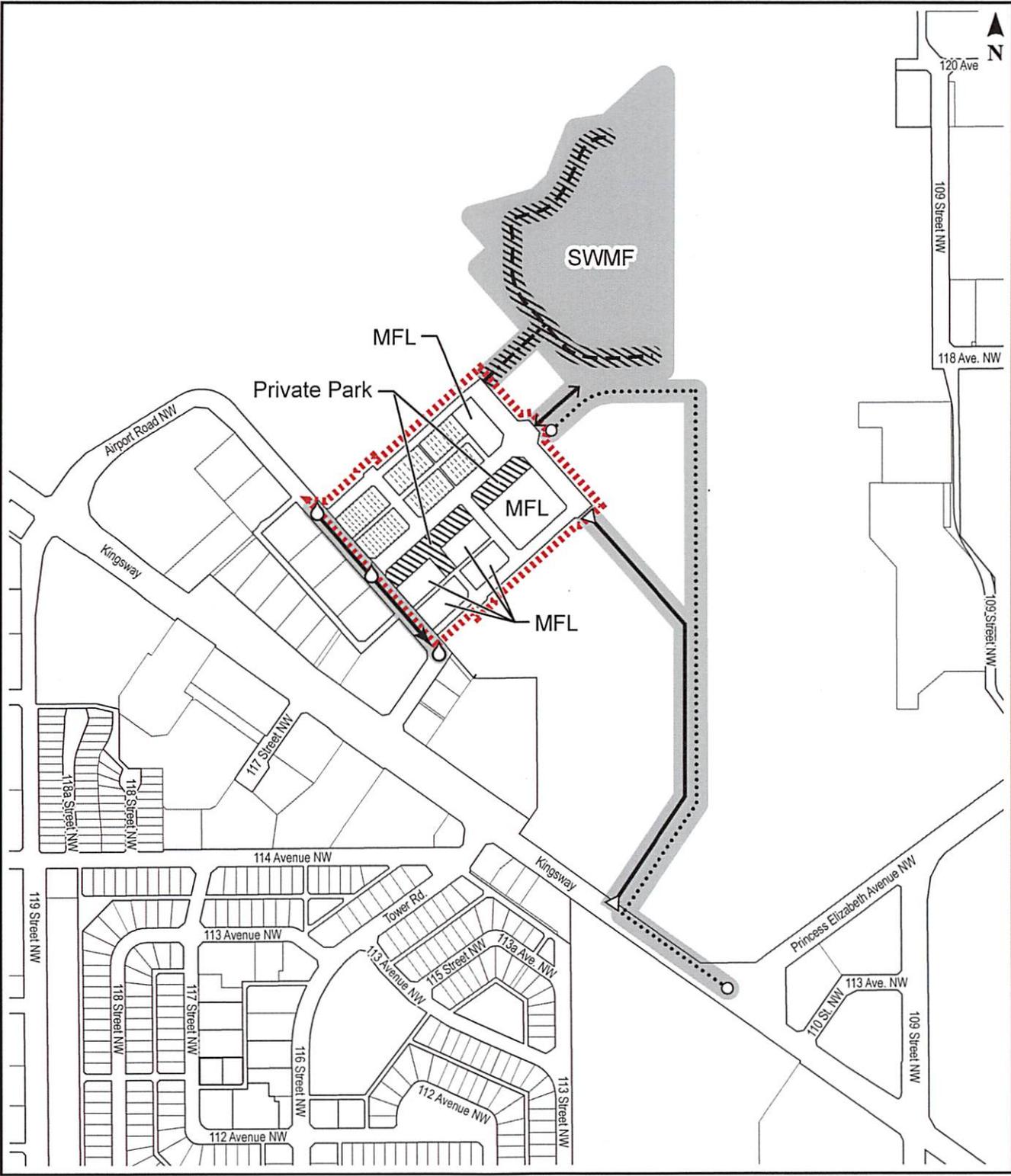
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 20, 2015

LDA14-0522

- Limit of proposed subdivision
- - - - 3 m hard surface shared use path
- · - · - 3 m hard surface shared use path by FAC
- ▨ Register easement for public access
- ↔ Temporary 4 m roadway
- Reconstruct roadway
- ⦿ Water main connection
- Storm connection
- ⦿ Sanitary connection
- ▭ Include in engineering drawings



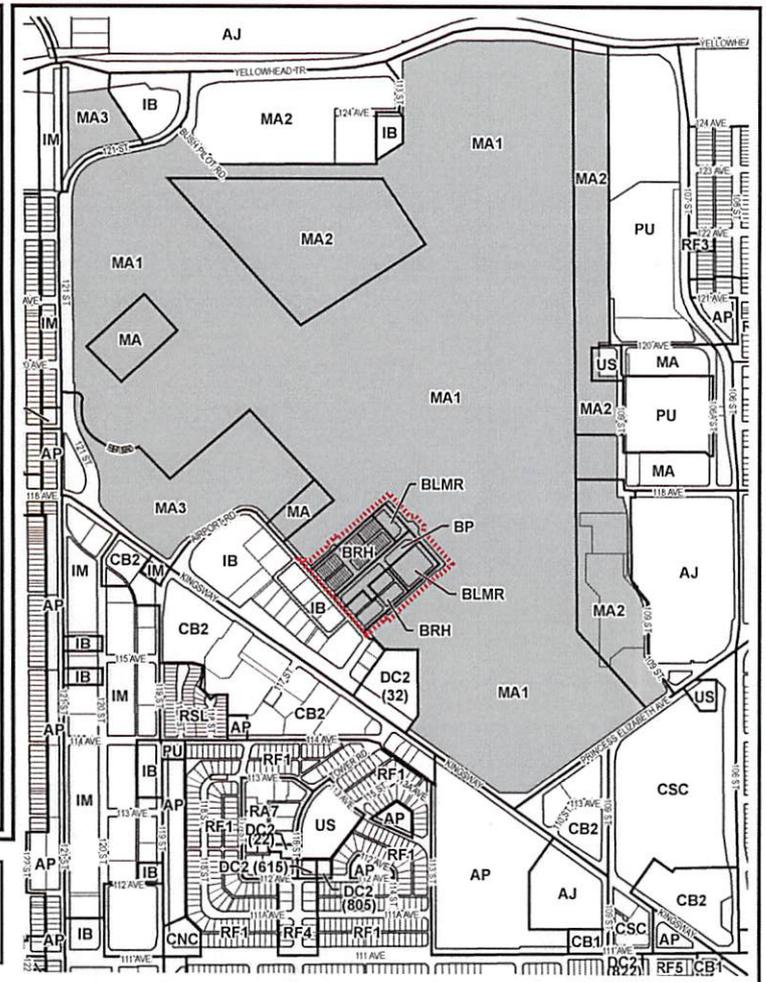
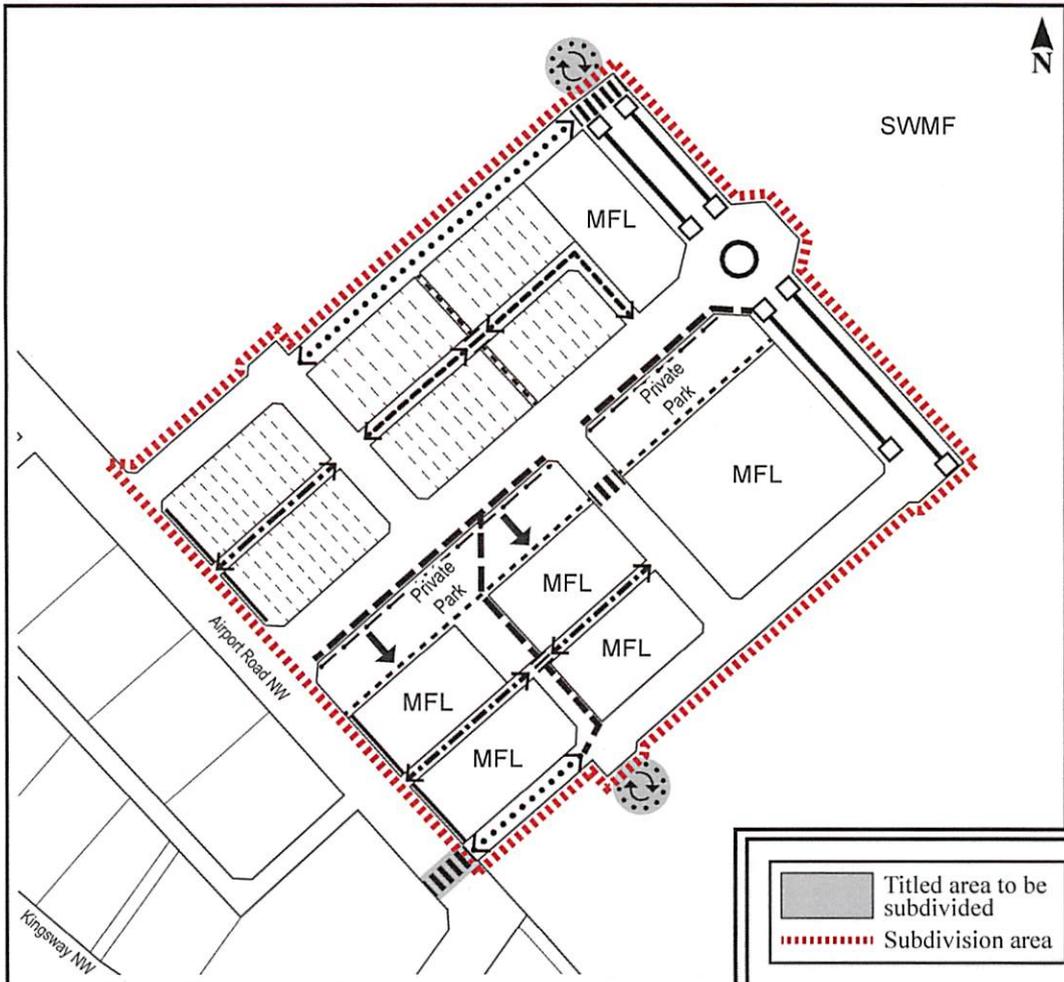
SUBDIVISION CONDITIONS OF APPROVAL

August 20, 2015

LDA14-0522

- ▬▬▬▬▬▬ Limit of proposed subdivision
- Fence to the satisfaction of Transportation Services
- ⋯⋯⋯ 1.5 m concrete sidewalk
- ▬▬▬ 3 m hard surface shared use path
- ▨▨▨▨▨▨ Zebra marked crosswalk
- ↻ Emergency access easement
- Roundabout

- ↔ 4 m residential alley
- ↔ 6 m commercial alley
- ↔ 6 m emergency access walkway
- Bicycle and pedestrian facilities
- LID bioswale
- ⊙ Temporary 12 m radius turnaround
- ▭ Include in engineering drawings



▭ Titled area to be subdivided
 ▬▬▬▬▬▬ Subdivision area