

Thursday, November 20, 2014
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 47

PRESENT	Scott Mackie, Manager, Current Planning Branch Blair McDowell, Chief Subdivision Officer
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1.	ADOPTION OF AGENDA	
MOVED	Scott Mackie, Blair McDowell That the Subdivision Authority Agenda for the November 20, 2014 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Scott Mackie, Blair McDowell That the Subdivision Authority Minutes for the November 6, 2014 meeting be adopted.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0271 156100389-001	Tentative plan of subdivision to create 55 single detached lots and 16 row housing lots from Lot A, Block 1, Plan 1322811 located north of 28 Avenue SW and west of 141 Street SW; HAYS RIDGE
MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED
2.	LDA14-0165 151495246-001	Tentative plan of subdivision to create 70 single detached residential lots, 32 semi-detached residential lots, one (1) multiple family lot (MFL) and one (1) Municipal Reserve lots from SW 31-51-23-W4M located south of 16A Avenue NW and east of 34 Street NW; LAUREL
MOVED	Scott Mackie, Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell, Scott Mackie	CARRIED

3.	LDA14-0222 153785424-001	Tentative plan of subdivision to create 95 single detached residential lots, 152 semi-detached residential lots, and one (1) Municipal Reserve lots from the NW 30-51-23-4, located north of Anthony Henday Drive and east of 34 Street NW; LAUREL	
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 10:20 a.m.		



Subdivision Authority

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

November 20, 2014

File No. LDA14-0271

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

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create 55 single detached lots and 16 row housing lots from Lot A, Block 1, Plan 132 2811 located north of 28 Avenue SW and west of 141 Street SW; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on November 20, 2014 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 and 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;
3. 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 and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA13-0289 be registered prior to or concurrent with this application; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (1) 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 submit 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 submit 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 for Stage 2 of the subdivision, include the construction of Hays Ridge Boulevard to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the engineering drawings include a 3 m hard surface shared use path with dividing yellow-centre line and “Shared Use” signage to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the engineering drawings include a zebra marked crosswalk for the public walkway crossing with curb extensions and ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner construct a 9 m carriageway within a 16 m right-of-way, including a 1.5 metre concrete sidewalk, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner provide carriageway widening at the collector to local road intersections to accommodate the proposed island median, to the satisfaction of Transportation Services, parking bans will be enforced at the local road intersections to accommodate the medians without impeding traffic, as shown on the “Conditions of Approval” map, Enclosure I;
12. 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
13. that the owner is responsible for the landscape design and construction within road islands, boulevards and medians, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve Dedication was addressed with subdivision LDA13-0509.

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 Sabrina Brar at 780-496-6092 or Sabrina.brar@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/sb/Posse #156100389-001

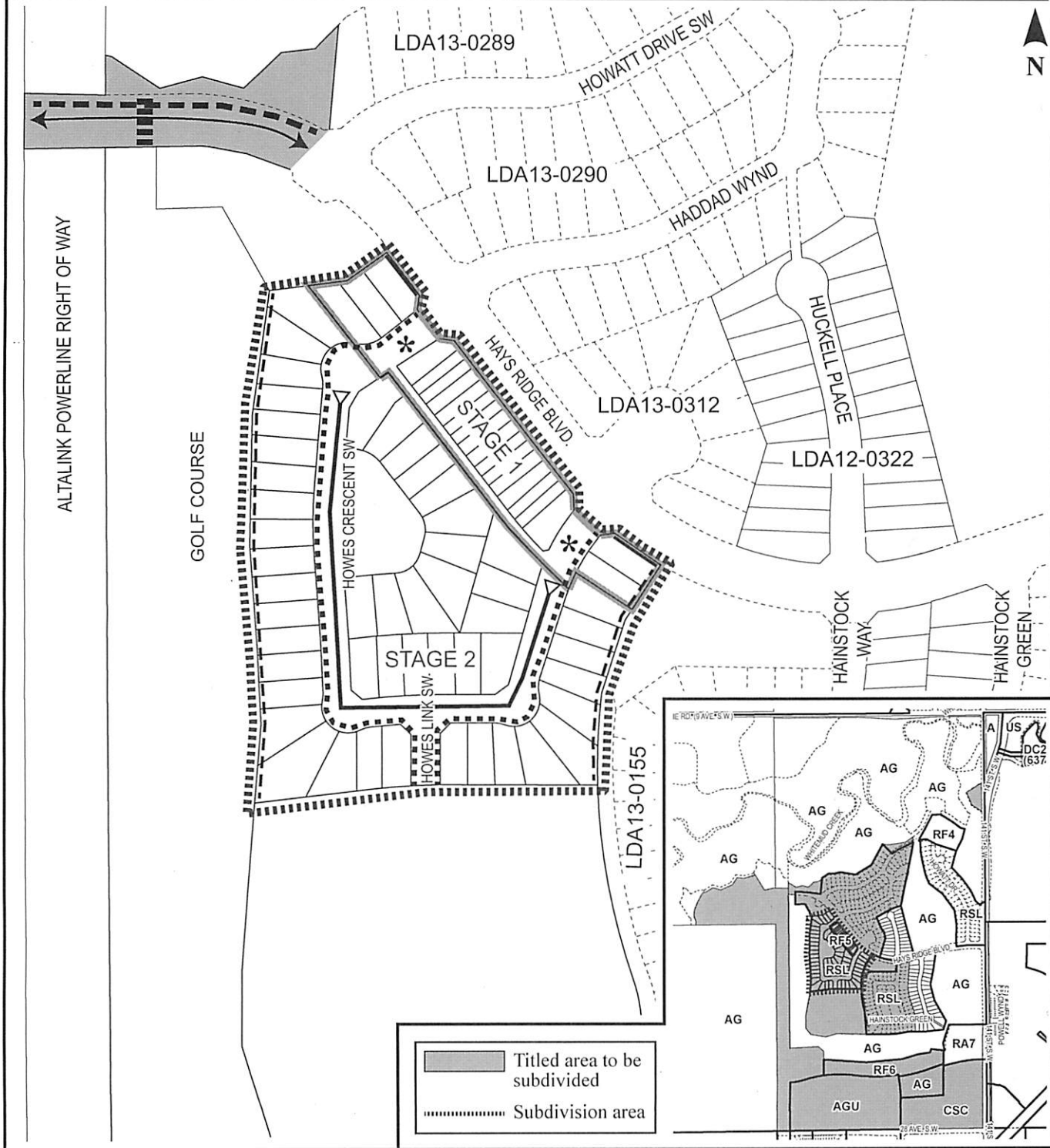
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 20, 2014

LDA 14-0271

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - 1.2m uniform fence
- 1.5m concrete sidewalk
- . - . 3.0m hard surface shared use path
- ↔ Construct collector roadway
- ⌌ Construct a 9m carriageway
- * Carriageway widening with parking ban
- ▒ Include in Engineering drawings
- ||||| Zebra marked crosswalk



ALTALINK POWERLINE RIGHT OF WAY

GOLF COURSE

LDA13-0289

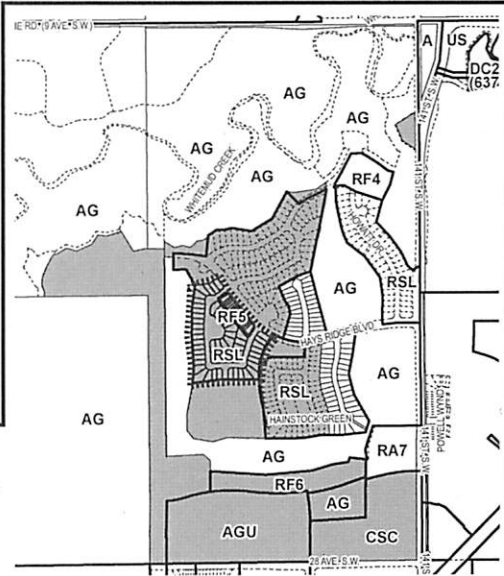
LDA13-0290

LDA13-0312

LDA12-0322

LDA13-0155

▒ Titled area to be subdivided
 ----- Subdivision area





November 20, 2014

File NO. LDA14-0165

Qualico Communities
3203 – 93 Street NW.
Edmonton, AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Wayne Shanks:

RE: Tentative plan of subdivision to create 70 single detached residential lots, 32 semi-detached residential lots, one (1) multiple family lot (MFL) and one (1) Municipal Reserve lots from SW 31-51-23-W4M located south of 16A Avenue NW and east of 34 Street NW; **LAUREL**

I The Subdivision by Plan is APPROVED on November 20, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 1.60 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve, in the amount of \$140,172.50 representing 0.227 ha pursuant to Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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 and 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;
5. that the subdivision boundary be amended to include the dedication and construction of 14 Avenue NW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register easements for the temporary 12 m turnaround and temporary 17 m transit turnaround as shown on the "Conditions of Approval" map, Enclosure I;
7. that Bylaw 17017 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision, and

8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (3) 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 submit 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 submit 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 3 m hard surface shared use path within the AltaLink right-of-way, with a dividing yellow centerline, "Shared Use" signage and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard surface shared use path through the Municipal Reserve parcel from the walkway to the north, to the shared use path within the AltaLink right-of-way, 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;
9. that the owner construct a 3 m hard surface shared use path within the walkway, including "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a temporary 12 m radius gravel 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);
11. that the engineering drawings include a temporary offset 17 m radius hard surface transit turnaround to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required to be gravel prior to CCC, and paved prior to FAC for roads (or when required by Transportation Services);

12. that the owner construct zebra marked crosswalk with curb extensions and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences wholly on privately-owned lands and post and rail on Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I, and
14. that the owner is responsible for the landscape design and construction within the Public Utility lots, road islands, boulevards, medians, walkways, greenways, Municipal Reserve lot and AltaLink right-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.

Municipal Reserve entitlements for SW 31-51-23-4 were addressed under subdivision LDA07-0113 through registration of a 5.917 ha DRC. The DRC has been subsequently reduced through the dedication of a school/park site (3.34 ha under LDA10-0309) and a pocket park (0.757 ha under LDA11-0284). This subdivision application will further reduce the DRC by 1.60 ha. The remaining 0.227 ha will be provided as cash-in-place of reserve through the endorsement of 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 Dave Onishenko at 780-496-5809 or dave.onishenko@edmonton.ca.

Yours truly,



FOR
Scott Mackie
Subdivision Authority

SM/do/Posse #15495246-001

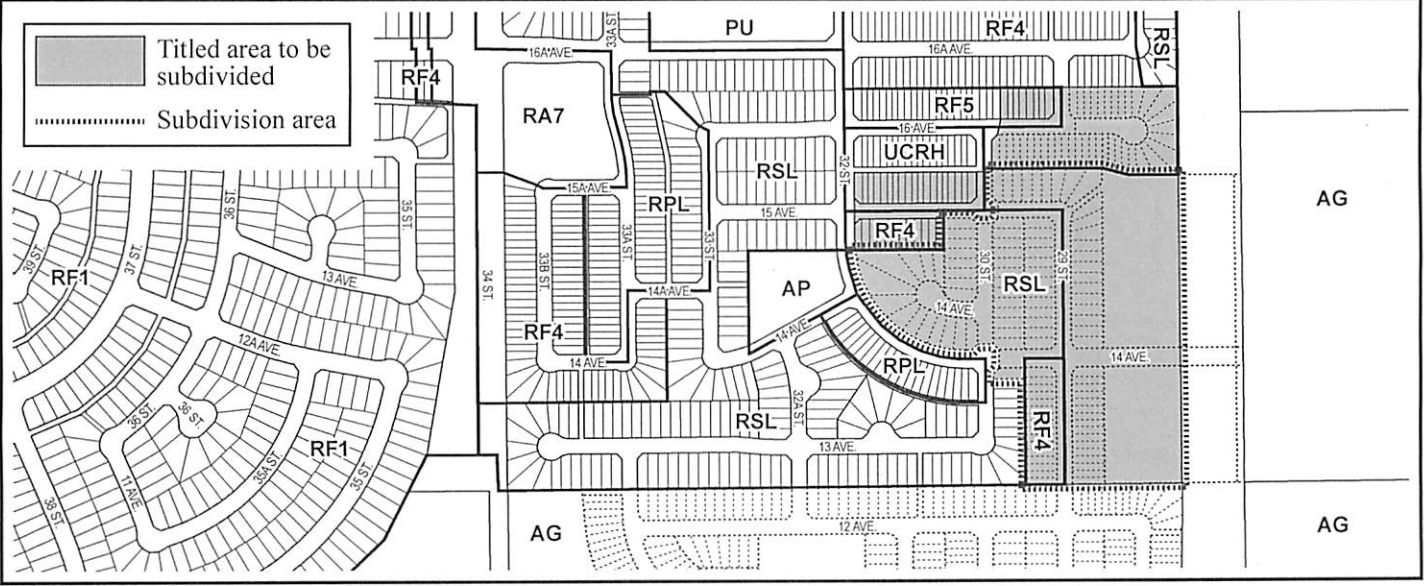
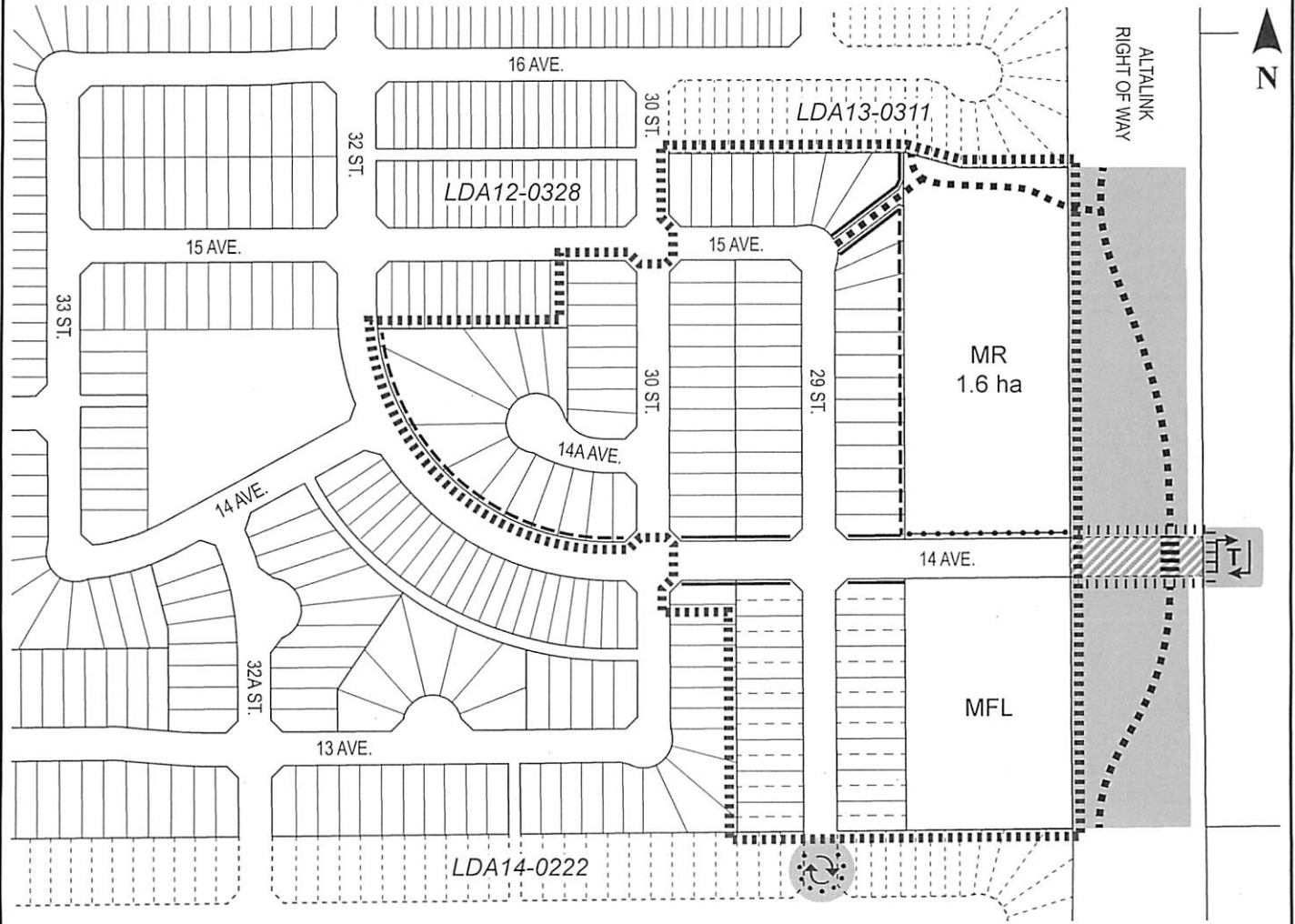
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 20, 2014

LDA14-0165

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| <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Limit of proposed subdivision ▬▬▬▬▬▬▬ Amend subdivision boundary — 1.8 m uniform screen fence as per Zoning Bylaw - - - 1.8 m uniform fence —•—•—•— Post and rail fence ▬▬▬▬▬▬▬ 3 m hard surface shared use path | <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Zebra marked crosswalk ▨▨▨▨▨▨▨ Dedicate and construct as collector roadway ⊙⊙⊙⊙⊙⊙ Temporary 12 m radius turnaround ⊕⊕⊕⊕⊕⊕ Temporary 17 m radius transit turnaround ▭▭▭▭▭▭▭ Include in engineering drawings |
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Subdivision Authority

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

November 20, 2014

File NO. LDA14-0222

Stantec Consulting Ltd.
10160-112 Street NW
Edmonton, AB

ATTENTION: Jacob Edenloff

Dear Mr. Jacob Edenloff:

RE: Tentative plan of subdivision to create 95 single detached residential lots, 152 semi-detached residential lots, and one (1) Municipal Reserve lots from the NW 30-51-23-4, located north of Anthony Henday Drive and east of 34 Street NW; **LAUREL**

I The Subdivision by Plan is APPROVED on November 20, 2014, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.59 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve, in the amount of \$389,025.00 representing 0.63 ha pursuant to Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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 and 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;
5. that the approved subdivision LDA14-0165 be registered prior to or concurrent with this application, to provide logical roadway and servicing infrastructure extension;
6. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking the Transportation Utility Corridor (TUC), to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I, and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (3) 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 submit 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 submit 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 owner provide a Noise Study to confirm the noise attenuation required adjacent to the Transportation Utility Corridor (TUC), in accordance with the City of Edmonton's Urban Traffic Noise Policy C506A and to the satisfaction of Transportation Services. At a minimum, the owner must construct a 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5204, or combination thereof, within residential property lines for all lots backing onto the TUC, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a 3 m granular shared use path within the Transportation Utility Corridor, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 3 m hard surface shared use path within the AltaLink right-of-way, with a dividing yellow centerline, "Shared Use" signage, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path within the walkways, including "Shared Use" signage, lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk within the walkways, with lighting, and bollards to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned lands, and post and rail on the Municipal Reserve lot, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and

13. that the owner is responsible for the landscape design and construction within, road islands, boulevards, medians, walkways, greenways and Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve in the amount of 0.59 ha is to be provided as a Municipal Reserve parcel and the remaining 0.63 ha to be provided as money-in-place.

Please be advised that Ministerial Consent is required for all development with the Transportation Utility Corridor. The application for Ministerial Consent is to be made by the developer

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 Dave Onishenko at 780-496-5809 or dave.onishenko@edmonton.ca

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/do/Posse #153785424-001

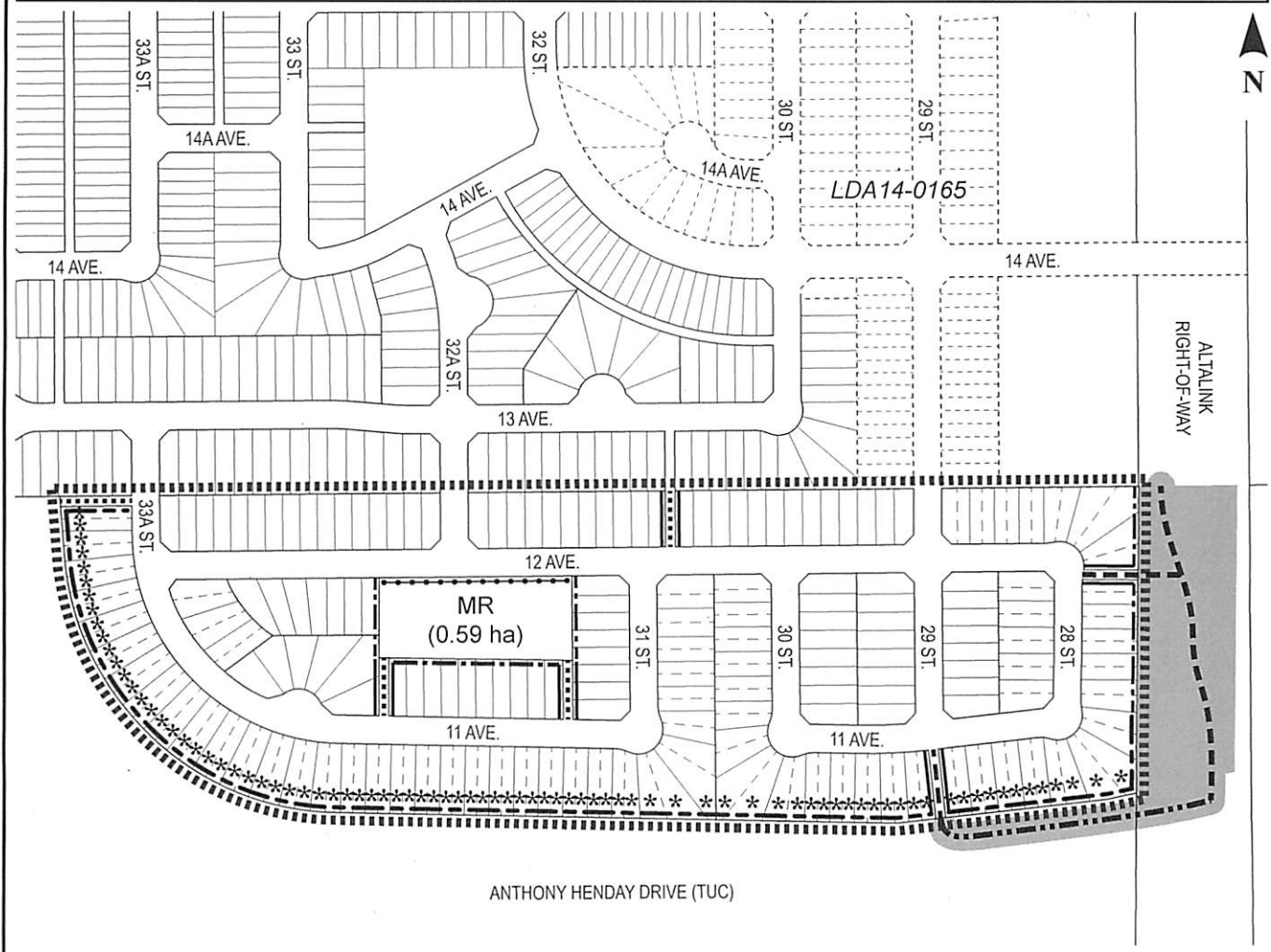
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

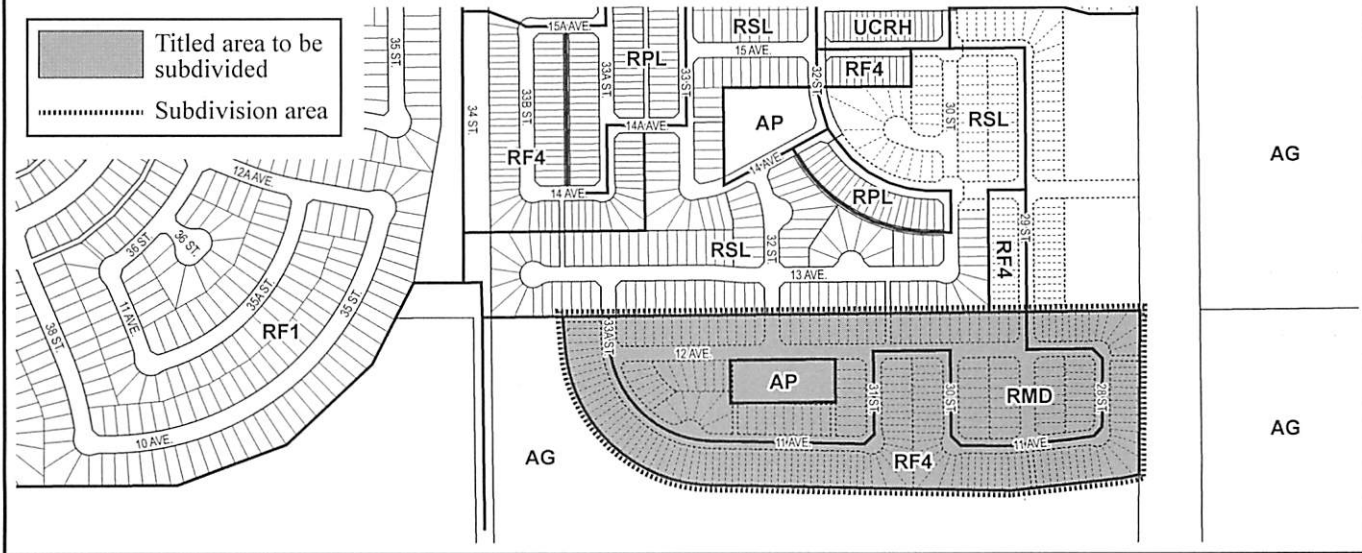
November 20, 2014

LDA14-0222

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|---|---|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Limit of proposed subdivision ▬ 1.8 m uniform screen fence as per Zoning Bylaw - - - - - 1.2 m uniform fence ••••• Post and rail fence ▬▬▬ Berm and noise attenuation fence | <ul style="list-style-type: none"> ⋯⋯⋯ 1.5 m concrete sidewalk ▬▬▬ 3 m hard surface shared use path ▬▬▬ 3 m granular shared use path * Restrictive covenant re: berm ▭ Include in engineering drawings |
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ANTHONY HENDAY DRIVE (TUC)



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