

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
November 1, 2017**

**Hearing Room No. 3  
Churchill Building,  
10019 - 103 Avenue NW,  
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD  
HEARING ROOM NO. 3**

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I	9:00 A.M.	SDAB-D-17-204	Construct exterior alterations (driveway extension, 0.8 metres by 8.29 metres) to an existing Single Detached House, existing without permits  5843 - 166 Avenue NW Project No.: 220102379-005
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II	10:30 A.M.	SDAB-D-17-205	Construct a Stacked Row Housing Development (8 buildings, 81 Dwellings)  1332 - Watt Drive SW Project No.: 255117896-001
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**NOTE:**            *Unless otherwise stated, all references to “Section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-17-204

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 220102379-005

APPLICATION TO: Construct exterior alterations (driveway extension, 0.8 metres by 8.29 metres) to an existing Single Detached House, existing without permits

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: September 21, 2017

DATE OF APPEAL: October 4, 2017

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 5843 - 166 AVENUE NW

LEGAL DESCRIPTION: Plan 0724456 Blk 54 Lot 120

ZONE: RSL-Residential Small Lot Zone

OVERLAY: N/A

STATUTORY PLAN: Hollick Kenyon Neighbourhood Structure Plan  
Pilot Sound Area Structure Plan

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*Grounds for Appeal*

The Appellant provided the following reasons for appealing the decision of the Development Authority:

Date: 4 October 2017  
Attention: Subdivision and Development Appeal  
Board (SDAB) - City of Edmonton

Re: Appeal for Refusal Decision Concerning the Driveway Extension Application for Minor Development Permit. (Project Number: 221012379-005, Application date: May 25 2017)

To Whom It May Concern:

This letter is to appeal for the recent refusal decision for driveway extension minor development permit application for the address 5843 166Av. Blk. 54 Lot 120. We are aware that the portion of concrete pavement extended on the driveway was not included to the approved development permit. This is our own mistake and we take full responsibility. We are appealing to kindly reconsider your decision for the following reasons:

First, the home owner requested for additional driveway space and we put it in place during the construction period considering this would not be an issue. Secondly, we decided to put concrete pavement and we allotted one foot open space for landscape on both sides of the house and to serve as rain water passage or a swale as per city by law. Lastly, we tried to remove this pavement to replace it with grass as recommended by the city but the homeowner requested to keep it as is.

We hope that you will reconsider the decision and let the homeowner keep this extra concrete pavement.

Thank you very much.

<b><i>General Matters</i></b>
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**Appeal Information:**

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

**Grounds for Appeal**

**685(1)** If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

**Appeals**

**686(1)** A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days,

- (a) in the case of an appeal made by a person referred to in section 685(1), after

- (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or

...

### **Hearing and Decision**

**687(3)** In determining an appeal, the subdivision and development appeal board

...

- (a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not

- (A) unduly interfere with the amenities of the neighbourhood, or

- (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

### **General Provisions from the *Edmonton Zoning Bylaw*:**

Under section 115.2(5), **Single Detached Housing** is a **Permitted Use** in the **(RSL) Residential Small Lot Zone**.

Under Section 7.2(8), **Single Detached Housing** means development consisting of a building containing only one Dwelling, which is separate from any other Dwelling or building. Where a Secondary Suite is a Permitted or Discretionary Use in a Zone, a building which contains Single Detached Housing may also contain a Secondary Suite. This Use includes Mobile Homes which conform to Section 78 of this Bylaw.

Under section 6.1(2), **Accessory** means, “when used to describe a Use or building, a Use or building naturally or normally incidental, subordinate, and devoted to the principal Use or building, and located on the same lot or Site.”

Under section 6.1(30), **Driveway** means “an area that provides access for vehicles from a public or private roadway to a Garage or Parking Area and does not include a Walkway.”

Under section 6.1(62), **Landscaping** means:

the preservation or modification of the natural features of a Site through the placement or addition of any or a combination of the following:

- a. soft landscaping elements such as trees, shrubs, plants, lawns and ornamental plantings;
- b. decorative hardsurfacing elements such as bricks, pavers, shale, crushed rock or other suitable materials, excluding monolithic concrete and asphalt, in the form of patios, walkways and paths; and
- c. architectural elements such as decorative Fencing, walls and sculpture.

Under section 6.1(76), **Parking Area** means “an area that is used for the parking of vehicles. A Parking Area is comprised of one or more parking spaces, and includes a parking pad, but does not include a Driveway.”

Under section 6.1(122), **Walkway** means “a path for pedestrian circulation that cannot be used for vehicular parking.”

Section 115.1 states that the **General Purpose** of the (RSL) **Residential Small Lot Zone** is:

...to provide for smaller lot Single Detached Housing with attached Garages in a suburban setting that provides the opportunity for the more efficient utilization of undeveloped suburban areas and includes the opportunity for Secondary Suites and Garden Suites.

<b><i>Off-street Parking and Loading Regulations</i></b>
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Section 54.1(4) states:

The Front Yard of any at Grade Dwelling in any Residential Zone, or in the case of a corner Site, either the Front Yard or the flanking Side Yard in any Residential Zone, may include a maximum of one Driveway. The Driveway shall:

- a. lead directly from the roadway to the Garage or Parking Area;

- b. for a Garage or Parking Area with one parking space, have a maximum width of 4.3 metres, or the width of the Garage or Parking Area, whichever is the lesser;
  
- c. For a Garage or Parking Area with two or more parking spaces, have a maximum width that shall be calculated as the product of 3.7 metres multiplied by the total number of adjacent side-by-side parking spaces contained within the Garage or Parking Area, or the width of the Garage or Parking Area, whichever is the lesser; and
  
- d. for a Site Zoned RF1 and less than 10.4 metres wide, have a maximum width of 4.3 metres.

**Development Officer's Determination:**

Driveway width - The maximum Driveway width is greater than the width of the front attached Garage. (Section 54.1.4(c))

Driveway location - The Driveway does not lead directly from the roadway to the required Garage or Parking Area. (Section 54.1.4(a))

***Location of Vehicular Parking Facilities***

Section 54.2(2)(e) states:

Except as otherwise provided for in this Bylaw, parking spaces, not including Driveways, shall be located in accordance with the following:

- i. parking spaces shall not be located within a Front Yard; and
  
- ii. ...

**Development Officer's Determination:**

Location of Vehicular Parking - Parking spaces shall not be located within a Front Yard. (Section 54.2.2.e.i)

***Landscaping***

Section 55.2(1)(g) states:

Unless otherwise specified in this Bylaw, or developed as part of a Multi-unit Project Development, all new Single Detached Housing,

Semi-detached Housing, Duplex Housing, Row Housing and Stacked Row Housing, shall be Landscaped in accordance with the following:

...

- g. all Yards visible from a public roadway, other than a Lane, shall be seeded or sodded.

...

Section 55.3(1) states:

Unless otherwise specified in this Bylaw, Landscaping shall be provided in accordance with the following:

...

- e. all open space including Front Yards, Rear Yards, Side Yards and Yards, at Grade Amenity Areas, Private Outdoor Amenity Areas, Setback areas and Separation Spaces shall be landscaped with flower beds, grass, ground cover or suitable decorative hardscaping in addition to trees and shrubs. This requirement shall not apply to those areas designated for parking or vehicular circulation.

...

**Development Officer’s Determination:**

Landscaping - The Front Yard has not been landscaped (seeded or sodded) in accordance with Section 55 (Section 55.2.1(g))

***Objects Prohibited or Restricted in Residential Zones***

Section 45.7 states:

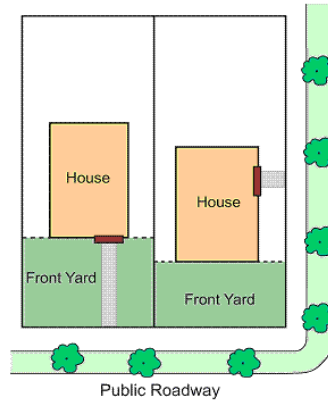
In the Front Yard of any Site in any Residential Zone, or in the case of a corner Site, in the Front Yard or the flanking Side Yard in any Residential Zone:

- a. vehicles shall not be located on the landscaped portion of the Yard; and
- b. vehicles shall only be allowed on a Driveway or within an attached or detached Garage.

Under section 6.1(46), **Front Yard** means:

the portion of a Site abutting the Front Lot Line extending across the full width of the Site, situated between the Front Lot Line and the nearest wall of the principal building, not including projections.





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Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.


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# Application for Minor Development Permit

Project Number: **220102379-005**  
Application Date: MAY 25, 2017  
Printed: October 4, 2017 at 3:27 PM  
Page: 1 of 2

This document is a Development Permit Decision for the development application described below.

<b>Applicant</b>  	<b>Property Address(es) and Legal Description(s)</b> 5843 - 166 AVENUE NW Plan 0724456 Blk 54 Lot 120
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**Scope of Application**  
To construct exterior alterations (driveway extension, 0.8m x 8.29m ) to an existing Single Detached House, existing without permits.

<b>Permit Details</b>  # of Dwelling Units Add/Remove: 0 Client File Reference Number: Minor Dev. Application Fee: Exterior Alterations (Res.) Secondary Suite Included?: N	Class of Permit: Class A Lot Grading Needed?: N New Sewer Service Required: N Stat. Plan Overlay/Annex Area: (none)
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I/We certify that the above noted details are correct.

Applicant signature: \_\_\_\_\_

**Development Application Decision**  
 Refused

**Reason for Refusal**

The driveway extension was refused based on the following reasons:

Driveway width - The maximum Driveway width is greater than the width of the front attached Garage. (Section 54.1.4(c))

Driveway location - The Driveway does not lead directly from the roadway to the required Garage or Parking Area. (Section 54.1.4(a))

Location of Vehicular Parking - Parking spaces shall not be located within a Front Yard. (Section 54.2.2.e.i)

Landscaping - The Front Yard has not been landscaped (seeded or sodded) in accordance with Section 55 (Section 55.2.1(e))

**Rights of Appeal**  
 The Applicant has the right of appeal within 14 days of receiving notice of the Development Application Decision, as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Sep 21, 2017    Development Authority: LAI, ECHO

Signature: \_\_\_\_\_

**THIS IS NOT A PERMIT**



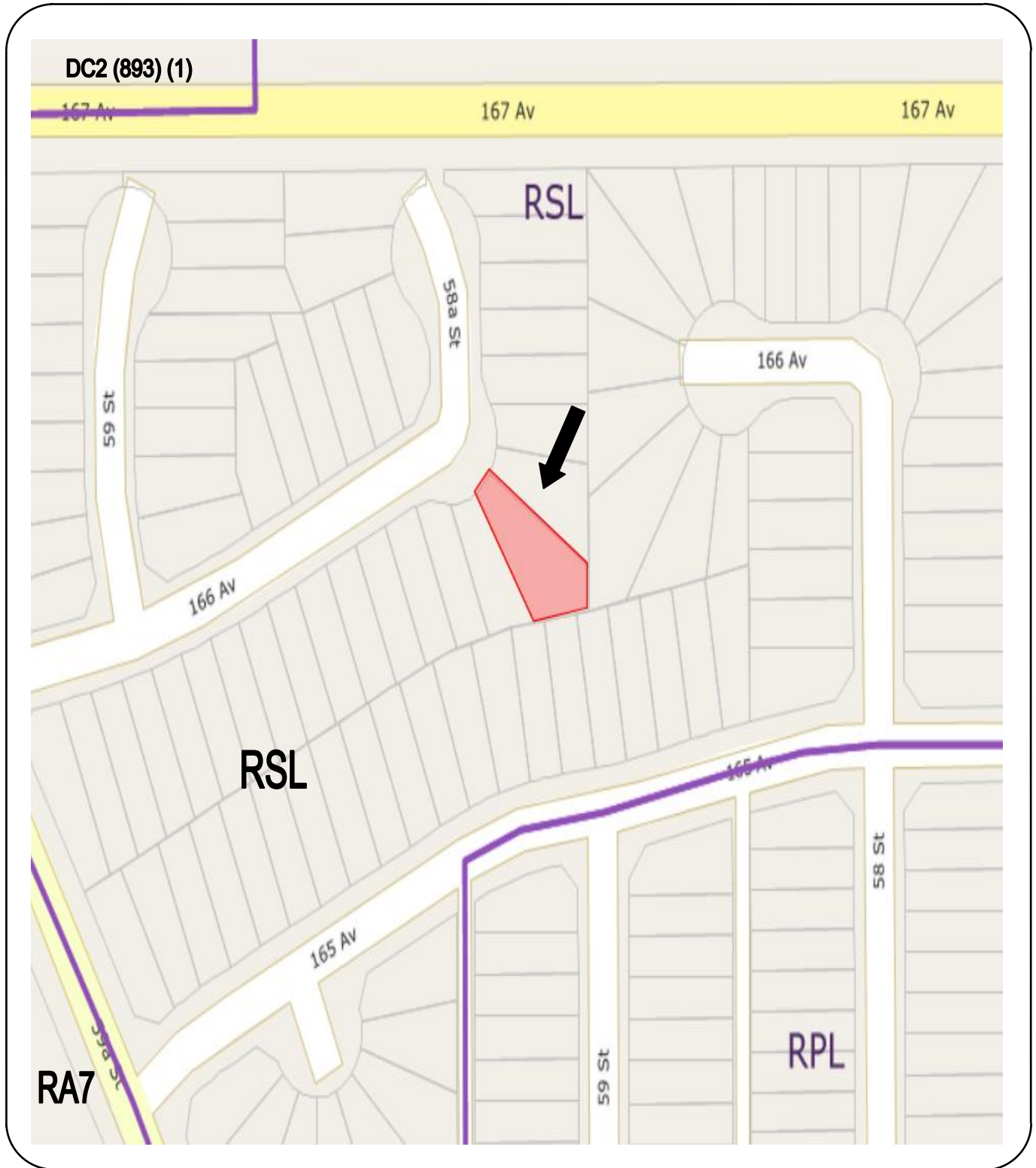
Project Number: **220102379-005**  
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Printed: October 4, 2017 at 3:27 PM  
Page: 2 of 2

## Application for Minor Development Permit

**Fees**

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Dev. Application Fee	\$166.00	\$166.00	04151121	May 25, 2017
Total GST Amount:	<u>\$0.00</u>	<u>          </u>		
Totals for Permit:	\$166.00	\$166.00		

**THIS IS NOT A PERMIT**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-204



ITEM II: 10:30 A.M.

FILE: SDAB-D-17-205

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN ADJACENT PROPERTY OWNER

APPELLANT:

ADDRESS OF APPELLANT 2142 – 57 Street SW

APPLICATION NO.: 255117896-001

APPLICATION TO: Construct a Stacked Row Housing Development (8 buildings, 81 Dwellings)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved

DECISION DATE: September 14, 2017

DATE OF APPEAL: October 5, 2017

NOTIFICATION PERIOD: Sept. 21, 2017 through Oct. 5, 2017

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 1332 - Watt Drive SW

LEGAL DESCRIPTION: LDA14-0431 Block 21 Lot 54

ZONE: RF6 Medium Density Multiple Family Zone

OVERLAY: N/A

STATUTORY PLAN: Southeast Area Structure Plan  
Walker Neighbourhood Structure Plan

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*Grounds for Appeal*

The Appellant provided the following reasons for appealing the decision of the Development Authority:

We the residents of the walker lake community have received a letter from city with above file number dated September 15 2017. This letter is with regards to the development permit that has been approved for a property near where we live.The location and the description are as follows.

Location: 46,1332 watt drive Sw, Neighbourhood-Walker

Legal description is SW-23-51-24-4.

We the residents of the walker neighbourhood have quite contemplating concerns about the above development which are listed in the attached files. We request you to kindly give due consideration to the points laid down in the attached file and revert the decision in favour of the residents of the walker.

If Edmonton city has any other laid down procedure to lodge an appeal in a formal way please guide us as to how we should go about it.

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<b><i>General Matters</i></b>
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The *Municipal Government Act*, RSA 2000, c M-26 states the following:

**Grounds for appeal**

**685(1)** If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645, the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted.

**Appeals**

**686(1)** A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days,

(a) in the case of an appeal made by a person referred to in section 685(1), after

- (i) the date on which the person is notified of the order or decision or the issuance of the development permit, or

...

or

- (b) in the case of an appeal made by a person referred to in section 685(2), after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

**Hearing and decision**

**687(3)** In determining an appeal, the subdivision and development appeal board

...

- (a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not

- (A) unduly interfere with the amenities of the neighbourhood, or

- (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

**General Provisions from the *Edmonton Zoning Bylaw*:**

Section 170.1 states that the **General Purpose** of the **(RF6) Medium Density Multiple Family Zone** is:

.... to provide for medium density housing, where some units may not be at Grade.

<i>Use</i>
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Under Section 170.2(3), **Stacked Row Housing, including Row Housing, Semi-detached Housing and Duplex Housing, on a Site 1.4 hectares or less, is a Permitted Use in the (RF6) Medium Density Multiple Family Zone.**

Section 7.2(9) states:

**Stacked Row Housing** means development consisting of a building containing three or more Dwellings arranged two deep, either vertically so that Dwellings are placed over others, or horizontally so that Dwellings are attached at the rear as well as at the side. Each Dwelling shall have separate and individual access, not necessarily directly to Grade, provided that no more than two Dwellings may share access to Grade. This Use does not include Duplex Housing, Row Housing, or Apartment Housing.

Section 7.1(3)(b) states where specific purposes or activities do not conform to any Use definition or generally conform to the wording of two or more Use definitions, the Development Officer may, at their discretion, deem that the purposes or activities conform to and are included in that Use which they consider to be the most appropriate. In such a case, the Use shall be considered a Discretionary Use, whether or not the Use is listed as a Permitted Use or Discretionary Use within the applicable Zone.

**Development Officer's Determination**

In accordance to Section 7.1.3(b) the Development Officer deems the proposed buildings to be Stacked Row Housing and in accordance with Section 7.2(9).

<i>Separation Space</i>
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Section 170.4(8) states Separation Space shall be provided in accordance with Section 48 of this Bylaw, except that it shall not be required between a Garden Suite and the associated principal Dwelling on the same Site.

Section 48.3(1) states in front of a required Habitable Room Window other than the Principal Living Room Window, a Separation Space, with a minimum depth of 5.0 metres or half the Height of any wall opposite the said Window, whichever is greater, to a maximum of 7.5 metres shall be provided.

Section 48.4(1) states in front of a Non-habitable Room Window, a Non-required Habitable Room Window, an Entry or a Blank Wall, a Separation Space with a minimum depth of 1.2 metres plus 0.3 metres for each additional Storey above the first Storey to a maximum of 3.0 metres shall be provided.



**Development Officer's Determination**

Separation Space - the minimum distance between the proposed onsite buildings #2 and #3 is 4m instead of 6.8m. (Sections 48.3.1 and 48.4.1).

***Private Outdoor Amenity Area***

Section 170.4(9) states a minimum Private Outdoor Amenity Area of 30 square metres per Dwelling for Dwellings any part of which is contained in the lowest Storey, and 15 square metres per Dwelling for Dwellings no part of which is contained in the lowest Storey shall be provided.

Section 47.5 states neither the width nor the length of any Private Outdoor Amenity Area shall be less than 4.0 metres, except that if it is provided above the first Storey the minimum dimensions shall be 3.0 metres.

**Development Officer's Determination**

Private Outdoor Amenity Area - the upper floor Dwellings have private balconies that are 7.5sq.m. in size with a depth of 2.1m instead of 15.0sq.m. with a minimum dimension of 3.0m. (Sections 170.4.9 and 47.5).

***Family Oriented Housing***

Section 170.4(11) states Dwellings shall be Family Oriented, in accordance with the requirements of the definition within this Bylaw.

Under Section 6.1(37), Family Oriented Dwelling means a Dwelling suitable as a residence for a Household with children and meeting the following criteria:

- a. the lowest Storey of the Dwelling is no higher than the third Storey of the building;
- b. the Dwelling has two bedrooms or more, and the average number of bedrooms per Dwelling is not less than 2.25 for all such Dwellings in a development;
- c. the Dwelling has individual and private access to Grade, except that in the case of Stacked Row Housing access to Dwellings above the first Storey may be shared by two Dwellings; and in the case of Apartment Housing, access to Dwellings above the first Storey may be shared, provided that entrances to not more than six Dwellings are located on any one Storey or landing; and
- d. the Dwelling has direct access to a Private Outdoor Amenity Area;

**Development Officer's Determination**

Family Oriented Housing - 24 of the proposed Dwellings have 1 bedroom instead of a minimum of 2 bedrooms. (Sections 170.4.11 and 6.1.38.b).

NOTE: 54 out of the 81 Dwellings have 3 bedrooms and the average number of bedrooms per Dwelling onsite is 2.37 instead of a minimum of 2.25.

***Setback***

Section 170.4(12)(a) states notwithstanding the other regulations of this Zone, where any building exceeds 10.0 m in Height, or is a Multi-unit Project Development, and abuts a Site zoned to allow Single Detached Housing as a Permitted Use, or the RF5 Row Housing Zone, the following regulations shall apply along the said property line:

- a. a minimum Setback of 7.5 metres shall be required. The Development Officer may reduce this Setback to a minimum of 3.0 metres only where the proposed façade is a flanking wall and an acceptable landscaped buffer is provided.

**Development Officer's Determination**

West Setback - the distance of one Stacked Row House building is 5.1m from the west property line instead of 7.5m. (Reference Section 170.4.12.a)

NOTE: In accordance with Section 170.4.12.a the proposed facade is a flanking facade and an adequate landscaped buffer has been provided between the building and the west property line.

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**Notice to Applicant/Appellant**

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.

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Project Number: **255117896-001**  
 Application Date: JUN 23, 2017  
 Printed: October 5, 2017 at 1:59 PM  
 Page: 1 of 4

## Major Development Permit

This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended.

<p><b>Applicant</b></p> <div style="border: 1px solid black; height: 40px; width: 100%; margin-top: 10px;"></div>	<p><b>Property Address(es) and Legal Description(s)</b>                  1332 - WATT DRIVE SW                  LDA14-0431 Block 21 Lot 54</p> <hr/> <p><b>Specific Address(es)</b></p> <p>Building: 1, 1332 - WATT DRIVE SW                  Building: 10, 1332 - WATT DRIVE SW                  Building: 19, 1332 - WATT DRIVE SW                  Building: 28, 1332 - WATT DRIVE SW                  Building: 37, 1332 - WATT DRIVE SW                  Building: 46, 1332 - WATT DRIVE SW                  Building: 58, 1332 - WATT DRIVE SW                  Building: 70, 1332 - WATT DRIVE SW</p>
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**Scope of Permit**  
 To construct a Stacked Row Housing Development (8 buildings, 81 Dwellings).

<p><b>Permit Details</b></p> <p>Class of Permit: Class B                  Gross Floor Area (sq.m.): 8155.6                  New Sewer Service Required: Y                  Site Area (sq. m.): 11412.1</p>	<p>Contact Person:                  Lot Grading Needed?: Y                  NumberOfMainFloorDwellings: 27                  Stat. Plan Overlay/Annex Area: (none)</p>
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I/We certify that the above noted details are correct.  
 Applicant signature: \_\_\_\_\_

**Development Permit Decision**  
 Approved

**The permit holder is advised to read the reverse for important information concerning this decision.**



Project Number: 255117896-001  
Application Date: JUN 23, 2017  
Printed: October 5, 2017 at 1:59 PM  
Page: 2 of 4

## Major Development Permit

### Subject to the Following Conditions

This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21(1). Reference Section 17(1).

Prior to the release of drawings for building permit review the subject Site (reference Subdivision LDA14-0431) shall be legally registered.

A solid screen Fence, 1.83 m in Height, shall be installed along the west property line where this Site abuts the Semi-detached Residential (RF4) Zone to the west. Reference Section 170.4.12(c).

All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building.

All access locations and curb crossings shall have the approval of Subdivision Planning (Transportation) prior to the start of construction. Reference Section 53(1).

1) Access from the site to Watt Drive SW exists. Any modification to the existing access requires the review and approval of Subdivision Planning.

2) The proposed fence opening to provide pedestrian access from the subject site to the shared-use path south of the proposed development is acceptable to Subdivision Planning. Any proposed gates must either swing into the property or slide along the fence. No objects are permitted to encroach onto, over or under road right-of-way.

3) There may be utilities within road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Alberta One-Call (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.

4) Any alley, sidewalk, or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Section 15.5(f) of the Zoning Bylaw. The alley, sidewalks and boulevard will be inspected by Development Inspections prior to construction, and again once construction is complete. All expenses incurred for repair are to be borne by the owner.

### Subdivision Planning (Transportation) Advisements:

1) Residential Sales Trailers require a separate development permit. Construction trailers must be located on private property or within the hoarded area.

2) Arterial Roadway Assessments were previously paid for this site, and therefore are not owed under this development application.

3) Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. OSCAM permit applications require Transportation Management Plan (TMP) information. The TMP must include:

- the start/finish date of project;
- accommodation of pedestrians and vehicles during construction;
- confirmation of lay down area within legal road right of way if required; and
- confirmation if crossing the sidewalk and/or boulevard is required to temporarily access the site.

It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:

[http://www.edmonton.ca/transportation/on\\_your\\_streets/on-street-construction-maintenance-permit.aspx](http://www.edmonton.ca/transportation/on_your_streets/on-street-construction-maintenance-permit.aspx)

Landscaping shall be in accordance with the approved landscaping plan, Section 55 of the Zoning Bylaw and to the satisfaction of the Development Officer.

-- Any changes to an approved Landscape Plan requires the approval of the Development Officer prior to the Landscaping being installed.

-- Landscaping shall be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Officer.

-- A Guaranteed Landscaping Security in the amount of \$302,280.83 shall be provided to the City of Edmonton at the time of Development Permit Inspection, to the satisfaction of the Development Officer.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, A ...

**The permit holder is advised to read the reverse for important information concerning this decision.**



Project Number: **255117896-001**  
Application Date: JUN 23, 2017  
Printed: October 5, 2017 at 1:59 PM  
Page: 3 of 4

## Major Development Permit

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Development Permit Inspection Fee of \$500.00.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Lot Grading Fee of \$1,766.00.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Sanitary Sewer Trunk Fund fee of \$90,558.00. All assessments are based upon information currently available to the City. The SSTF charges are quoted for the calendar year in which the development permit is granted. The final applicable rate is subject to change based on the year in which the payment is collected by the City of Edmonton.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the property owner shall enter into a Servicing Agreement to pay the applicable Sanitary Servicing Strategy Expansion Assessments and/or Permanent Area Contribution Assessments. Please contact Susana Maki, Development Coordination at 780-423-6889 for further details regarding the Servicing Agreement. All assessments are based upon information currently available to the City. The EA, and PAC charges are quoted for the calendar year in which the development permit is granted. The final applicable rates are subject to change based on the year in which the payment is collected by the City of Edmonton.

Bicycle parking shall be provided in accordance to Section 54.3 and to the satisfaction of the Development Officer.

Exterior lighting shall be developed to provide a safe lit environment in accordance with Sections 51 and 58 and to the satisfaction of the Development Officer.

The developer shall provide a minimum of 11 visitor parking spaces readily available to an entrance of the building to be served, and clearly identified as visitor parking to the satisfaction of the Development Officer. Reference Section 54.2(1)(a), Schedule 1(1).

The off-street parking, loading and unloading (including aisles or driveways) shall be hardsurfaced, curbed, drained and maintained in accordance to Section 54(6).

All outdoor trash collection areas shall be located and screened to the satisfaction of the Development Officer in accordance with Sections 55(4) & (5).

### NOTES:

- 1) Signs require separate Development Applications.
- 2) A Building Permit is Required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.
- 3) This approval does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.

The permit holder is advised to read the reverse for important information concerning this decision.



Project Number: **255117896-001**  
 Application Date: JUN 23, 2017  
 Printed: October 5, 2017 at 1:59 PM  
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## Major Development Permit

**Variances**

In accordance to Section 7.1.3(b) the Development Officer deems the proposed buildings to be Stacked Row Housing and in accordance with Section 7.2(9).

Separation Space - the minimum distance between the proposed onsite buildings #2 and #3 is 4m instead of 6.8m. (Sections 48.3.1 and 48.4.1).

Private Outdoor Amenity Area - the upper floor Dwellings have private balconies that are 7.5sq.m. in size with a depth of 2.1m instead of 15.0sq.m. with a minimum dimension of 3.0m. (Sections 170.4.9 and 47.5).

Family Oriented Housing - 24 of the proposed Dwellings have 1 bedroom instead of a minimum of 2 bedrooms. (Sections 170.4.11 and 6.1.38.b).

NOTE: 54 out of the 81 Dwellings have 3 bedrooms and the average number of bedrooms per Dwelling onsite is 2.37 instead of a minimum of 2.25.

West Setback - the distance of one Stacked Row House building is 5.1m from the west property line instead of 7.5m. (Reference Section 170.4.12.a)

NOTE: In accordance with Section 170.4.12.a the proposed facade is a flanking facade and an adequate landscaped buffer has been provided between the building and the west property line.

**Rights of Appeal**

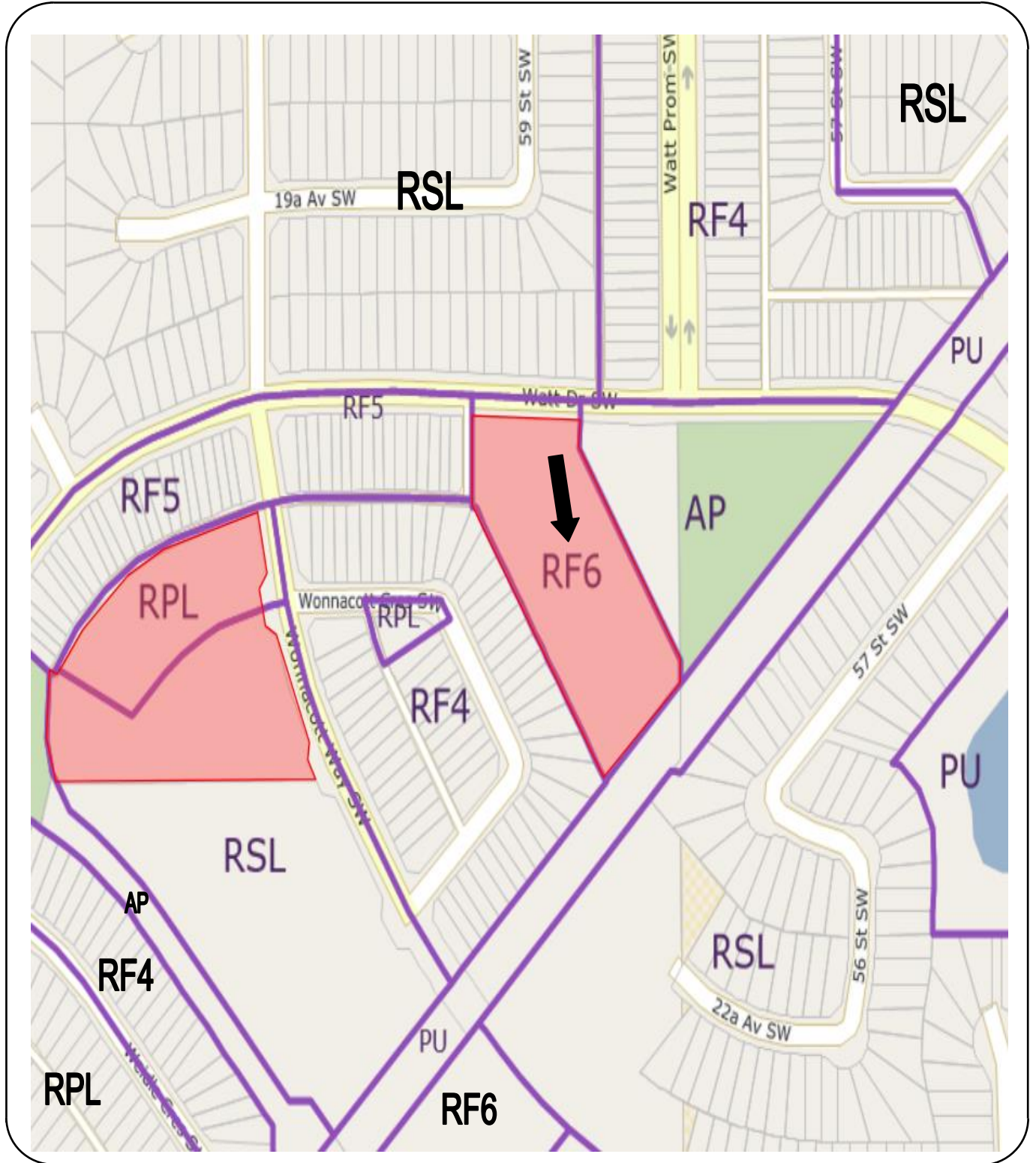
This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Sep 14, 2017    Development Authority: BACON, KIRK    Signature: \_\_\_\_\_  
 Notice Period Begins: Sep 21, 2017    Ends: Oct 05, 2017

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Development Permit Inspection Fee	\$500.00	\$500.00	04484223	Sep 27, 2017
Lot Grading Fee	\$1,766.00	\$1,766.00	04484223	Sep 27, 2017
Sanitary Sewer Trunk Fund 2012+	\$90,558.00	\$90,558.00	04484223	Sep 27, 2017
Dev. Application Fee # of dwelling units	\$5,621.00	\$5,621.00	04233840	Jun 23, 2017
Major Dev. Application Fee	\$818.00	\$818.00	04233840	Jun 23, 2017
Total GST Amount:	\$0.00			
Totals for Permit:	\$99,263.00	\$99,263.00		

**The permit holder is advised to read the reverse for important information concerning this decision.**



**SURROUNDING LAND USE DISTRICTS**

Site Location ←

File: SDAB-D-17-205

