

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
June 20, 2018**

**Hearing Room No. 2
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 2**

TO BE RAISED

I 9:00 A.M. SDAB-D-18-076 Construct a Single Detached House with front veranda, fireplace, balcony, rear attached Garage, Secondary Suite (above rear attached Garage), uncovered deck, Rooftop Terrace and demolition of an existing Single Detached House

9123 - 68 Avenue NW
Project No.: 272844623-001

II 1:30 P.M. SDAB-D-18-088 Change the Use from a Single Detached House to a Lodging House (maximum 6 residents)

11151 - 65 Avenue NW
Project No.: 279160253-001

NOTE: *Unless otherwise stated, all references to “section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.*

TO BE RAISED
ITEM I: 9:00 A.M.

FILE: SDAB-D-18-076

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 272844623-001

APPLICATION TO: Construct a Single Detached House with front veranda, fireplace, balcony, rear attached Garage, Secondary Suite (above rear attached Garage), uncovered deck, Rooftop Terrace and demolition of an existing Single Detached House

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: April 27, 2018

DATE OF APPEAL: April 30, 2018

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9123 - 68 Avenue NW

LEGAL DESCRIPTION: Plan 6045HW Blk 17 Lot 3

ZONE: (RF1) Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

We understand that the main reason for the development refusal is due to the attached garage. We are appealing the refusal based on the hardships on this lot that our client is faced with:

The main hardship is the smaller lot size overall in comparison to the neighboring lots due to a design oversight for an back-lane turnaround which has never been designed nor utilized by the City of Edmonton or Alberta Transportation. It is a shorter lot, short by approximately 6.1 meters to provide the turnaround.

To provide the required setbacks for both the garage and the front of the house, there was minimal space leftover in between the house and the garage. The design solution of attaching the garage was made because the lot fit certain requirements to be considered for an attached garage:

- The lot is 15.23m wide which is one of the requirements to have an attached garage.
- The lot in question doesn't have a side street but instead has a City of Edmonton designated green-space (Argyll Park) bordering on the east side of the home with only a single adjacent neighbor to the west.

The design on this mature lot, is based on what has been built in the Hazeldean community and is compatible with being close to a green space and brings tasteful and creative design to this community while meeting the functional needs of our client.

General Matters

Appeal Information:

The Subdivision and Development Appeal Board made and passed the following motion on May 24, 2018:

"The hearing of this matter is postponed to June 20, 2018."

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,

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

- (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the decision is made under section 642, [...]

Hearing and Decision

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

...

- (a.1) must comply with the land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (d), must comply with any 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 110.2(4), **Single Detached Housing** is a **Permitted Use** in the (RF1) Single Detached Residential Zone.

Under section 7.2(8), **Single Detached Housing** means:

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.

Section 110.1 states that the **General Purpose** of the **(RF1) Single Detached Residential Zone** is:

to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, and Garden Suites, as well as Semi-detached Housing and Duplex Housing under certain conditions.

Section 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is:

to regulate residential development in Edmonton's mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

Mature Neighbourhood Overlay

Rear Attached Garage

Section 814.3(19) states "Rear attached Garages shall not be allowed."

Development Officer's Determination

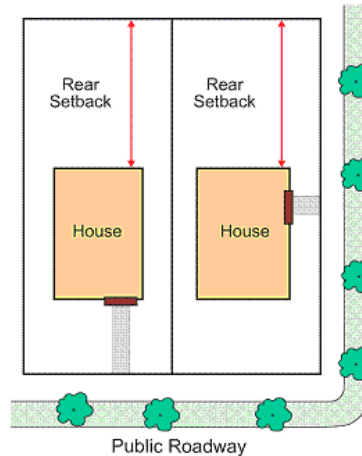
1. Attached Garage - The rear garage is attached, instead of detached (Section 814.3.19) [unedited]

Rear Setback

Section 814.3(4) states "The minimum Rear Setback shall be 40% of Site Depth."

Under section 6.1(90), **Rear Setback** means:

the distance that a development or a specified portion of it, must be set back from a Rear Lot Line. A Rear Setback is not a Rear Yard, Amenity Space or Separation Space.



Development Officer’s Determination

2. Reduced Rear Setback - The distance from the House to the rear property line is 5.62m (15.70% of site depth) instead of 14.32m (40% of site depth). (Section 814.3.4) [unedited]

(RF1) Single Detached Residential Zone Development Regulations

Section 110.4(7)(a) states:

Maximum Site Coverage shall be as follows:

	Principal Dwelling / building	Accessory building	Principal building with attached Garage	Total Site Coverage
Single Detached Housing – Site greater than 300 m ²	28%	12%	40%	40%

Under section 6.1(103), **Site Coverage** means:

the total horizontal area of all buildings or structures on a Site which are located at or higher than 1.0 m above Grade, including Accessory buildings or Structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite distance above all buildings and structures on the Site. This definition shall not include:

- a. steps, eaves, cornices, and similar projections;

- b. driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 m or more above Grade; or
- c. unenclosed inner and outer courts, terraces and patios where these are less than 1.0 m above Grade.

Development Officer's Determination

3. Site Coverage - The Single Detached House covers 40.13% of the site, instead of 40% (Section 110.4.7) [unedited]

Community Consultation

Section 814.5(1) states the following with respect to Proposed Variances:

When the Development Officer receives a Development Permit Application for a new principal building, or a new Garden Suite that does not comply with any regulation contained within this Overlay, or receives a Development Permit for alterations to an existing structure that require a variance to Section 814.3(1), 814.3(3), 814.3(5) and 814.3(9) of this Overlay:


- a. the Development Officer shall send notice, to the recipient parties specified in Table 814.5(2), to outline any requested variances to the Overlay and solicit comments directly related to the proposed variance;
- b. the Development Officer shall not render a decision on the Development Permit application until 21 days after notice has been sent, unless the Development Officer receives feedback from the specified affected parties in accordance with Table 814.5(2); and
- c. the Development Officer shall consider any comments directly related to the proposed variance when determining whether to approve the Development Permit Application in accordance with Sections 11.2 and 11.3.

Section 814.5(2) states:

Tier #	Recipient Parties	Affected Parties	Regulation of this Overlay to be Varied
Tier 2	The municipal address and assessed owners of the land Abutting the Site, directly adjacent across a Lane from the Site of the proposed development and the President of each Community League	The assessed owners of the land Abutting the Site and directly adjacent across a Lane from the Site of the proposed development	814.3(4) – Rear Setback 814.3(19) – Rear Attached Garage

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*.

	Project Number: 272844623-001 Application Date: FEB 05, 2018 Printed: April 27, 2018 at 3:49 PM Page: 1 of 2															
<h2 style="margin: 0;">Application for House Development and Building Permit</h2>																
<p>This document is a record of a Development Permit and/or Building 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, Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, Alberta Building Code and City of Edmonton Bylaw 15894 Safety Codes Permit Bylaw.</p>																
Applicant	Property Address(es) and Legal Description(s) 9123 - 68 AVENUE NW Plan 6045HW Blk 17 Lot 3 Location(s) of Work Entryway: 9123 - 68 AVENUE NW Building: 9123 - 68 AVENUE NW															
Scope of Application To construct a Single Detached House with front veranda, fireplace, balcony, rear attached Garage, Secondary Suite (above rear attached garage), uncovered deck, rooftop terrace and demolition of an existing Single Detached House																
Permit Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> Affected Floor Area (sq. ft.): 2820 Class of Permit: Front Yard (m): Rear Yard (m): Side Yard, left (m): Site Area (sq. m.): Site Width (m): </td> <td style="width: 50%; border: none; vertical-align: top;"> Building Height to Midpoint (m): Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: Y Side Yard, right (m): Site Depth (m): Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay </td> </tr> </table>		Affected Floor Area (sq. ft.): 2820 Class of Permit: Front Yard (m): Rear Yard (m): Side Yard, left (m): Site Area (sq. m.): Site Width (m):	Building Height to Midpoint (m): Dwelling Type: Single Detached House Home Design Type: Secondary Suite Included?: Y Side Yard, right (m): Site Depth (m): Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay													
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I/We certify that the above noted details are correct. Applicant signature: _____																
Development Application Decision Refused Reason for Refusal <ol style="list-style-type: none"> 1. Attached Garage - The rear garage is attached, instead of detached (Section 814.3.19) 2. Reduced Rear Setback - The distance from the House to the rear property line is 5.62m (15.70% of site depth) instead of 14.32m (40% of site depth). (Section 814.3.4) 3. Site Coverage - The Single Detached House covers 40.13% of the site, instead of 40% (Section 110.4.7) Rights of Appeal The Applicant has the right of appeal within 21 days after the date on which the decision is made, as outlined in Section 683 through 689 of the Municipal Government Act.																
Issue Date: Apr 27, 2018 Development Authority: LANGILLE, BRANDON Signature: _____																
Fees <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Electrical Fees (House)</td> <td style="text-align: right;">\$324.00</td> <td style="text-align: right;">\$324.00</td> <td style="text-align: right;">04782775</td> <td style="text-align: right;">Feb 05, 2018</td> </tr> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$143.00</td> <td style="text-align: right;">\$143.00</td> <td style="text-align: right;">04782775</td> <td style="text-align: right;">Feb 05, 2018</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Electrical Fees (House)	\$324.00	\$324.00	04782775	Feb 05, 2018	Lot Grading Fee	\$143.00	\$143.00	04782775	Feb 05, 2018
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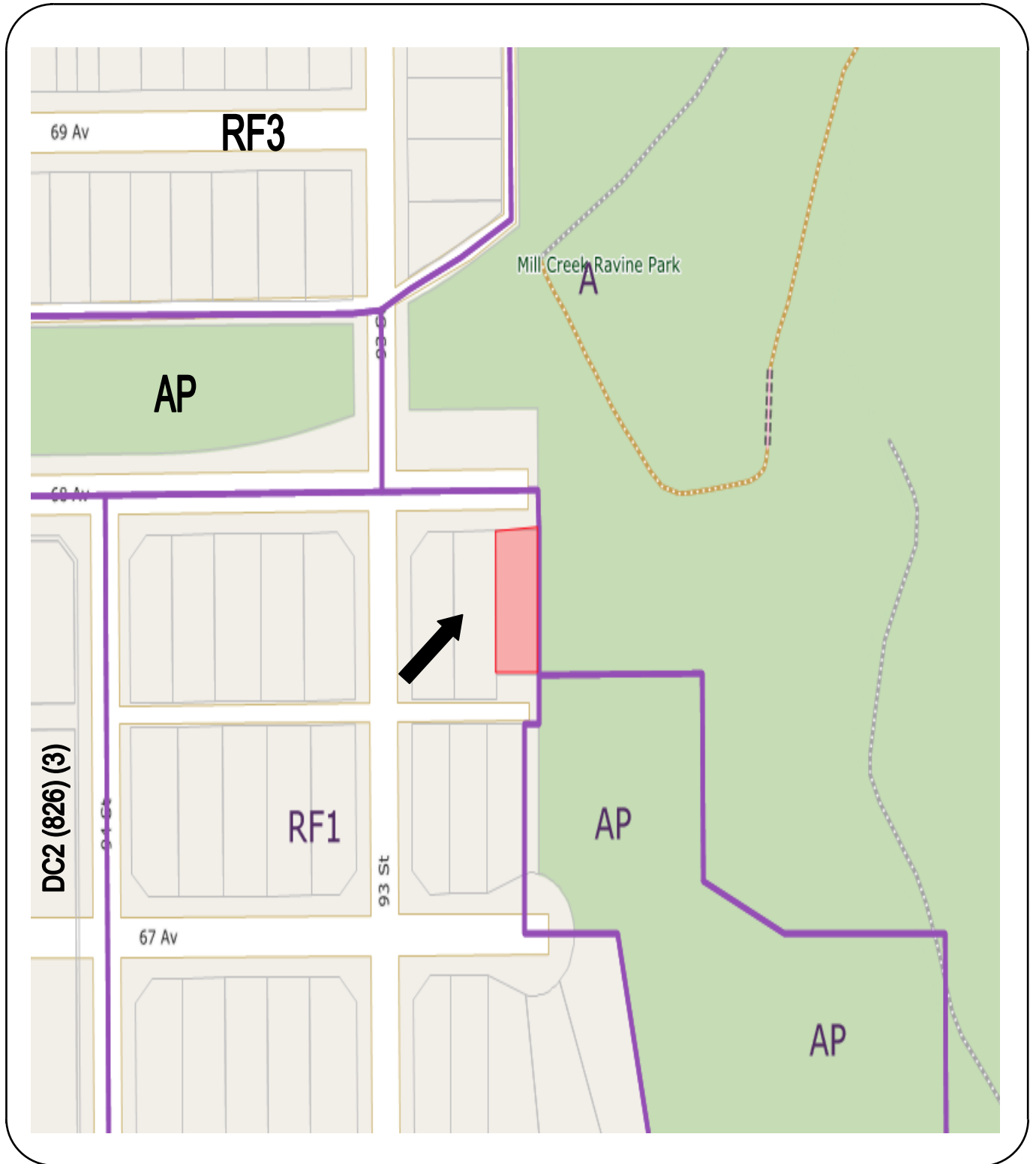
Application for House Development and Building Permit

Project Number: **272844623-001**
Application Date: FEB 05, 2018
Printed: April 27, 2018 at 3:49 PM
Page: 2 of 2

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Safety Codes Fee	\$96.04	\$96.04	04782775	Feb 05, 2018
Water Usage Fee	\$72.60	\$72.60	04782775	Feb 05, 2018
Building Permit Fee	\$2,401.00	\$2,401.00	04782775	Feb 05, 2018
Electrical Safety Codes Fee	\$17.46	\$17.46	04782775	Feb 05, 2018
Development Permit Inspection Fee	\$0.00	\$204.00	04782775	Feb 05, 2018
Electrical Fee (Service)	\$81.00	\$81.00	04782775	Feb 05, 2018
Sec Suite SSTC Fee	\$721.00	\$721.00	04782775	Feb 05, 2018
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$3,856.10</u>	<u>\$4,060.10</u>		
(overpaid by (\$204.00))				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-076



ITEM II: 1:30 P.M.

FILE: SDAB-D-18-088

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

APPELLANT NO. 1:

APPELLANT NO. 2:

APPLICATION NO.: 279160253-001

APPLICATION TO: Change the Use from a Single Detached House to a Lodging House (maximum 6 residents)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: May 10, 2018

DATE OF APPEAL: May 22, 2018

NOTIFICATION PERIOD: May 17, 2018 through June 7, 2018

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11151 - 65 Avenue NW

LEGAL DESCRIPTION: Plan 2428HW Blk 8 Lot 4

ZONE: (RF1) Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

Appellant No. 1:

As parents, we are concerned about the effect of a lodging house on levels of noise on the street. Additionally, this property is across from

the park and in very close proximity to the elementary school. We are worried that this will increase traffic and therefore affect safety.

Street parking availability is a known issue in this neighbourhood, in part due to the nearby LRT station. There is also a church on the same block that increases parking demand for services and community events, on Sundays and other days as well. Furthermore, there is a community garden, soccer fields, and a park directly across the street which have insufficient parking lot space to meet demand. Overflow onto the street is frequent.

There are already concerns about the upkeep of the property in question and several neighbours have noted disorderly placement of rubbish as well as excess quantities of rubbish. It seems likely that a lodging house, with the increased density and high turnover entailed, would intensify this problem.

Lastly, we feel very strongly that converting this single family dwelling into a lodging house is entirely out of keeping with preserving the integrity of Parkallen as a family oriented neighbourhood. We worry that this could set a troubling precedent where lodging houses frequently replace houses. We are quite some distance from the University of Alberta and many other neighbourhoods closer supply student housing, notably Strathcona, Garneau, McKernan, and Belgravia. We previously lived in Garneau and moved to Parkallen in large part due to the raucous parties and student activities late into the night on our street in Garneau.

Appellant No. 2:

We live roughly 25 sq m of proposed development. Have lived in neighbourhood 8+ years. This type and intensity of single-type dwelling should not be approved for the following:

- Public child safety: rotating & numerous tenants rear parks & children.
- Already stressed parking on public streets due to LRT vicinity.
- Conflicts with character & quality of established neighbourhood which is a mix of seniors, young families.
- Currently numerous small contained developments (condos) zoned nearby school. These units remain vacant or unsold. Therefore, no demand for this type of lodging.

<i>General Matters</i>

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.

(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.

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,

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the decision is made under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
 - or
 - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days 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;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (d), must comply with any 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 12800*:

Under section 110.3(4), **Lodging Houses** is a **Discretionary Use** in the **(RF1) Single Detached Residential Zone**.

Under section 7.3(6), **Lodging House** means:

a building or part of building, used for Congregate Living, containing Sleeping Units and four or more persons, and where there is no provision of on-site care, treatment or professional services of a physical or mental health nature. This Use does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Group Homes, and Limited Group Homes.

Under section 6.1(19), **Congregate Living** means:

four or more individuals occupying Sleeping Units in a building where the occupants share access to facilities such as cooking, dining, laundry, or sanitary facilities. Typical Uses where Congregate Living is found include Fraternity and Sorority Housing, Group Homes, Limited Group Homes, and Lodging Houses.

Under section 6.1(107), **Sleeping Unit** means:

a Habitable Room in a building used for Congregate Living in which the room is occupied by a person under any form of accommodation agreement providing remuneration for the room, and the room:

1. does not include provision for cooking or food preparation except as provided for in Section 76 and 79 of this Bylaw;
2. may or may not be equipped with sanitary facilities; and
3. provides accommodation for a maximum of two persons.

Section 110.1 states that the **General Purpose** of the (RF1) **Single Detached Residential Zone** is:

to provide for Single Detached Housing while allowing other forms of small scale housing in the form of Secondary Suites, and Garden Suites, as well as Semi-detached Housing and Duplex Housing under certain conditions.

Section 814.1 states that the **General Purpose** of the **Mature Neighbourhood Overlay** is:

to regulate residential development in Edmonton's mature residential neighbourhoods, while responding to the context of surrounding development, maintaining the pedestrian-oriented design of the streetscape, and to provide an opportunity for consultation by gathering input from affected parties on the impact of a proposed variance to the Overlay regulations.

Development Officer's Determination

Discretionary Use - Lodging House is approved as a Discretionary Use (Section 110.3.4). [unedited]

<i>Section 76</i>

In addition to the regulations in Section 96 of this Bylaw, Lodging Houses shall comply with the following regulations:

1. The maximum occupancy of a Lodging House in a Zone where Lodging Houses are a Discretionary Use shall be a maximum of 6 residents;
2. The maximum occupancy of a Lodging House in a Zone where Lodging Houses are a Permitted Use shall be the greater of 6 residents or 1 resident per 60 m² of Lot size;
3. The Development Officer may restrict the occupancy of a Lodging House to less than the maximum number of residents allowed having regard for the threshold purpose identified in Section 96, the level of traffic generation, parking demand, and frequency of visits by emergency vehicles relative to that which is characteristic of the Zone in which the Lodging House is located;
4. A Lodging House shall be developed as either a purpose-built freestanding structure, or Single Detached Housing converted for the purpose, or part of an Apartment Housing development;
5. A Lodging House may be located in Duplex Housing or Semi-detached Housing converted for the purpose in a Zone where Lodging Houses are a Permitted Use and both units are operated by a single provider;
6. In a Zone where Lodging Houses are a Permitted Use and where more than 12 Sleeping Units are allowed in a development, Sleeping Units may include limited food preparation facilities such as bar fridge, mini-sink, and microwave;
7. No Major Home Based Business, Secondary Suite, Garden Suite or Garage Suite shall be permitted as part of a Lodging House development or on the Site of such development;
8. Where a Lodging House is designed as a freestanding structure it shall be of a size, scale, and outward appearance that is typical of surrounding residential development; and
9. Increases in vehicular traffic generation and parking demand must be to the satisfaction of the Development Officer and/or Transportation Services.

<i>Lodging Houses Thresholds</i>

Section 96 provides the following with respect to *Lodging Houses Thresholds*:

1. Special Residential Facilities

For the purpose of this section, Fraternity and Sorority Housing, Group Homes, Limited Group Homes, and Lodging Houses shall be collectively referred to as Special Residential Facilities. Group Homes developed in combination with Apartment Housing either in one building or on one Site, and which meet the criteria of Section 94, Supportive Community Provisions, shall be exempt from the requirements of subsection 96(3)(b) and (c) of this Bylaw.

2. Threshold Purpose

The purpose of the Fraternity and Sorority Housing, Limited Group Homes, Group Homes, and Lodging Houses Thresholds is to:

- a. ensure that the capacity of any neighbourhood to accommodate Special Residential Facilities is not exceeded;
- b. ensure that Special Residential Facilities are available in all neighbourhoods; and
- c. protect existing Special Residential Facilities from concentration that could impair their proper functioning.

3. General Regulations

Special Residential Facilities shall comply with all thresholds contained in this Section in addition to any other regulations in this Bylaw including any relevant Special Land Use Provisions that apply. In all cases, the most restrictive threshold shall apply.

- a. When determining the threshold for the number of Special Residential Facilities per neighbourhood, a maximum of 3 facilities per 1000 persons shall be allowed in any neighbourhood.
- b. When determining the threshold for the number of Special Residential Facilities by Use per block.
 - i. a maximum of 2 Special Residential Facilities shall be allowed on a single block in a residential Zone;

- ii. a maximum block length of 150 m measured from the nearest intersection shall be used to determine this threshold.
 - c. When determining the threshold for the number of residents of Special Residential Facilities per opposing block face;
 - i. accommodation for a maximum of 12 residents shall be allowed on an opposing block face in Special Residential Facilities in any residential Zone where either Group Homes or Lodging Houses are a Discretionary Use;
 - ii. accommodation for a maximum of 30 residents shall be allowed on an opposing block face in Special Residential Facilities in any residential Zone where either Group Homes or Lodging Houses are a Permitted Use; and
 - iii. a maximum block face length of 150 m measured from the nearest intersection shall be used to determine this threshold.
- 4. Density


For the purposes of calculating Density for a Group Home or Lodging House each Sleeping Unit shall be considered a Dwelling when a development contains seven or more Sleeping Units.


5. Register

For the purpose of applying these regulations the Development Officer shall maintain a register of all approved Special Residential Facilities. The register shall include the address of the facility, maximum occupancy of the facility, and any other necessary information.

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.

	<p>Project Number: 279160253-001 Application Date: APR 10, 2018 Printed: May 22, 2018 at 12:44 PM Page: 1 of 3</p>		
<h2 style="margin: 0;">Major Development Permit</h2>			
<p>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>			
<p>Applicant</p>	<p>Property Address(es) and Legal Description(s) 11151 - 65 AVENUE NW Plan 2428HW Blk 8 Lot 4</p> <hr/> <p>Specific Address(es) Suite: 11151 - 65 AVENUE NW Entryway: 11151 - 65 AVENUE NW Building: 11151 - 65 AVENUE NW</p>		
<p>Scope of Permit To change the Use from a Single Detached House to a Lodging House (maximum 6 residents).</p>			
<p>Permit Details</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none; vertical-align: top;"> Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: N Site Area (sq. m.): 603 </td> <td style="width: 50%; border: none; vertical-align: top;"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: 1 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay </td> </tr> </table>		Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: N Site Area (sq. m.): 603	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: 1 Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay
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<p>I/We certify that the above noted details are correct.</p> <p>Applicant signature: _____</p>			
<p>Development Permit Decision Approved</p>			

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Major Development Permit									
<p>Subject to the Following Conditions</p> <p>This Development Permit is not valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)</p> <p>This Development Permit authorizes the change the Use from a Single Detached House to a Lodging House (maximum 6 residents)</p> <p>The development shall be constructed in accordance with the stamped and approved drawings.</p> <p>This Development Permit does not authorize any exterior alterations to the existing Single Detached House.</p> <p>The maximum occupancy of a Lodging House shall not exceed 6 residents (Reference Section 76.1).</p> <p>No Major Home Based Business, Secondary Suite, Garden Suite or Garage Suite shall be permitted as part of a Lodging House development or on the Site of such development (Reference Section 76.7).</p> <p>Lodging House shall require a minimum of 3 parking spaces (Reference Section 54.2 Schedule 1).</p> <p>Parking shall be provided in accordance with the stamped and approved drawings.</p> <p>All required parking shall be clearly demarcated, have adequate storm water drainage and storage facilities, and be Hardsurfaced (Reference Section 54.6.1.a.i).</p> <p>ADVISEMENT:</p> <p>Immediately upon demolition/ alterations of the building, the site shall be cleared of all debris.</p> <p>This Development Permit is not a Business Licence. A separate application must be made for a Business Licence. You must require Development and Building permit approvals prior to issue a Business Licence.</p> <p>Signs require separate Development Applications.</p> <p>Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.</p> <p>An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site.</p> <p>A Building Permit is required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.</p> <p>Variances</p> <p>Discretionary Use - Lodging House is approved as a Discretionary Use (Section 110.3.4).</p> <p>Rights of Appeal</p> <p>This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.</p>									
<p>Issue Date: May 10, 2018 Development Authority: YEUNG, KENNETH</p> <p style="text-align: center;">Notice Period Begins: May 17, 2018 Ends: Jun 07, 2018</p>									
Fees									
Major Dev. Application Fee	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Fee Amount</th> <th style="text-align: left;">Amount Paid</th> <th style="text-align: left;">Receipt #</th> <th style="text-align: left;">Date Paid</th> </tr> </thead> <tbody> <tr> <td style="text-align: right;">\$510.00</td> <td style="text-align: right;">\$510.00</td> <td style="text-align: right;">04930698</td> <td style="text-align: right;">Apr 10, 2018</td> </tr> </tbody> </table>	Fee Amount	Amount Paid	Receipt #	Date Paid	\$510.00	\$510.00	04930698	Apr 10, 2018
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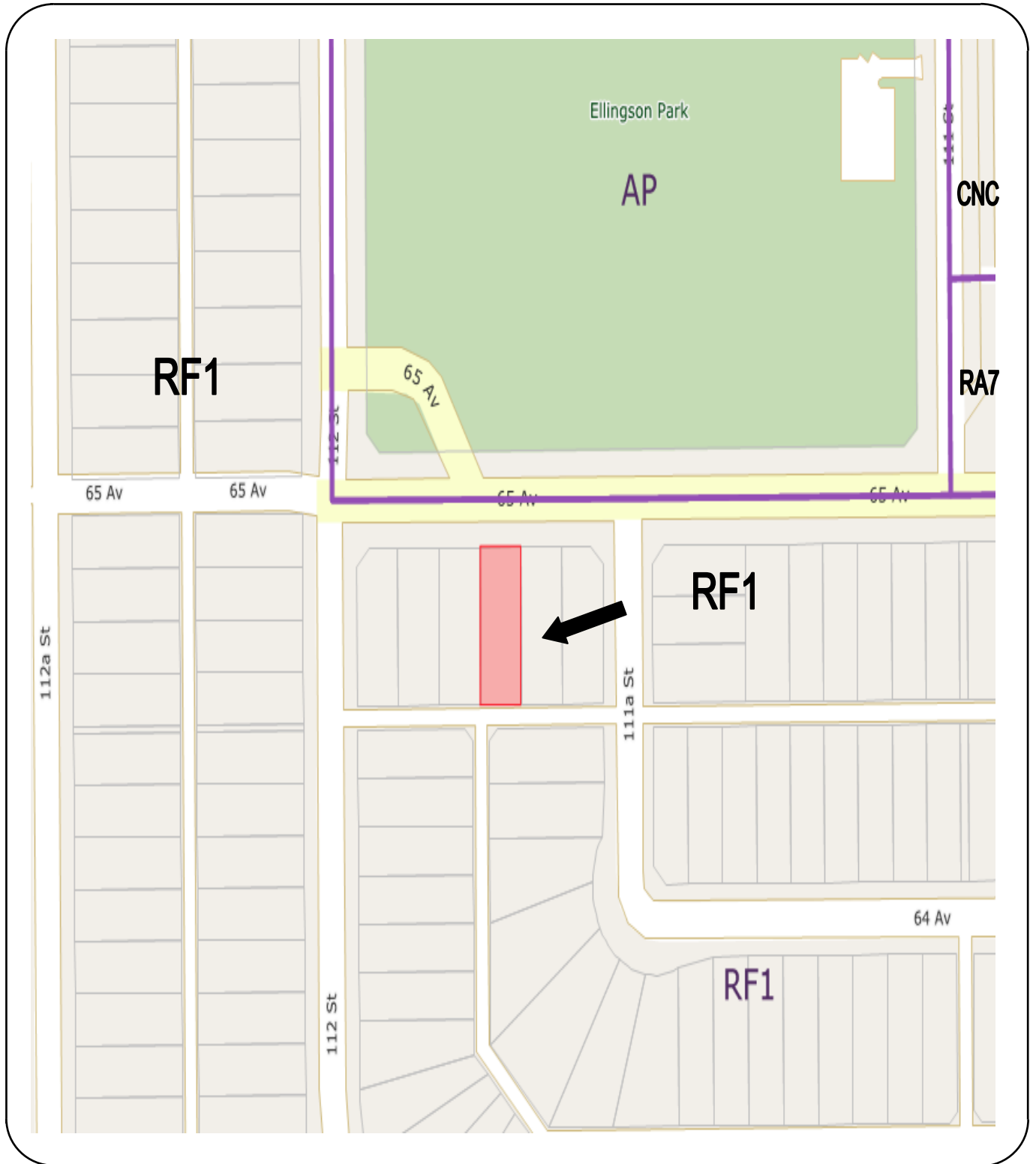


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Major Development Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$510.00</u>	<u>\$510.00</u>		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-18-088



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