

SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA

Tuesday, 9:00 A.M.
December 17, 2024

River Valley Room
City Hall, 1 Sir Winston Churchill Square

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
RIVER VALLEY ROOM, CITY HALL**

I 9:00 A.M. SDAB-D-24-148

To construct a Residential Use building in the form of a 4 Dwelling Row House with 4 Secondary Suites in the Basements

14404 - 97 Avenue NW
Project No.: 517146123-002

II 1:30 P.M. SDAB-D-24-149

To construct a Residential Use building in the form of a 4 Dwelling Row House with an unenclosed front porch(s), and 1 secondary suite in the Basement. Total of 5 Dwellings

8031 - 71 Avenue NW
Project No.: 527422039-002

NOTE: *Unless otherwise stated, all references to "Section numbers" in this Agenda refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-24-148

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 517146123-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with 4 Secondary Suites in the Basements

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: November 7, 2024

DATE OF APPEAL: November 27, 2024

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 14404 - 97 Avenue NW

LEGAL DESCRIPTION: Plan 5109HW Blk 88 Lot 32

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

<i>Grounds for Appeal</i>

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

I wish to appeal the decision of the Development Authority for the reasons outlined below.

I have lived in Crestwood, two lots north of the intersection of 145 Street and 97 Avenue, for 13 years. One of the primary reasons that we invested in this central neighbourhood was so that my children would be able to walk to school and live in a safe, walkable central neighbourhood. When we purchased our home, we did not realize how dangerous and crowded the streets immediately surrounding our house are, due to traffic attracted by the two schools and the two large sports fields. The design of the roads around the two schools is very old and is winding, and was not designed for the heavy traffic of SUV's and large trucks and for the amount of children who no longer walk to school in today's modern city. The roads that exist, which include 90 degree turns with blind spots in front of Crestwood School on a narrow road, create safety hazards for children crossing streets and trying to get to school.

My kids have to make only a single road crossing to their school (they need to cross from the north-side of 97Ave to the south-side, either at 145 Street, or at 144 Street). Both of these crossings have been a safety hazard for as long as we have lived in the neighbourhood. I have frequently walked with my kids to and from school, and this simple walk is dangerous, given heavy traffic and the number of cars parked on the street which blocks site lines. The lack of a 4-way stop at 145 Street and 97 avenue exacerbates the issues – drivers are frequently confused about who has the right of way, and this leads to driver frustration, speeding, cutting around the vehicle in front, etc. We have had multiple near misses due to drivers not paying attention, driving and parking where they shouldn't, cutting down the alley, attempting to make u-turns on crowded streets on in the exits to alleys, and the overall congestion around the school. We have difficulty exiting our own back alley in the morning to get to work. I have called the school and the city on a fairly regular basis and while Officers come out one to two times per year to ticket people, there has been no noticeable improvement and the school principal has even told me that school staff will be verbally abused when talking to parents committing driving infractions.

The area is also dangerous during the spring season with soccer and baseball constantly occurring in the St. Paul School field. The traffic is as bad during these times (from afternoon to dusk and during the weekends) as it is during school pick up and drop off, and creates the same safety issues for local children who are playing in the neighbourhood, including my kids. My kids like to go the playground, and walk or ride their bikes to see their friends. While our neighbourhood might look like a kid-friendly place for my children to do these activities, the reality is that it is not because of the road design and heavy traffic around the schools and fields.

All of this has also been constantly worsened by a decade-long series of construction projects in the area. Every new build leads to 1.5 years of construction equipment, multiple workers' vehicles and vans taking up road

space, dumpsters taking up half the road, piles of gravel on the street and other activity that creates safety hazards.

This area around 97 avenue from 145 street to 144 street, and the stretch of road between 97 and 98 avenue on 144 street (basically, together these make up the stretch of roadway that serves as Crestwood school drop off and also parking and drop off for the St. Paul field), are very unsafe for kids. These roads were not designed with the layout or size to accommodate the amount of traffic and parking demand that currently exists. Times have changed considerably in the many decades since the neighbourhood design was laid out in Crestwood. Parents insist on driving their kids to school and many come from out of our neighbourhood, and they are all determined to drop their children off right at the door. Families also increasingly drive extremely large vehicles (most vehicles we see at school drop off at SUV's and pick up trucks). And people in our neighbourhood do not use their garages to park their cars. Many have older garages that don't fit their large vehicles, and/or they use their garages for storage. So there is already a lot of street parking used in the neighbourhood around this lot. Again, the neighbourhood was not designed to accommodate the reality of how people drive and live in Edmonton today.

With all this in mind, that particular corner where this lot of being proposed for high density development, is the worst possible spot to allow this kind of property to be built. It will exacerbate issues which have existed for years and which get worse every year. These problems will only be increased with a 4-unit row house with 4 secondary suites for this location. We do not believe that the city has properly looked at this location to understand the uniqueness of this corner and how the proposed development does not make sense. From what we have heard from the city, there is a possibility that while a garage has been proposed, there is no guarantee one will be built and if one is built, if any of the people living there will actually park in it. A fair estimate of vehicles for this residence is 16 vehicles – even if 4 were to park in the garage, where would the remaining 12 cars park based on the current parking restrictions? This will significantly increase the risk of a child getting hit at one of these corners.

Please refer to the following:

- Plot Plan of the residence showing current parking restrictions around the property

- In the Minor Development Permit 517146123-002 it also states the following which will further reduce the parking around the property:

*“Due to the width of the development lot not being able to accommodate the space required for setting out carts for Curbside Service, the carts from this development will be collected from the rear lane as well as 97 Avenue for the units in the development. This will allow for the cart spacing requirements to be met which results in Curbside Collection being able to be utilized at this site. It is the responsibility of the applicant or owner to ensure residents have access to the rear lane for waste set out. **In order for Curbside Collection to occur off of 97 Avenue, appropriate ‘no parking’ signs need to be installed at the expense of the applicant.** The applicant must contact Parks and Roads Services via*

parkingassets@edmonton.ca to arrange for signage installation. Waste carts for the property will not be delivered until Waste Services verifies that the 'no parking' signage has been properly installed."

Please see attached photos and video of the corner during school pick up and drop off showing congestion problems created by parked cars – this roadway is narrow and only accommodates one-way traffic when there are cars parked on the sides of the road. The demands are much heavier than this road can accommodate already. This causes congestion problems and forces people to park/ drive/ stop in cross walks, non parking/stopping areas that causes near misses with pedestrians on a regular basis.

Please see attached photos of other row houses in the surrounding neighborhoods – these have roadways that can accommodate 4 full lanes of traffic (parking on both sides, plus safe 2-way traffic flow) and are not around any schools or crosswalks. These are row houses with no secondary suites, and yet even there we see cars consistently parked on the street surrounding the residence.

- o 149 Steet and 109 Ave
- o 151 Street and 102 Ave
- o 142 and Ave TBA

We have spent a fair amount of effort to confirm what the Infill Guidelines are and what is allowed when you go on the city of Edmonton Website what is on there is outdated and we have been told that there are new approvals that have changed this – if these have been changed/updated why are they not available to the public and why are they not updated on the city of Edmonton website? Should this not been done prior to allowing developers to go ahead with these newly approved builds and should the city not look at specific lots and say that there one size fits all re-zoning does not work for all lots?

I believe we are open to new builds in the neighborhood. There are many skinny houses and many new construction projects, and an increasing number of high density developments like the one being proposed, and we have never appealed anything in the past. But this particular location, coupled with this particular proposed development, makes no sense and exacerbates significant safety issues which already exist. Quite simply, this area of the neighbourhood was not designed to accommodate the kind of traffic and density already existing, let alone new very dense developments. There are many areas in the neighbourhood that would be better suited, and there are many houses that are aging and will continue to be sold to developers who can come in and build higher density housing. That is to be welcomed. But not at this pinch point where two schools and two major sports field and playgrounds attract children and traffic, surrounded by narrow winding streets.

We believe that this lot should be limited to a 3-unit row house with no secondary suites as this would still be 3 times the density of the previous residence.

Is the addition of minimal extra units worth the risk they would be creating for children in our neighbourhood? We as residents do not think it is, and if this development were to proceed as planned it will only be a matter of time before a child is hit by a car.

<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 the decision in accordance with subsection (2.1).

...

(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 the decision in accordance with subsection (2.1).

(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 or the application for the development permit was deemed to be refused under section 683.1(8).

Appeals

686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

- (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 written decision is given 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 board hearing the appeal referred to in subsection (1)

...

(a.1) must comply with any applicable land use policies;

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

(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 Zoning Bylaw 20001:

Under section 2.10.2.2, a **Residential Use** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

Under section 8.10, a **Residential Use** means:

a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.

This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

Under section 8.20, **Multi-unit Housing** means a building that contains:

- a. 1 or more Dwellings combined with at least 1 Use other than Residential or Home Based Business; or
- b. any number of Dwellings that do not conform to any other definition in the Zoning Bylaw.

Typical examples include stacked row housing, apartments, and housing in a mixed-use building.

Under section 8.20, **Row Housing** means:

a building that contains 3 or more principal Dwellings joined in whole or in part at the side, the rear, or the side and the rear, with none of the principal Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.

Under section 8.10, **Secondary Suite** means:

a Dwelling that is subordinate to, and located within, a building in the form of Single Detached Housing, Semi-detached Housing, Row Housing, or Backyard Housing. A Secondary Suite is not a principal Dwelling. A Secondary Suite has a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building. A Secondary Suite has less Floor Area than the principal Dwelling. A Secondary Suite is not separated from the principal Dwelling by a condominium conversion or subdivision.

Under section 8.10, **Dwelling** means:


a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, living room, and kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.

Section 2.10.1 states that the **Purpose** of the **RS - Small Scale Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. Limited opportunities for community and commercial development are permitted to provide services to local residents.

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.

		Project Number: 517146123-002 Application Date: JUN 23, 2024 Printed: November 7, 2024 at 1:25 PM Page: 1 of 7			
		<h2>Minor Development Permit</h2>			
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 Zoning Bylaw as amended.					
Applicant	Property Address(es) and Legal Description(s) 14404 - 97 AVENUE NW Plan 5109HW Blk 88 Lot 32				
	Specific Address(es) Suite: 14404 - 97 AVENUE NW Suite: 14406 - 97 AVENUE NW Suite: 14408 - 97 AVENUE NW Suite: 14410 - 97 AVENUE NW Suite: BSMT, 14404 - 97 AVENUE NW Suite: BSMT, 14406 - 97 AVENUE NW Suite: BSMT, 14408 - 97 AVENUE NW Suite: BSMT, 14410 - 97 AVENUE NW Entryway: 14404 - 97 AVENUE NW Entryway: 14406 - 97 AVENUE NW Entryway: 14408 - 97 AVENUE NW Entryway: 14410 - 97 AVENUE NW Building: 14404 - 97 AVENUE NW				
Scope of Permit To construct a Residential Use building in the form of a 4 Dwelling Row House with 4 Secondary Suites in the Basements.					
Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> 1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping </td> <td style="width: 50%; vertical-align: top;"> 2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development </td> </tr> </table>				1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
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Development Permit Decision Approved Issue Date: Nov 07, 2024 Development Authority: FLYNN, CATHAL Subject to the Following Conditions A) ZONING CONDITIONS: 1. This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with 4 Secondary Suites in the Basements. 2. The development must be constructed in accordance with the approved drawings. 3. WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2).					

Minor Development Permit

4. Landscaping must be installed and maintained in accordance with Section 5.60.
5. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).
6. Pathway(s) connecting the main entrance of the principal Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).
7. The Secondary Suite must have a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building (Section 8.20).
8. The Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).
9. The Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).
10. Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5).
11. Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; generally be directed downwards, except where directed towards the Site or architectural features located on the Site; be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3).

B) SUBDIVISION PLANNING (TRANSPORTATION) CONDITIONS:

1. The existing access to the alley located partially within the boulevard between the south property line and 97 Avenue, must be removed from the back of the existing sidewalk and restored with grassed boulevard to the south property line within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.
2. Access is proposed to the alley and does not require a crossing permit. The area between the west property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination.
3. Onsite sidewalks must be developed as accessible and hard-surfaced and must connect the building entrances to the public sidewalk to meet Section 5.80 of Zoning Bylaw 20001.
4. There are existing sidewalk connections within the boulevard to the existing house on the site adjacent to 97 Avenue. The existing sidewalk connections including concrete steps from the back of the City sidewalk to the property line must be removed with the redevelopment of the site.

However, the existing sidewalk connectors from the curb face to the front of the City sidewalk, adjacent to 97 Avenue, must remain intact as these connectors were reconstructed by Integrated Infrastructure Services as part of a Neighborhood Renewal. The existing connector sidewalks within the boulevard at the front of the sidewalk shall not be altered or removed.

5. Any alley, sidewalk, and/or boulevard shared use path damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner. The applicant is responsible to contact Trevor Singbeil of Development Inspections at 780-496-7019 for an onsite inspection 72 hours prior to and following construction of the access.

C) LANDSCAPING CONDITIONS:

Landscaping must be installed in accordance with the approved Landscape Plan, and Section 5.60 of Zoning Bylaw 20001, to the satisfaction of the Development Planner.



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Any change to the approved Landscape Plan requires the approval of the Development Planner prior to the Landscaping being installed.

Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner.

D) EPCOR WATER CONDITIONS:

1. There is a 250 mm cast iron water main 1.2 m west of the west property line of Lot 32 in the lane west of 144 Street. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSE, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.

A) ZONING ADVISEMENTS:

Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.

An issued 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 (Subsection 7.110.2.1).

Any proposed change from the original issued Development Permit is subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.

All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.

In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.

City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection and click 'ONLINE APPLICATION' for instructions on the plan submission process. The lot must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval.

Signs require separate Development Permit application(s).

B) SUBDIVISION PLANNING (TRANSPORTATION) CONDITIONS:

1. A Public Tree Permit will be required for any boulevard trees within 5 meters of the site; trees must be protected during construction as per the Public Tree Bylaw 18825. If tree damage occurs, all tree related costs will be covered by the proponent as

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per the Corporate Tree Management Policy (C456C). This includes compensation for tree value on full or partial tree loss as well as all operational and administrative fees. The owner/applicant must contact City Operations, Parks and Roads Services at citytrees@edmonton.ca to arrange any clearance pruning or root cutting prior to construction.

2. There may be utilities within the 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.

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:

- a. the start/finish date of project;
- b. accommodation of pedestrians and vehicles during construction;
- c. confirmation of lay down area within legal road right of way if required;
- d. and to confirm 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:

https://www.edmonton.ca/business_economy/oscam-permit-request.aspx

C) EPCOR WATER ADVISEMENTS:

1. The site is currently serviced by a 20 mm copper water service (N33910) located at 9.4 m north of the north property line of 97 Avenue off of the lane west of 144 Street. If this service will not be utilized for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

2. EPCOR Water Services Inc. does not review on-site servicing. It is the applicant's responsibility to obtain the services of a professional to complete on-site water distribution design.

3. A new water service may be constructed for this lot directly off EPCOR's 250 mm water main along the lane west of 144 Street adjacent to the subject site.

4. For information and to apply for a new water service please go to epcor.com/newconnections.

5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444.

6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at MInspectors@epcor.com or 780-412-4000.

7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water Dispatch can provide information on the tie-in and commissioning procedure.

8. In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Each lot must be provided with a separate and individual service, or the lots must be consolidated under one title. Serviced buildings must be contained within one lot. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations.

9. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.

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10. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021).

11. The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application.

12. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure.

13. The advisements and conditions provided in this response are firm and cannot be altered.

Should you require any additional information, please contact Sarah Chileen at schileen@epcor.com.

C) WASTE SERVICES ADVISEMENT:

Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.

To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:

Access to containers and removal of obstructions.
 Container set out, and
 The responsibility for wear and tear or damages.

This property with 8 units would receive Curbside Collection. The City will provide each unit with two carts, for a total of 16 carts; one for garbage and one for food scraps. Residents would use blue bags for recycling.

Secondary suites have the opportunity to join the cart sharing program. If desired, account holders can submit an application on edmonton.ca. This could reduce the total number of carts for the property from 16 to 8.

Due to the width of the development lot not being able to accommodate the space required for setting out carts for Curbside Service, the carts from this development will be collected from the rear lane as well as 97 Avenue for the units in the development. This will allow for the cart spacing requirements to be met which results in Curbside Collection being able to be utilized at this site. It is the responsibility of the applicant or owner to ensure residents have access to the rear lane for waste set out.

In order for Curbside Collection to occur off of 97 Avenue, appropriate 'no parking' signs need to be installed at the expense of the applicant. The applicant must contact Parks and Roads Services via parkingassets@edmonton.ca to arrange for signage installation. Waste carts for the property will not be delivered until Waste Services verifies that the 'no parking' signage has been properly installed.

E) FIRE RESCUE SERVICES (FRS) ADVISEMENTS:

The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be accepted in writing by the fire department and the authority having jurisdiction. Edmonton Fire Rescue Services will review your plan at the initial construction site safety inspection upon commencement of construction.
 Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan

Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO). The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE).

A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place



Project Number: **517146123-002**
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Minor Development Permit

and ready for review in accordance with section 5.6 of the NFC(AE).

You can locate a copy of the FSP guide for your reference here:

<https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771>

Ensure that the hydrant(s) servicing the site are fully functional prior to construction and remain accessible and unobstructed during construction.

Reference: NFC(2023-AE) 5.6.3.6. Hydrant Access

- 1) Hydrants on construction, alteration, or demolition site shall
 - a) be clearly marked with a sign,
 - b) be accessible, and
 - c) have an unobstructed clearance of not less than 2 m at all times.

Edmonton Fire Rescue Services Access Guidelines specify that the unobstructed travel path (measured from a fire department vehicle to the entry of the building/unit) must be a minimum 0.9m of clear width (gates must be non-locking) and no greater than 45m. in distance.

https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04_Small_Building_Access_Policy.pdf?cb=1632115800

The path must be of a hard surface such as a sidewalk that is accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.

Ensure that the travel distance (not radius) from the principal entrance to the nearest fire hydrant does not exceed 90 meters (non-sprinklered building).

Reference: NBC(2019-AE) 3.2.5.5. Location of Access Routes

- 2) Access routes shall be provided to a building so that
 - b) for a building not provided with a fire department connection, a fire department pumper vehicle can be located so that the length of the access route from a hydrant to the vehicle plus the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 90m, and
 - c) the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45m.

During Construction

To meet the requirements of the National Fire Code — 2019 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.

https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const

Reference: NFC(2019-AE) 5.6.1.2 Protection of Adjacent Building

- 1) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations.

Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:

Protection of Adjacent Buildings During Construction and Demolition

<https://open.alberta.ca/dataset/4ac126d2-ccb2-455d-b215-7bcb75827924/resource/27dc6f1b-2bbe-451b-8a3f-618013413608/download/ma-standata-interpretation-fire-building-19-fci-005-19-bci-016.pdf>


Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca

Rights of Appeal

This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$1,000.00	\$1,000.00	05327G001001256	Jun 23, 2024



Project Number: **517146123-002**

Application Date: JUN 23, 2024

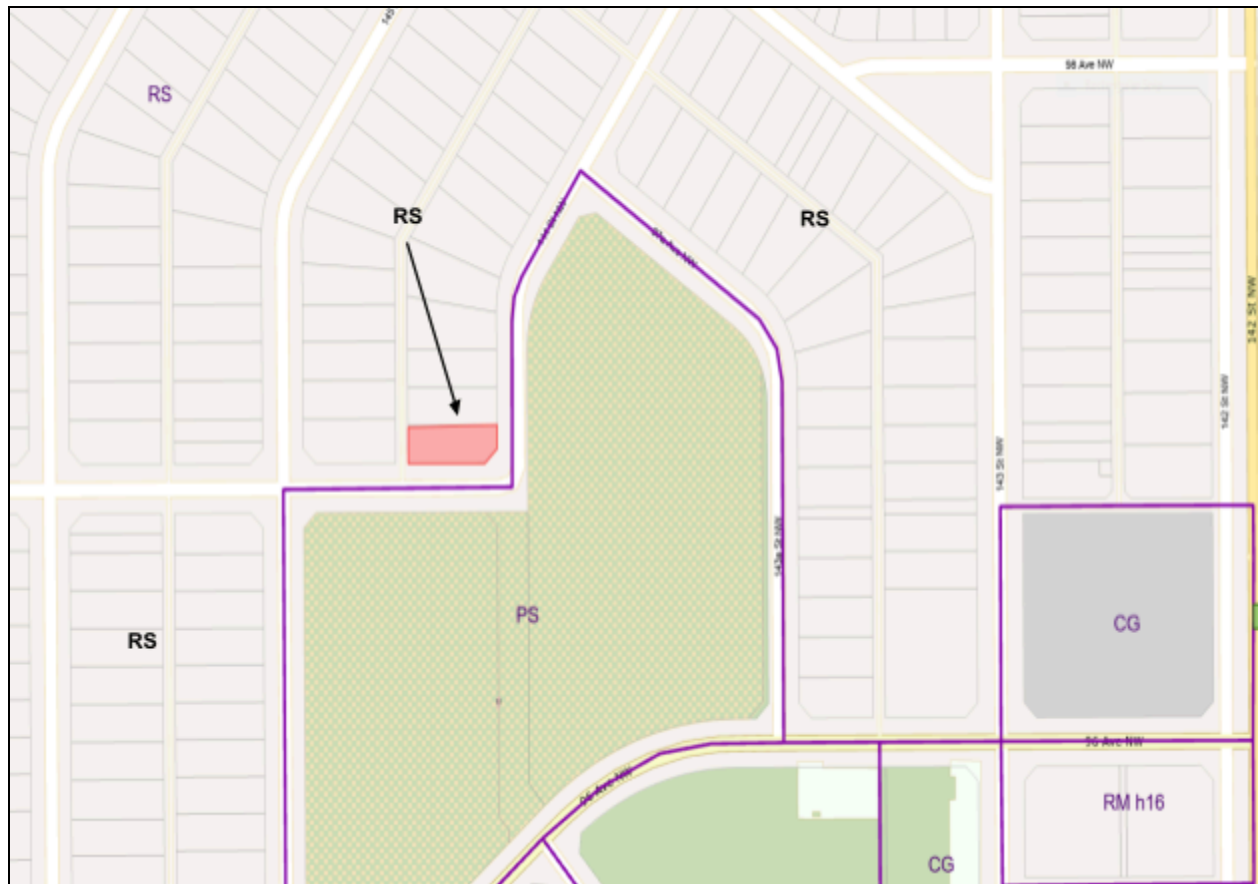
Printed: November 7, 2024 at 1:25 PM

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Minor Development Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$480.00	\$480.00	05327G001001256	Jun 23, 2024
Development Permit Inspection Fee	\$550.00	\$550.00	05327G001001256	Jun 23, 2024
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,030.00	\$2,030.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-24-148

▲
N

ITEM II: 1:30 P.M.

FILE: SDAB-D-24-149

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 527422039-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with an unenclosed front porch(s), and 1 secondary suite in the Basement. Total of 5 Dwellings

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: November 7, 2024

DATE OF APPEAL: November 27, 2024

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 8031 - 71 Avenue NW

LEGAL DESCRIPTION: Plan 2421441 Blk 15 Lot 2A

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southeast District Plan

Grounds for Appeal

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

APPELLANT

-Out of scale. not in keeping with Avonmore's Vision for a Neighbourhood, which the City of Edmonton encouraged community leagues to develop so it could inform the City's decisions with development. Bigger complexes should be along busier roads, not in the middle of a regular single family home street.

-Destroys the character of the neighbourhood -THC past multi-family projects with solid vinyl siding and little interest is not in keeping with the visual and architectural continuity of Avonmore. The scale and appearance is wrong, with little if any room for trees or a front yard, which is really valued in the community **-Overlooking and loss of privacy** - their (3 stories) of back windows look out into our backyard and patio area and straight into the back of our house where our main windows are

-sun shading - a full 3 stories will block all the sun to the east

-potential for noise, crime, and traffic, all of which decreases the property value of nearby homes. Traffic especially becomes a problem when streets become busier, and our once quiet street becomes less safe for children

-overcrowding the site - what was once a single family home will now be home to 5 tiny units around 350 square feet per floor, and then the additional 5 units on the subdivided lot on the other side. There will be 4 parking spots at the back for all 10 units, while the rest would have to be street parking.

-decrease in property value. All of these factors contribute to a decrease in property value

All of these things together affect the use, enjoyment and value of our property.

General Matters

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 the decision in accordance with subsection (2.1).

...

(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 the decision in accordance with subsection (2.1).

(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 or the application for the development permit was deemed to be refused under section 683.1(8).

Appeals

686(1) A development appeal is commenced by filing a notice of the appeal, containing reasons, with the board hearing the appeal

(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 written decision is given 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 board hearing the appeal referred to in subsection (1)

...

(a.1) must comply with any applicable land use policies;

- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
- ...
- (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 Zoning Bylaw 20001:

Under section 2.10.2.2, a **Residential Use** is a **Permitted Use** in the **RS - Small Scale Residential Zone**.

Under section 8.10, a **Residential Use** means:

a development where a building or part of a building is designed for people to live in. The building contains 1 or more Dwellings or 1 or more Sleeping Units.

This includes: Backyard Housing, Duplex Housing, Lodging Houses, Multi-unit Housing, Row Housing, Secondary Suites, Semi-detached Housing, Single Detached Housing, and Supportive Housing.

Under section 8.20, **Multi-unit Housing** means a building that contains:

- a. 1 or more Dwellings combined with at least 1 Use other than Residential or Home Based Business; or
- b. any number of Dwellings that do not conform to any other definition in the Zoning Bylaw.

Typical examples include stacked row housing, apartments, and housing in a mixed-use building.

Under section 8.20, **Row Housing** means:

a building that contains 3 or more principal Dwellings joined in whole or in part at the side, the rear, or the side and the rear, with none of the principal Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.

Under section 8.10, **Secondary Suite** means:

a Dwelling that is subordinate to, and located within, a building in the form of Single Detached Housing, Semi-detached Housing, Row Housing, or Backyard Housing. A Secondary Suite is not a principal Dwelling. A Secondary Suite has a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building. A Secondary Suite has less Floor Area than the principal Dwelling. A Secondary Suite is not separated from the principal Dwelling by a condominium conversion or subdivision.

Under section 8.10, **Dwelling** means:


a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, living room, and kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.

Section 2.10.1 states that the **Purpose** of the **RS - Small Scale Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. Limited opportunities for community and commercial development are permitted to provide services to local residents.

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.

		Project Number: 527422039-002 Application Date: AUG 23, 2024 Printed: November 7, 2024 at 8:58 AM Page: 1 of 7			
		<h2>Minor Development Permit</h2>			
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 Zoning Bylaw as amended.					
Applicant		Property Address(es) and Legal Description(s) 8031 - 71 AVENUE NW Plan 2421441 Blk 15 Lot 2A			
		Specific Address(es) Suite: 8031 - 71 AVENUE NW Suite: 8033 - 71 AVENUE NW Suite: 8035 - 71 AVENUE NW Suite: 8037 - 71 AVENUE NW Suite: BSMT, 8037 - 71 AVENUE NW Entryway: 8031 - 71 AVENUE NW Entryway: 8033 - 71 AVENUE NW Entryway: 8035 - 71 AVENUE NW Entryway: 8037 - 71 AVENUE NW Building: 8031 - 71 AVENUE NW			
Scope of Permit To construct a Residential Use building in the form of a 4 Dwelling Row House with an unenclosed front porch(s), and 1 secondary suite in the Basement. Total of 5 Dwellings.					
Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> 1. Titled Lot Zoning: RS 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping </td> <td style="width: 50%; vertical-align: top;"> 2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 1 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development </td> </tr> </table>				1. Titled Lot Zoning: RS 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 1 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
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Development Permit Decision Approved Issue Date: Nov 07, 2024 Development Authority: ANGELES, JOSELITO Subject to the Following Conditions <p>GENERAL CONDITIONS:</p> <p>This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with an unenclosed front porch(s), and 1 secondary suite in the Basement. Total of 5 Dwellings.</p> <p>The development must be constructed in accordance with the approved drawings.</p> <p>WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2).</p> <p>Landscaping must be installed and maintained in accordance with Section 5.60.</p> <p>A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).</p>					

Minor Development Permit

Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed.

Screening must be provided for the waste collection area (Subsection 5.120.4.1.5)

Pathway(s) connecting the main entrance of the principal Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Development Permit Inspection Fee of \$550.00.

Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; generally be directed downwards, except where directed towards the Site or architectural features located on the Site; be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3).

SUBDIVISION PLANNING (TRANSPORTATION) - CONDITIONS:

1. Access is proposed to the alley and does not require a crossing permit. The area between the south property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination.

2. Onsite sidewalks must be developed as accessible and hard-surfaced and must connect the building entrances to the public sidewalk to meet Section 5.80 of Zoning Bylaw 20001.

3. A Public Tree Permit will be required for any boulevard trees within 5 meters of the site; trees must be protected during construction as per the Public Tree Bylaw 18825. If tree damage occurs, all tree related costs will be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value on full or partial tree loss as well as all operational and administrative fees. The owner/applicant must contact City Operations, Parks and Roads Services at citytrees@edmonton.ca to arrange any clearance pruning or root cutting prior to construction.

4. Permanent objects including concrete steps, railings, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property.

5. There may be utilities within the 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. Utility Safety Partners (Online: <https://utilityafety.ca/wheres-the-line/submit-a-locate-request/>) (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.

6. Any alley, and/or sidewalk damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner. The applicant is responsible to contact Trevor Singbeil of Development Inspections at 780-496-7019 for an onsite inspection 72 hours prior to and following construction of the access.

7. 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 to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.

Minor Development Permit

It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:
https://www.edmonton.ca/business_economy/oscaml-permit-request.aspx

EPCOR WATER SERVICES CONDITIONS:

1. An Infill Fire Protection Assessment (IFPA) conducted by Edmonton Fire Rescue, Fire Protection Engineer, is a condition of this development permit.
2. Note there is a 200 mm PVC water main along the lane south of 71 Avenue 1.2 m south of the south property line of the subject site. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.

GENERAL ADVISEMENTS:

Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.

An issued 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, the Historical Resource Act, or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).

Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.

All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.

In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.

City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection and click 'ONLINE APPLICATION' for instructions on the plan submission process. The lot must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval.

Signs require separate Development Permit application(s).

Minor Development Permit

SUBDIVISION PLANNING (TRANSPORTATION) - ADVISEMENTS:

1. It is our understanding that Waste Services has concerns with the site submission as it relates to carts/bins. Any revisions to the design of the parking/waste area will require recirculation to Subdivision and Development Coordination.

FIRE RESCUE SERVICES ADVISEMENTS:

Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal however, has the following advisements for your implementation and information.

The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be accepted in writing by the fire department and the authority having jurisdiction. Edmonton Fire Rescue Services will review your plan at the initial construction site safety inspection upon commencement of construction.

Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan

Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO). The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE).

A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE).

You can locate a copy of the FSP guide for your reference here:

<https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771>

Ensure that the hydrant(s) servicing the site are fully functional prior to construction and remain accessible and unobstructed during construction.

Reference: NFC(2023-AE) 5.6.3.6. Hydrant Access

- 1) Hydrants on construction, alteration, or demolition site shall
 - a) be clearly marked with a sign,
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https://www.edmonton.ca/sites/default/files/public-files/assets/PDF/B19-04_Small_Building_Access_Policy.pdf?cb=1632115800

The path must be of a hard surface such as a sidewalk that is accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.

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https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const

Reference: NFC(2019-AE) 5.6.1.2 Protection of Adjacent Building

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<https://open.alberta.ca/dataset/4ac126d2-ccb2-455d-b215-7bcb75827924/resource/27dc6f1b-2bbe-451b-8a3f-618013413608/download/ma-standata-interpretation-fire-building-19-fci-005-19-bci-016.pdf>

Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca

Minor Development Permit

EPCOR WATER SERVICES ADVISEMENTS:

1. The site is currently not serviced with water.
2. EPCOR Water Services Inc. does not review on-site servicing. It is the applicant's responsibility to obtain the services of a professional to complete on-site water distribution design.
3. A new water service may be constructed for this lot directly off EPCOR's 200 mm water main along the lane south of 71 Avenue adjacent to the subject site.
4. For information and to apply for a new water service please go to epcor.com/newconnections.
5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444.
6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWInspections@epcor.com or 780-412-3850.
7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water Dispatch can provide information on the tie-in and commissioning procedure.
8. In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations.
9. Due to the built-form in this development, verification that the Required Fire Flow of this development does not exceed the Available Fire Flow at this site is required to support this application. Edmonton Fire Rescue Services, Fire Protection Engineer must assess if Fire Protection of this site is adequate via an Infill Fire Protection Assessment (IFPA).
10. In 2022 the Infill Fire Protection Program was initiated to fund water infrastructure upgrades required to meet municipal fire protection standards within core, mature and established neighbourhoods. The program will consider "missing middle" housing forms, mixed use and smaller scale commercial-only developments. EPCOR Water encourages interested applicants to go to the program website for more information and updates (www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html).
- 10a. Please note that being accepted for consideration in the program does not guarantee funding will be granted, as each application will be weighed against a set of criteria.
- 10b. The next cutoff date for the 2025 construction season is September 27, 2024.
- 10c. An Infill Fire Protection Assessment (IFPA) is required to be considered for funding.
11. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.
12. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021).
13. The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application.

Minor Development Permit

14. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure.

15. The advisements and conditions provided in this response are firm and cannot be altered.

Should you require any additional information, please contact Sarah Chileen at schileen@epcor.com.

WASTE MANAGEMENT SERVICES ADVISEMENTS:

Additional information about waste service at your proposed development:

Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.

To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:

Access to containers and removal of obstructions.

Container set out, and

The responsibility for wear and tear or damages.

This property with 5 units would receive Curbside Collection. The City will provide each unit with two carts, for a total of 10 carts; one for garbage and one for food scraps. Residents would use blue bags for recycling. An exemption has been granted to reduce the required spacing to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, etc. for this development.

Secondary suites have the opportunity to join the cart sharing program. If desired, account holders can submit an application on edmonton.ca. This could reduce the total number of carts for the property from 10 to 8.


For developments with rear lanes, waste will only be collected from the rear lane for all units in the development. It is the responsibility of the applicant or owner to ensure residents have access to the rear lane for waste set out.

Rights of Appeal

This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$1,000.00	\$1,000.00	06530J001001737	Aug 23, 2024
Lot Grading Fee	\$480.00	\$480.00	06530J001001737	Aug 23, 2024
Development Permit Inspection Fee	\$550.00	\$550.00	06530J001001737	Aug 23, 2024



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Minor Development Permit

Fees				
	Fee Amount	Amount Paid	Receipt #	Date Paid
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,030.00	\$2,030.00		

