

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
April 26, 2017**

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

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

I 9:00 A.M. SDAB-D-17-075

To construct a two-Storey Accessory building (main floor Garage, 6.1 metres by 9.75 metres, second floor Garage Suite, 6.7 metres by 8.75 metres)

TABLED to May 3, 2017

4144 - Aspen Drive East NW
Project No.: 242488221-001

II 11:00 A.M. SDAB-D-17-076

To construct a Hotel (118 sleeping units) and General Retail Stores Use building, and to demolish existing Motel (Gateway Motel) - Comfort Inn & Suites

10410 - Allendale Road NW, 6303 - 105 Street NW
Project No.: 178464619-001

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

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

APPELLANT:

APPLICATION NO.: 242488221-001

APPLICATION TO: Construct a two-Storey Accessory building (main floor Garage, 6.1 metres by 9.75 metres, second floor Garage Suite, 6.7 metres by 8.75 metres)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: March 22, 2017

NOTIFICATION PERIOD: March 28, 2017 through April 11, 2017

DATE OF APPEAL: March 30, 2017

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 4144 - Aspen Drive East NW

LEGAL DESCRIPTION: Plan 6773MC Blk 17 Lot 21

ZONE: (RF1) Single Detached Residential Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

TABLED to May 3, 2017

ITEM II: 11:00 A.M.

FILE: SDAB-D-17-076

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY TWO ADJACENT PROPERTY OWNERS

APPELLANTS:

APPLICATION NO.: 178464619-001

APPLICATION TO: Construct a Hotel (118 sleeping units) and General Retail Stores Use building, and to demolish existing Motel (Gateway Motel) - Comfort Inn & Suites

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: March 9, 2017

NOTIFICATION PERIOD: March 16, 2017 through March 30, 2017

DATE OF APPEALS: March 29, 2017 and March 30, 2017

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10410 - Allendale Road NW, 6303 - 105 Street NW

LEGAL DESCRIPTION: Plan 4976KS Blk 34 Lots 9,11U,12

ZONE: DC1 (Bylaw 17112) Direct Development Control Provision

OVERLAY: N/A

STATUTORY PLAN: Strathcona Junction Area Redevelopment Plan

Grounds for Appeal

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

Appellant No. 1 – David Therrien:

We understand this zoning is DC-1 and as such the rules are discretionary. We would like our input taken for the subjective judgment portion.

1. We have concerns regarding height of this development as it is different than all other buildings in Allendale.
 - a. This building would be approximately double the height of any buildings within the Allendale neighbourhood and many blocks north of 63 Avenue (the pre-dominant direction of solar intensity during the winter months).
 - b. There will be a significant reduction of solar intensity during the winter months on our property due to the increased height of this development.
 - i. We are aware of other buildings within 60m of this development that have solar panels and therefore would be directly negatively financially impacted by this development.
 - c. Based on the increased height of this property, any north facing windows would be directly looking into our living room and master bedroom. Are there steps that can be taken to minimize the impact on nearby residents' privacy?
2. We have concerns with access for patrons and employees to the new property. Currently, the main vehicle access is from the westbound direction of travel on 63 Avenue. Therefore, patrons and employees travelling from the West direction would likely be turning north (left) on 105 Street and then east (right) on 64 Avenue, before south (left) on the alley just west of 104 St/Calgary Trail. This would significantly increase traffic along the residential street of 64 Avenue. Would another approach option from 105 Street be possible? Alternatively, will the alley between 63rd and 64th avenue be widened as it appears to be under standard widths and not widely used. This is directly north of the proposed development and could be used to avoid business traffic on the residential street that kids are often playing on or near.
3. Further local considerations we would like included in this decision include the parking in the area for both during and after construction. We have concerns regarding the parking of patrons and employees. Many out of town guests often travel with large vehicles and/or trailers and parking for these vehicles does not seem to be considered in these plans. The logical option would be the nearest residential street, however this will impact those residents (us). Could a condition of this approval include a designated area for large vehicles or restricted parking for residents along 105 St. and 64 Avenue? Also, was the underground parkade sized to accommodate a full hotel AND its employees? Where would these employees park? Currently many of the businesses along Calgary Trail have their employees' park on 64 Avenue and it is commonly a challenge to park one vehicle within several properties of our house during business hours. Further, many patrons for the Asian Hot Pot Express restaurant currently park on this partially empty lot. Has the parking for this adjacent property been considered and based on current usage where will these vehicles park?

4. Due to the age of the existing structure on this property we have concerns regarding hazardous materials during the demolition of the existing structure (ex.: asbestos insulation). We would like the developer to take steps to insure these materials are not present prior to the demolition to avoid site contamination and neighbourhood airborne hazardous materials.

As we raise our family in this neighbourhood, we look forward to this discussion.

Appellant No. 2 – Greg Brightwell:

As the resident and owner of this (10425-64ave) and one other property located across the street from this one, I am VERY concerned that this development as put forward by the developer is all wrong for the community of Allendale, and certainly a large detriment to properties in the immediate vicinity. Not in just quality of life from people who live here, but also in their pocketbooks and safety. Something needs to go on this lot(s) but not a development that completely lacks respect for long term residents nearby or otherwise.

I want to mention that I have more documents and media that I can upload that elaborate on the issues presented above and will bring this to my appeal hearing. I have been anxious about this for two years since I luckily found out about it at the donair shop. "How a developer and current owner was going to screw Allendale"

I also want to mention that as I am paying for this appeal, there are other neighbours that want to have their say, and will be adhering to my appeal with their own voice, either in person, and/or in writing. Some have received notices and others live outside the 60 m zone. Which is laughable when you consider the size of this and for nearby neighbours, life altering changes to their once beloved properties and they miss out being notified by 1 or 2 m.

I also want to mention that I believe strongly there should be a new notification process launched, and a proper amount of citizens are able to have access to the information that is this pertinent to their community. The problem being is this dev. app is not, has not since ive been checking, been available in any way, shape or form on the citys maps.edmonton.ca. page. There is no sign anywhere on or near the property notifying residents who don't happen to be one of the ten homes that recieve notification. This seems odd to me, and the city should be forced to make a better attempt to contact all concerned residents. After all, I for one, have been here 15 yrs, as well as a lot of my neighbours and this large development should be a good fit and not just what is profitable for a chain hotel. And the city says how transparent and open they are to residents and their feedback. Not in this case. Hidden.

There should be more time allotted for a proper process of application of development, and it put on the website properly, and a sign put in the neighbourhood. Kind of an insult to the community. I only have stuck my face in and watched this process along the whole way along, is the only way I know anything about it. Amateurs in charge over there at city planning, and this is one community they shouldn't have their way with.

When city planning, and Nikhil Shah, Ericka Peacock, and their supervisors were asked about it, why there was zero information available anywhere, they had no answer as to why it wasn't on there. Smells fishy and certainly unfair process for concerned citizens. Michael Walters has done nothing but slap everyone on the back.

Anyway I clearly have more to say in regards to all the ill effects this has on nearby residents. This corner of Allendale is OUR gateway. Not a corporations.

Clear defined, simplified points of my appeal would be:

1. sun/shade - zero access to the sun for all of winter and most of spring and fall for all those on 64th N side, and south side to some degree is cut off. It deletes our ability to access any future "hot" topic solar power, and adds to our heating bills in an already cold winter. Perhaps immensely.
2. The tripling of traffic and noise - at least - , not only the immediate vicinity with all kinds of traffic, but all through Allendale. 64 ave and 105 and 106 st streets have not been even thought of in this plan. PARKing here is brutal already, and fights have broken out because of the already overpopulated, over visited business on the east end of 64 ave and along Calgary Trail. Will all ther contractors, and trucks and so forth for the development of this property be parking here too all hours of everyday? What about the already (same owner) chinese food restaraunt already existing on the property What about, on this corner of Allendale, we already put up with an insane amount of non stop traffic from Calgary trail and Allendale Rd. They all cut through our neighbourhood and alleys already.
3. Crumbling and Too narrow alleyways for Large commercial use. There are poles in the middle of our alleys, our main access to anything from our backyard garages. This development is setback a short distance from our already in shambles alley and they plan to have their traffic frequenting the already over busy alley on the west side of Calgary Trail.
4. Privacy. This development completely engulfs every houses backyards and offers random strangers complete access to their backyard lives. People here, bbq and hang out in their backyards. There are not even privacy windows thought into this process although they were told privacy would be an issue. Big issue!
5. DC1 Business discretionary zoning allows for anything to come directly into our community. 24 hr or not. Unacceptable and it is the fault of the stabbed inDC1 zoning of this property.

6. The past business record and community impression of the current and present part owner/operator. If only all the stories can be told. The viability of another motel in our community. There is nothing for them to do here, and terrible bus access for them to get anywhere. I know, I live here.
7. It completely renders useless a road renewal at the same time as construction. We've been waiting for new roads and this will either delay them, or destroy them. Who holds these developers accountable for all the trucks, noise and dirt?
8. This existing building is full of asbestos, and residents are concerned that it will not be properly disposed of due to the current way this landowner does things. With undue, and zero respect for this community.
9. Noise, Traffic, Darkness, Bars, Tattoo Parlours, Hookers, crime and a 24 hr 7 eleven. And Possibly 400 random strangers coming to your backyard. Welcome to Comfort Inn ville : formerly Allendale

Anyway, please consider my appeal also as an expression, of the unspoken sentiment of the uninformed citizen of Allendale.

<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 within 14 days,

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

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

...

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

Designation of direct control districts

641(4) Despite section 685, if a decision with respect to a development permit application in respect of a direct control district

- (a) ...

- (b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

Hearing and Decision

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

...

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

...

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

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

- (i) the proposed development would not

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

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

and

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

General Provisions from the *Edmonton Zoning Bylaw*:

Under section 4(f), *Additional Uses – Area 1*, of the DC1 (Bylaw 17112) Direct Development Control Provision, **Hotels** is a **listed Use**.

Under section 3(n) of the DC1 (Bylaw 17112) Direct Development Control Provision, **General Retail Stores** is a **listed Use**.

Under section 7.4(25), **Hotels** means:

development used for the provision of rooms or suites for temporary sleeping accommodation where the rooms have access from a common interior corridor and are not equipped with individual kitchen facilities. Hotels may include Accessory food and beverage facilities, meeting rooms, and Personal Services Shops.

Under section 7.4(22), **General Retail Stores** means:

development used for the retail or consignment sale of new goods or merchandise within an enclosed building, not including the sale of gasoline, heavy agricultural and industrial equipment, alcoholic beverages, or goods sold wholesale. Accessory Uses may include the assembly or repair of products sold on Site, or minor public services such as postal services or pharmacies. This Use does not include Aircraft Sales/Rentals, Automotive and Minor Recreation Vehicle Sales/Rentals, Flea Market, Gas Bars, Greenhouses, Plant Nurseries and Garden Centres, Pawn Stores, Major Alcohol Sales, Minor Alcohol Sales, Major Service Stations, Minor Service Stations, Secondhand Stores, and Warehouse Sales.

Section 1 of the **DC1 (Bylaw 17112) Direct Development Control Provision** states that the **General Purpose** of this Provision is to:


provide transition for the area to become a pedestrian-oriented, urban style commercial mixed use area, while respecting the character of 104 Street and Gateway Boulevard. This Provision enhances the pedestrian environment by incorporating pedestrian scaled architecture, amenities and landscaping. It allows for industrial, commercial and limited residential uses.

Development Officer's Determination:

Discretionary Development - The Site is designated Direct Control (Direct Control (DC1 - Bylaw no:17112) (Section 12.4). [unedited]

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*.

	<p>Project Number: 178464619-001 Application Date: AUG 31, 2015 Printed: March 9, 2017 at 8:53 AM Page: 1 of 7</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) 10410 - ALLENDALE ROAD NW Plan 4976KS Blk 34 Lots 9,12 6303 - 105 STREET NW Plan 4976KS Blk 34 Lot 11U</p> <hr/> <p>Specific Address(es) Entryway: 10410 - ALLENDALE ROAD NW Entryway: 10414 - ALLENDALE ROAD NW Entryway: 10418 - ALLENDALE ROAD NW Entryway: 10422 - ALLENDALE ROAD NW Entryway: 10426 - ALLENDALE ROAD NW Entryway: 10430 - ALLENDALE ROAD NW Entryway: 10434 - ALLENDALE ROAD NW Building: 10410 - ALLENDALE ROAD NW</p>		
<p>Scope of Permit To construct a Hotel (118 sleeping units) and General Retail Stores Use building, and to demolish existing motel (Gateway Motel) - Comfort Inn & Suites.</p>			
<p>Permit Details</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Class of Permit: Class B Gross Floor Area (sq.m.): 7293 New Sewer Service Required: Y Site Area (sq. m.): 5956 </td> <td style="width: 50%; border: none;"> Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: Strathcona </td> </tr> </table>		Class of Permit: Class B Gross Floor Area (sq.m.): 7293 New Sewer Service Required: Y Site Area (sq. m.): 5956	Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: Strathcona
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<p>I/We certify that the above noted details are correct. Applicant signature: _____</p>			
<p>Development Permit Decision Approved</p>			
<p>The permit holder is advised to read the reverse for important information concerning this decision.</p>			



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Subject to the Following Conditions

This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)

[1] The development shall meet the following TRANSPORTATION PLANNING AND ENGINEERING CONDITIONS in accordance to Section 53:

1. The existing commercial access to 105 Street approximately 24 m in width located approximately 4 m from the southwest corner pin of Lot 12 must be removed and the curb & gutter constructed and boulevard restored, as shown on Enclosure I.
2. The existing easterly commercial access to Allendale Road approximately 10 m in width located approximately 13 m from the east property line of Lot 11U must be removed and the curb & gutter constructed and boulevard restored, as shown on Enclosure I.
3. The owner must construct a 1.5 m concrete sidewalk that will transition to a monowalk, located on the east side of 105 Street, to tie into the City sidewalk on Allendale Road and continue to the north property line of Lot 11U for an approximate length of 65 m, as shown on Enclosure I. The sidewalk alignment will be determined with the review of engineering drawings submitted by the applicant for a Municipal Improvement Agreement and must be to the satisfaction of Transportation Planning and Engineering.
4. A portion of the boulevard on the east side of 105 Street has been hard surfaced for an approximate length of 9 m located approximately 10 m from the north property line of Lot 11U. The hard surfacing must be removed and the boulevard restored, as shown on Enclosure I.
5. There is a boulevard tree located along the east side of 105 Street that will require removal, as shown on Enclosure I. The applicant must provide proof that the Community League has been notified of the tree removal request. The cost to remove the tree is estimated to be \$1,390.00 as stated in the Corporate Tree Management Policy (C456A). All costs associated with the removal, replacement or transplanting of trees shall be covered by the owner/applicant. Forestry will schedule and carry out all required tree work involved with this project. Please contact Urban Forester Melissa Campbell at 780-442-5437 or Melissa.campbell@edmonton.ca to arrange this meeting at least 4 weeks prior to the start of construction.
6. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the owner must enter into a Municipal Improvement Agreement with the City for the following improvements:
 - a) remove the existing commercial access to 105 Street approximately 24 m in width located approximately 4 m from the southwest corner pin of Lot 12, and the curb & gutter constructed and boulevard restored;
 - b) remove the existing easterly commercial access to Allendale Road approximately 10 m in width located approximately 13 m from the east property line of Lot 11U, and the curb & gutter constructed and boulevard restored;
 - c) construct a 1.5 m concrete sidewalk that will transition to a monowalk, located on the east side of 105 Street to tie into the City sidewalk on Allendale Road and continue to the north property line of Lot 11U for an approximate length of 65 m;
 - d) remove the hard surfacing on the 105 Street boulevard for an approximate length of 9 m located approximately 10 m from the north property line of Lot 11U and boulevard restored; and
 - e) remove a boulevard tree on the east side of 105 Street.

The Municipal Improvement Agreement must be signed PRIOR to the release of the drawings for Building Permit review. The Agreement must be signed by the property owner and returned to Transportation Planning and Engineering to the attention of Annie Duong (780-496-1799) including an irrevocable Letter of Credit in the amount of \$42,000.00 to cover 100% of construction costs. The Agreement will be forwarded directly to the owner for his signature. Once signed, the owner is required to have a Civil Engineer submit stamped engineering drawings for approval by Transportation Planning and Engineering.

7. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the owner must enter into a Sidewalk Utility Right-of-Way Agreement to create a 14 m x 1.0 m easement for the portion of public sidewalk to be constructed on private property starting at the northwest corner of Lot 11U and continuing south, as shown on Enclosure I. The land owner must register the Agreement on the Certificate of Title (Lot 11U). The City of Edmonton Law Branch has prepared the agreement for the land owner to complete, as shown on Enclosure II. The completed Agreement must be returned to Matthew Bennett of the Law Branch for review prior to registration at the Land Titles Office. The land owner must register the Agreement at the Land Titles Office.

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



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office once the agreement has been fully executed. The Agreement must be registered on the Certificate of Title prior to the release of the drawings for the Building Permit review. The land owner should contact Matthew Bennett of the Law Branch (matthew.bennett2@edmonton.ca) for more information on the Agreement.

8. Access from the site to Allendale Road exists, as shown on Enclosure I. Any modification to the existing right-in, right-out access requires the review and approval of Transportation Planning and Engineering.

9. The proposed connector sidewalk from the west property line of the subject site to tie into the proposed City sidewalk on the east side of 105 Street, and the proposed connector sidewalk from the south property line of the subject site to tie into the City sidewalk on the north side of Allendale Road, as shown on Enclosure I, are acceptable to Transportation Planning and Engineering.

10. This development is proposed to be constructed up to the property line. The owner/applicant must enter into an Encroachment Agreement with the City for any pilings, shoring & tie-backs to remain within road right-of-way. The owner/applicant MUST email sdenroachmentagreements@edmonton.ca for information on the agreement. The applicant is responsible to provide Development and Zoning Services with a plan identifying all existing utilities on road right-of-way within the affected area of the encroachment.

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

12. There is an existing boulevard tree on the east side of 105 Street that must be protected during construction, as shown on Enclosure I. Tree protection fencing will be required at a minimum of 3 m along the boulevard as per the Corporate Tree Management Policy (C456A). A minimum clearance of 3 m must be maintained between any excavated area of the grassed boulevard and the trunk of the tree. A site meeting with Forestry will be required to review construction plans and tree protection during construction. This meeting will need to be scheduled a minimum of 4 weeks in advance of the construction start date. Please contact Urban Forester Melissa Campbell at 780-442-5437 or Melissa.campbell@edmonton.ca to arrange this meeting. The costs for any required hoarding and/or root-cutting shall be borne by the owner/applicant.

13. 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.
- It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: http://www.edmonton.ca/transportation/on_your_streets/on-street-construction-maintenance-permit.aspx

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

[2] The development shall meet the following DRAINAGE PLANNING AND ENGINEERING CONDITIONS in accordance to Section 15:

This advisement identifies the drainage assessments applicable to the property located at 10412 – 63 Avenue NW (Plan 4976KS, Blk 34, Lots 9, 12 & 11U; Allendale).

APPLICABLE ASSESSMENTS

1. Permanent Area Contribution(PAC) - Storm and Sanitary PACs are not applicable, since the property is not within any active

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



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PAC basin.

2. Expansion Assessment (EA) - Expansion Assessment is not applicable, since the property is outside the current Expansion Assessment area.

3. Sanitary Sewer Trunk Charge (SSTC) - Based on our records, SSTC for the property was never assessed. SSTC is applicable to the entire property of 0.5955 ha at the rate of \$7,832/ha. The area is obtained from the City's information computer program called POSSE. The above SSTC charge is quoted at year 2016 rate. However, the final SSTC is based on the prevailing rate at the time the applicant/owner makes payment at the 5th Floor cashiers, Sustainable Development, 10250 - 101 Street NW.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Sanitary Sewer Trunk Fund fee of \$4259.02. All assessments are based upon information currently available to the City. The SSTF charges are quoted for the calendar year in which the development permit is granted. The final applicable rate is subject to change based on the year in which the payment is collected by the City of Edmonton.

Additional Notes

The above assessment is made based on information currently available to our Department. Should such information change in the future, a new assessment will have to be made. In addition to the above items, if required, the applicant/owner shall pay for the installation cost of sewer services to property line. For detail, please contact Derek Kucy of Public Services Section, at 780-496-5450.

[3] The development shall meet the following FIRE RESCUE SERVICES CONDITIONS in accordance to Section 15:

Upon review of the noted development application, and revised Fire Access Plan (attached), Edmonton Fire Rescue Services has no objections to this proposal however, has the following advisements for your implementation and information

1. Ensure that emergency access route/fire lane signage is posted as per the 2014 AFC 2.5.1.5 (3)

Reference: 2.5.1.5. Maintenance of Fire Department Access

3) Signs posted in conformance with Sentence (2) shall be permanently installed not more than 20 m apart and not more than 2.3 m above surrounding ground level to ensure that they are clearly visible to approaching vehicles.

2. Ensure that a Fire Safety Plan is prepared for this project, in accordance with the EFRS Construction Site Fire Safety Plan Template: https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const.aspx.

A formal submission of your Fire Safety Plan will be required for a Building Permit to be issued (please do not forward your Fire Safety Plan at this time). If you have any questions at this time, please contact Technical Services at cmsfpts@edmonton.ca.

Reference: 5.6.1.3. Fire Safety Plan

1) Except as required in Sentence (2), prior to the commencement of construction, alteration or demolition operations, a fire safety plan, accepted in writing by the fire department and the authority having jurisdiction, shall be prepared for the site and shall include...

For additional information please contact Christina Stockdale (cmsfpts@edmonton.ca) at our office.

[4] The development shall meet the following EPCOR WATER SERVICES CONDITIONS in accordance to Section 15:

1) The applicant is required to enter into a contract with EPCOR Water under the New Water Distribution Mains program to complete the following works:

a. Abandon the existing 150mm/100mm cast iron main from the existing church service (S-15161) to the lane west of 104 Street

b. Construct a 250mm main from the existing 406 Steel main to the existing tee in lane west of 104 Street, reconnecting to the existing infrastructure to the satisfaction of EPCOR Water

c. Construct a public hydrant located within the Allendale Road right-of-way in proximity to the work from b., above

d. Any other works deemed necessary to facilitate the development of the site

Contact Amanda Kuzek at akuzek@epcor.com or 780-412-3955 to obtain the necessary agreements.

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



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- 2) Servicing to the lot must be provided from the reconstructed mains from 1), above. The service size is to be determined by the developer and is to be constructed as part of the above construction.
 - a. Service valve operation can only occur under the direct supervision of EPCOR Water personnel.
 - b. Prior to the turning on of the services, bacteriological test results must be submitted to EPCOR Water Dispatch.
- 3) A private hydrant has been proposed to be installed directly from the existing 406 STL water main. This hydrant will be provided as a fire line service, and must be registered as such with the City of Edmonton Water and Sewer Servicing group. The service must be installed by EPCOR Water as part of the construction in 1), above. The service control valve cannot be used as the hydrant's control valve, a private hydrant control valve will need to be installed with the hydrant outside of the EPCOR right-of-way.
- 4) This project involves construction within an EPCOR-held easement (URW368). Work within the easement cannot commence until an encroachment agreement has been entered into with EPCOR Water. Please contact waterlandadmin@epcor.com for more information.
 - a. Any utilities crossing the EPCOR easement must have crossing agreements obtained for the crossings
- 5) Any party proposing construction involving ground disturbance to a depth exceeding 2.0m within 5.0m of the boundary of lands or rights-of-way containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 15816 (EPCOR Water Services and Wastewater Treatment). Contact waterlandadmin@epcor.com for more information

[5] The development shall meet the following DEVELOPMENT SERVICES CONDITIONS in accordance to Section 15:

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Notification Fee of \$100.00.

Landscaping shall be in accordance to the approved landscape, Section 55 and to the satisfaction of the Development Officer. In no case shall there be less than one tree per parking area island (Reference Section 55.3(1)(b)(iii)).

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall provide a guaranteed security to ensure that landscaping is provided and maintained for two growing seasons. The Landscape Security may be held for two full years after the landscaping has been completed. This security may take the following forms:

- a) cash to a value equal to 100% of the established landscaping costs;
- or
- b) an irrevocable letter of credit having a value equivalent to 100% of the established landscaping costs.

Any letter of credit shall allow for partial draws. If the landscaping is not completed in accordance with the approved Landscape Plan(s) within one growing season after completion of the development or if the landscaping is not well maintained and in a healthy condition two growing seasons after completion of the landscaping, the City may draw on the security for its use absolutely. Reference Section 55.6

The development shall comply to the Direct Development Control Provision of CPR West, Bylaw no: 16136 of the Edmonton Zoning Bylaw.

All mechanical equipment, including roof mechanical units, shall be concealed by screening so that the equipment is not visible from the viewpoint of a pedestrian viewing the building from any abutting public or private roadway, in a manner compatible with the architectural character of the building or concealed by incorporating it within the building (Reference Section DC1, Bylaws no: 17112(7(p)).

The applicant is advised of the approved crime prevention design guidelines contained in the Design Guide for a Safer City, such as the layout and design of buildings and associated parking and loading areas, yards and landscaped areas, to promote a safe, well-lit physical environment. Reference Section 58.

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



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Major Development Permit

No dangerous goods, or flammable or combustible liquids, shall be permitted within a Parking Garage, other than as contained within, or permanently installed or connected to the fuel system of a motor vehicle using the Parking Garage. Reference Section 54.7(1)(c)

Entrapment spots in a Parking Garage shall be eliminated wherever possible. Potential entrapment areas such as storage rooms shall be provided with locking mechanisms. Entrapment areas can be closed with chain link fence or other types of intrusion resistant material. Reference Section 54.7(1)(e)

Clear safety glass panels shall be incorporated in all doors leading to stairwells, corridors and entrances including elevator lobbies to allow for clear sightlines. Reference Section 54.7(1)(f)

Sharp blind corners on stairs or corridors in a Parking Garage shall be eliminated wherever possible. If blind corners can not be avoided, security mirrors or others devices such as video cameras shall be utilized. Reference Section 54.7(1)(g)

Directional and information signage consistent in design, colour, symbols and graphics shall be provided to: direct patrons to pedestrian exits; direct patrons to vehicular exits; identify areas so that patrons can locate their vehicles; advise patrons to lock their vehicles and remove all valuables; direct patrons to the nearest intercom system; advise patrons of the presence of security patrols; and advise patrons of the presence of CCTV security cameras. Reference Section 54.7(1)(i)

The Development Officer shall advise the applicant of and strongly encourage compliance with the security management guidelines contained within subsection 3.1 of the Design Guide for a Safer City. Reference Section 54.7(3)

No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

Immediately upon demolition/ alterations of the building, the site shall be cleared of all debris.

Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices. (Reference Section 51)

All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the building or Use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind. Reference Section 54.1(1) (c)

Parking spaces for the disabled shall be provided in accordance with the Alberta Building Code in effect at the time of the Development Permit application, for which no discretion exists and be identified as parking spaces for the disabled through the use of appropriate signage, in accordance with Provincial standards. Reference Section 54.1(3)

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


The off-street parking, loading and unloading (including aisles or driveways) shall be hard surfaced, curbed, drained and maintained in accordance to Section 54.6.

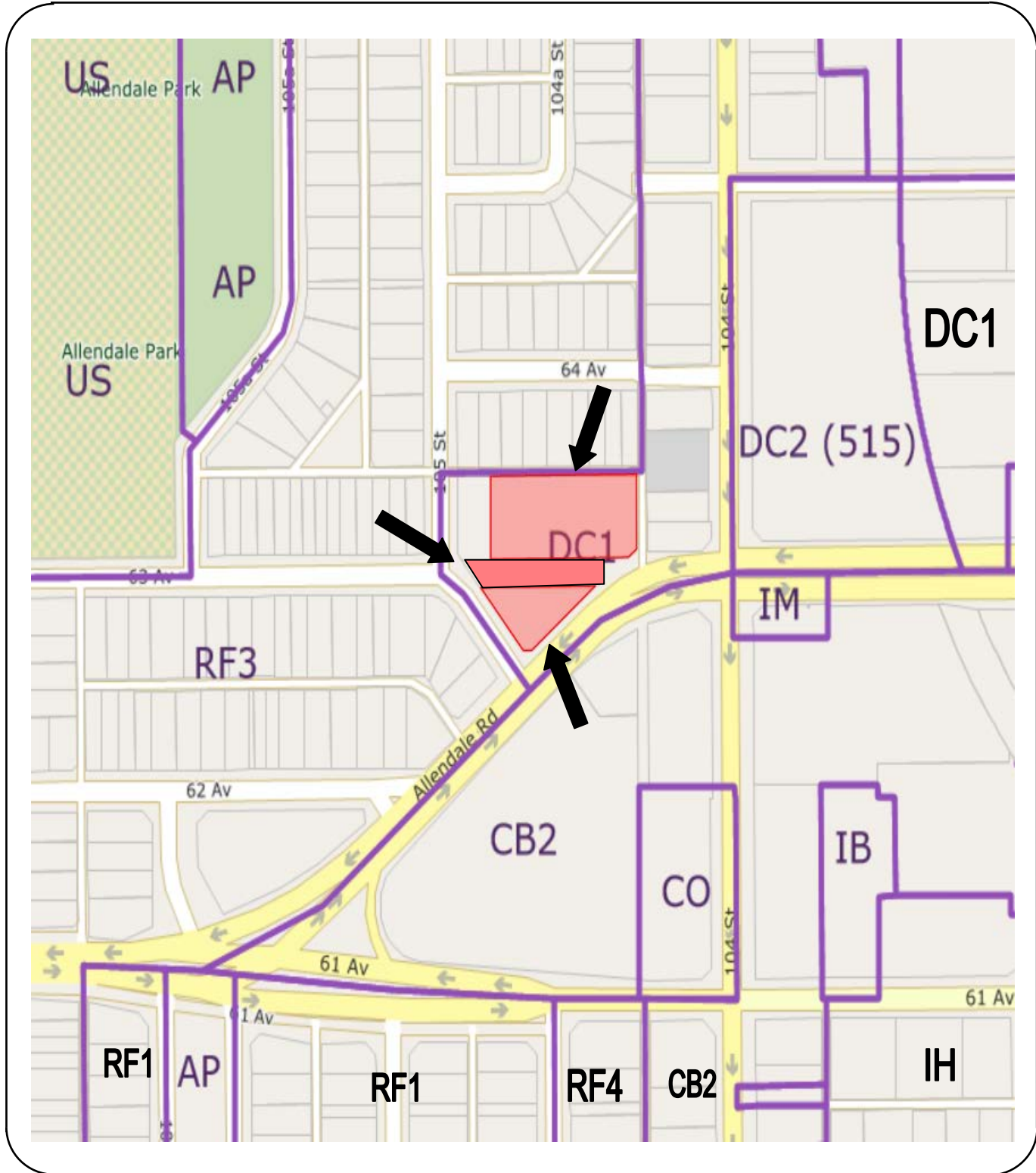
All outdoor trash collection areas shall be located and screened to the satisfaction of the Development Officer in accordance with Sections 55(4) & (5).

NOTES :

- 1) 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.
- 2) Signs require separate Development Applications.
- 3) An approved Development Permit means that the proposed development has been reviewed only against the provisions of the

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

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<p>Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.</p> <p>4) The Development Permit shall not be valid unless and until the conditions of approval, save those of a continuing nature, have been fulfilled; and no notice of appeal from such approval has been served on the Subdivision and Development Appeal Board within the time period specified in subsection 21.1 (Ref. Section 17.1).</p> <p>5) A Building Permit is required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.</p> <p>VariANCES Discretionary Development - The Site is designated Direct Control (Direct Control (DC1 - Bylaw no:17112) (Section 12.4).</p> <p>Rights of Appeal This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.</p>																																														
<p>Issue Date: Mar 09, 2017 Development Authority: SHAH, NIKHIL Signature: _____</p> <p style="text-align: center;">Notice Period Begins: Mar 16, 2017 Ends: Mar 30, 2017</p>																																														
<p>Fees</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 60%;"></th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: left;">Receipt #</th> <th style="text-align: left;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$220.00</td> <td style="text-align: right;">\$220.00</td> <td>02713377</td> <td>Aug 31, 2015</td> </tr> <tr> <td>Dev. Application Fee for GFA</td> <td style="text-align: right;">\$5,984.00</td> <td style="text-align: right;">\$5,984.00</td> <td>02713377</td> <td>Aug 31, 2015</td> </tr> <tr> <td>Major Dev. Application Fee</td> <td style="text-align: right;">\$811.00</td> <td style="text-align: right;">\$811.00</td> <td>02713377</td> <td>Aug 31, 2015</td> </tr> <tr> <td>DP Notification Fee</td> <td style="text-align: right;">\$100.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Sanitary Sewer Trunk Fund 2012+</td> <td style="text-align: right;">\$4,259.02</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total GST Amount:</td> <td style="text-align: right;">\$0.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals for Permit:</td> <td style="text-align: right; border-top: 1px solid black;">\$11,374.02</td> <td style="text-align: right; border-top: 1px solid black;">\$7,015.00</td> <td></td> <td></td> </tr> <tr> <td colspan="5">(\$4,359.02 outstanding)</td> </tr> </tbody> </table>			Fee Amount	Amount Paid	Receipt #	Date Paid	Lot Grading Fee	\$220.00	\$220.00	02713377	Aug 31, 2015	Dev. Application Fee for GFA	\$5,984.00	\$5,984.00	02713377	Aug 31, 2015	Major Dev. Application Fee	\$811.00	\$811.00	02713377	Aug 31, 2015	DP Notification Fee	\$100.00				Sanitary Sewer Trunk Fund 2012+	\$4,259.02				Total GST Amount:	\$0.00				Totals for Permit:	\$11,374.02	\$7,015.00			(\$4,359.02 outstanding)				
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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-17-076

