

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Thursday, 9:00 A.M.
December 2, 2021

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

I 9:00 A.M. SDAB-D-21-194

Construct a 10 Dwelling Multi-unit Housing building and to demolish the existing Single Detached House

10704 - 78 Avenue NW
Project No.: 399989558-002

II 10:30 A.M. SDAB-D-21-195

Construct a 4 Dwelling Multi-unit Housing development (row house) with Unenclosed Front Porches, electric fireplaces, and to develop Secondary Suites in the Basements

12202 - 121 Avenue NW
Project No.: 390093287-002

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-21-194

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 399989558-002

APPLICATION TO: Construct a 10 Dwelling Multi-unit Housing building and to demolish the existing Single Detached House

DECISION OF THE DEVELOPMENT AUTHORITY: Refused

DECISION DATE: October 26, 2021

DATE OF APPEAL: November 5, 2021

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 10704 - 78 Avenue NW

LEGAL DESCRIPTION: Plan 2060Q Blk 168 Lots 1-2

ZONE: (RF6) Medium Density Multiple Family Zone

OVERLAY: N/A

STATUTORY PLAN: Garneau Area Redevelopment Plan

Grounds for Appeal

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

We feel the development is allowed under the Garneau ARP guidelines for area 1, which is where this developments falls, and the development fits nicely in the MDP the way we grow.

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 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 the decision in accordance with subsection (2.1).

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the 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 the 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 *Edmonton Zoning Bylaw*:

Under section 170.2(3), **Multi-unit Housing**, on a Site 1.4 ha or less, is a **Permitted Use** in the **(RF6) Medium Density Multiple Family Zone**.

Under section 7.2(4), **Multi-unit Housing** means:

development that consists of:

- a. three or more principal Dwellings arranged in any configuration and in any number of buildings;

or

- b. any number of Dwellings developed in conjunction with a Commercial Use where allowed in the Zone.

Section 170.1 states that the **General Purpose** of the **(RF6) Medium Density Multiple Family Zone** is “to provide for medium density housing, where some units may not have access at ground level.”

<i>Density</i>

Section 170.4(2) states:

The maximum Density for Multi-unit Project Development shall be 80 Dwellings/ha; provided that:

- a. this shall be increased by one Dwelling/ha for every six required resident parking spaces and associated manoeuvring aisles which are provided underground, up to a maximum density of 105 Dwellings/ha. For the purpose of this clause, underground parking shall be covered so as to provide useful Site area that would not otherwise be available. Any projection above the ground level of the surface covering such parking shall be less than 1.0 m; shall not be located in a Front Yard; and, shall be integrated with the design of buildings and landscaping so as to be unobtrusive; and
- b. this shall be increased by an additional 10 Dwellings/ha where Common Amenity Area of at least 2.5 m² per Dwelling is provided in addition to Amenity Area required by subsection 46(2) and is developed in accordance with Section 46.

Under section 6.1, **Density** means, “when used in reference to Residential and Residential-Related development, the number of Dwellings on a Site expressed as Dwellings per hectare.”

Development Officer’s Determination

1. Density - The maximum density for 123 Dwellings/ha instead of 80 Dwellings/ha (Section 170.4.2).

[unedited]

<i>Site Coverage</i>

Section 170.4(4) states:

The maximum total Site Coverage shall be 40%, with a maximum of 28% for a principal building and a maximum of 12% for Accessory buildings. Where parking is provided underground or Garages are attached or designed as an integral part of Dwellings, the maximum for principal buildings shall be 40%, except that:

- a. the maximum Site Coverage for the Principal Dwelling/building and the maximum total Site Coverage shall be increased by 2% of the Site Area, in addition to any increase allowed under Section 87, to accommodate single Storey Unenclosed Front Porches.

Under section 6.1, **Site Coverage** means:

the total horizontal area of all buildings or structures on a Site which are located at or higher than 1.8 m above Grade, including Accessory buildings or Structures, calculated by perpendicular projection onto a horizontal plane from one point located at an infinite distance above all buildings and structures on the Site. This definition shall not include:

- a. steps, eaves, cornices, and similar projections;
- b. driveways, aisles and parking lots unless they are part of a Parking Garage which extends 1.0 m or more above Grade; or
- c. unenclosed inner and outer courts, terraces and patios where these are less than 1.8 m above Grade;

Development Officer’s Determination

2. Site Coverage - The maximum Site Coverage for the principal building is 49% instead 28%. The maximum total Site Coverage is 50% instead of 40% (Section 170.4.4).

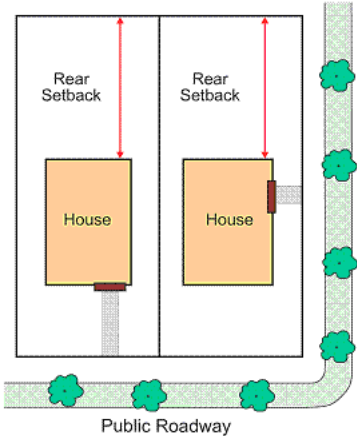
[unedited]

Rear Setback

Section 170.4(6) states “The minimum Rear Setback shall be 7.5 m.”

Under section 6.1, **Rear Setback** means:

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



Development Officer’s Determination

3. Rear Setback - The distance between the building and the north (rear) property line is 6.3m instead of 7.5m (Section 170.4.6).

[unedited]

Interior Side Setback / Flanking Side Setback

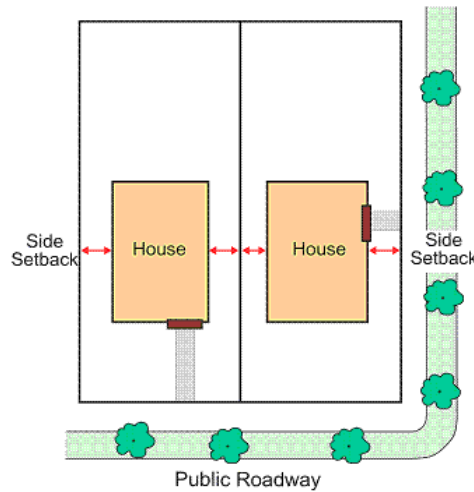
Section 170.4(7) states:

Minimum Side Setbacks of 1.0 m for each Storey or partial Storey shall be provided, except that a total of at least 2.0 m shall be provided in all

cases. A Side Setback shall be not less than 4.5 m where it Abuts a flanking public roadway, other than a Lane.

Under section 6.1, **Side Setback** means:

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



Development Officer’s Determination

4. Interior Side Setback - The distance between the building and the west side property line is 1.5m instead of 2.0m (Section 170.4.7).

5. Flanking Side Setback - The distance between the building and the east side property line is 3.5m instead of 4.0m (Section 170.4.7).

[unedited]

Projection into Setbacks and Separation Spaces

Section 44.1(a) states:

The following features may project into a required Setback or Separation Space as provided for below:

- a. verandas, porches, eaves, shade projections, unenclosed steps, chimneys, belt courses, sills, together with any other architectural features which are of a similar character, provided such projections do not exceed 0.6 m in the case of Setbacks or

Separation Spaces of 1.2 m or greater. Where unenclosed steps extend into Side Setbacks, such steps shall not exceed a Height of 1.0 m.

Section 44.4 states:

A single Storey Unenclosed Front Porch may project from the first Storey of a Dwelling a maximum of 2.5 m into a required Front Setback, provided that a minimum of 3.0 m is maintained between the Front Lot Line and the Unenclosed Front Porch.

Development Officer's Determination


6. Flanking Side Setback - The distance between the unenclosed front porch and the east side property line is 1.7m instead of 3.4m (Section 44.1.a).

7. Front Setback - The distance between the unenclosed front porch and the south (front) property line is 1.8m instead of 3.0m (Section 44.4).

[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.

	Project Number: 399989558-002 Application Date: JUN 18, 2021 Printed: November 5, 2021 at 1:32 PM Page: 1 of 2			
<h2 style="margin: 0;">Application for Major Development Permit</h2>				
This document is a Development Permit Decision for the development application described below.				
Applicant	Property Address(es) and Legal Description(s) 10704 - 78 AVENUE NW Plan 2060Q Blk 168 Lots 1-2			
	Specific Address(es) Entryway: 10704 - 78 AVENUE NW Entryway: 10706 - 78 AVENUE NW Entryway: 7804 - 107 STREET NW Entryway: 7806 - 107 STREET NW Entryway: 7808 - 107 STREET NW Entryway: 7810 - 107 STREET NW Entryway: 7812 - 107 STREET NW Entryway: 7814 - 107 STREET NW Entryway: 7816 - 107 STREET NW Entryway: 7818 - 107 STREET NW Building: 10704 - 78 AVENUE NW			
Scope of Application To construct a 10 Dwelling Multi-unit Housing building and to demolish the existing Single Detached House.				
Permit Details <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> Class of Permit: Gross Floor Area (sq. m.): 845.7 New Sewer Service Required: Y Site Area (sq. m.): 809.74 </td> <td style="width: 50%; vertical-align: top;"> Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: 6 Stat. Plan Overlay/Area: (none) </td> </tr> </table>			Class of Permit: Gross Floor Area (sq. m.): 845.7 New Sewer Service Required: Y Site Area (sq. m.): 809.74	Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: 6 Stat. Plan Overlay/Area: (none)
Class of Permit: Gross Floor Area (sq. m.): 845.7 New Sewer Service Required: Y Site Area (sq. m.): 809.74	Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: 6 Stat. Plan Overlay/Area: (none)			
Development Application Decision Refused Issue Date: Oct 26, 2021 Development Authority: YEUNG, KENNETH				
THIS IS NOT A PERMIT				



Project Number: **399989558-002**
 Application Date: JUN 18, 2021
 Printed: November 5, 2021 at 1:32 PM
 Page: 2 of 2

Application for Major Development Permit

Reason for Refusal

1. Density - The maximum density for 123 Dwellings/ha instead of 80 Dwellings/ha (Section 170.4.2).
2. Site Coverage - The maximum Site Coverage for the principal building is 49% instead 28%. The maximum total Site Coverage is 50% instead of 40% (Section 170.4.4).
3. Rear Setback - The distance between the building and the north (rear) property line is 6.3m instead of 7.5m (Section 170.4.6).
4. Interior Side Setback - The distance between the building and the west side property line is 1.5m instead of 2.0m (Section 170.4.7).
5. Flanking Side Setback - The distance between the building and the east side property line is 3.5m instead of 4.0m (Section 170.4.7).
6. Flanking Side Setback - The distance between the unenclosed front porch and the east side property line is 1.7m instead of 3.4m (Section 44.1.a).
7. Front Setback - The distance between the unenclosed front porch and the south (front) property line is 1.8m instead of 3.0m (Section 44.4).

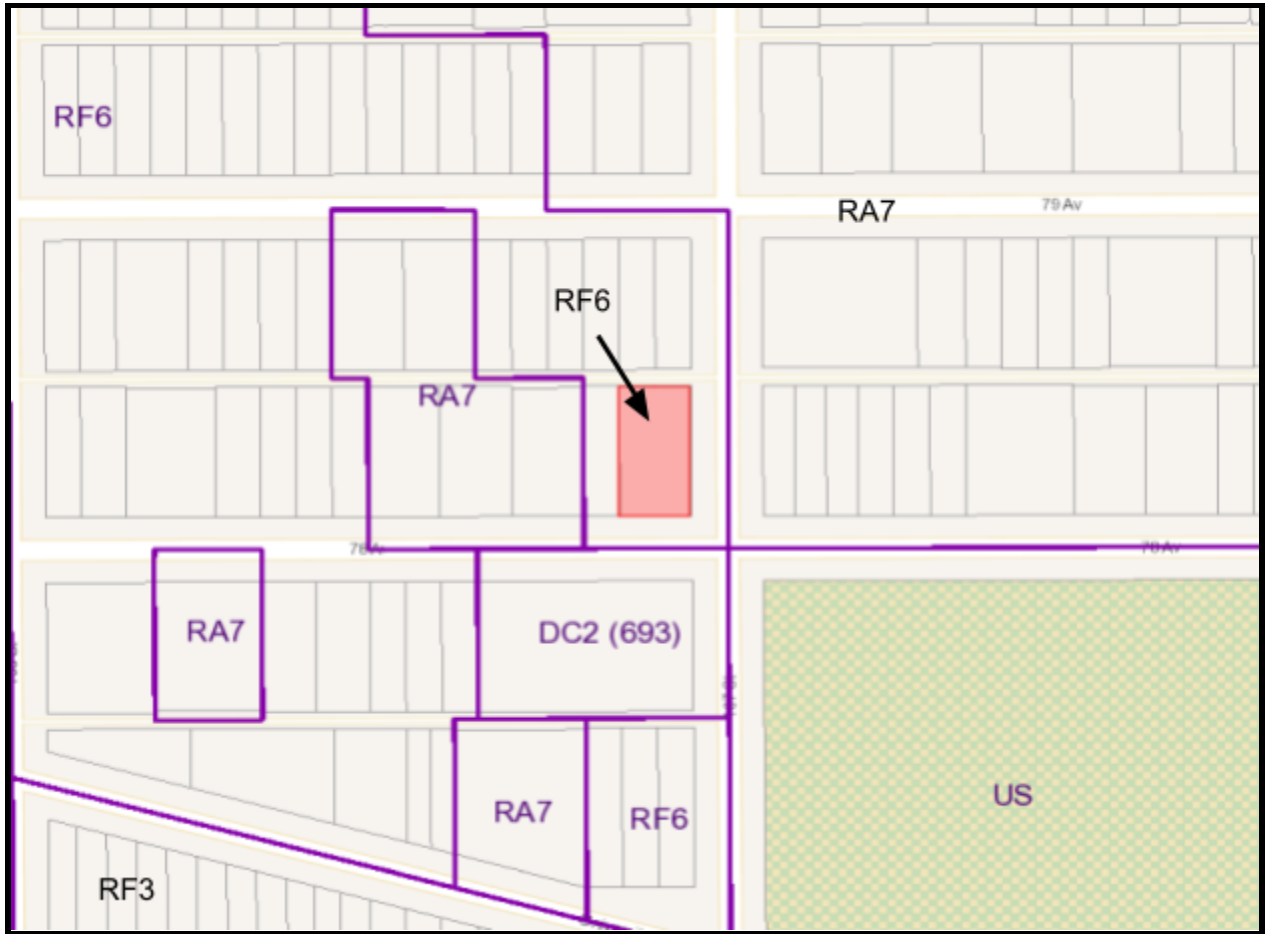
Rights of Appeal

The Applicant has the right of appeal to the Subdivision and Development Appeal Board (SDAB) within 21 days after the date on which the decision is made as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Development Permit Inspection Fee	\$528.00	\$528.00	07101753	Jun 22, 2021
Major Dev. Application Fee	\$864.00	\$864.00	07101753	Jun 22, 2021
Lot Grading Fee	\$600.00	\$600.00	07101753	Jun 22, 2021
Dev. Application Fee # of dwelling units	\$462.00	\$462.00	07101753	Jun 22, 2021
Sanitary Sewer Trunk Fund 2012+	\$10,714.00			
Total GST Amount:	\$0.00			
Totals for Permit:	\$13,168.00	\$2,454.00		
(\$10,714.00 outstanding)				

THIS IS NOT A PERMIT



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-21-194

▲
N

ITEM II: 10:30 A.M.

FILE: SDAB-D-21-195

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER

APPELLANT:

APPLICATION NO.: 390093287-002

APPLICATION TO: Construct a 4 Dwelling Multi-unit Housing development (row house) with Unenclosed Front Porches, electric fireplaces, and to develop Secondary Suites in the Basements

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: October 25, 2021

DATE OF APPEAL: November 5, 2021

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 12202 - 121 Avenue NW

LEGAL DESCRIPTION: Plan RN64 Blk 23 Lot 1

ZONE: (RF3) Small Scale Infill Development Zone

OVERLAY: Mature Neighbourhood Overlay

STATUTORY PLAN: N/A

Grounds for Appeal

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

interputation of the zoning bylaw

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 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 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 to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board,

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the 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 the 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 *Edmonton Zoning Bylaw*:

Under section 140.2(5), **Multi-unit Housing** is a **Permitted Use** in the **(RF3) Small Scale Infill Development Zone**.

Under section 7.2(4), **Multi-unit Housing** means:

development that consists of:

- a. three or more principal Dwellings arranged in any configuration and in any number of buildings;

or

- b. any number of Dwellings developed in conjunction with a Commercial Use where allowed in the Zone.


Section 140.1 states that the **General Purpose** of the **(RF3) Small Scale Infill Development Zone** is “to provide for a mix of small scale housing.”

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

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

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: 390093287-002 Application Date: MAR 23, 2021 Printed: November 5, 2021 at 11:22 AM Page: 1 of 6																																
<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 Edmonton Zoning Bylaw 12800 as amended.																																	
Applicant	<table border="1"> <tr> <td colspan="2" data-bbox="824 443 1214 464">Property Address(es) and Legal Description(s)</td> </tr> <tr> <td colspan="2" data-bbox="857 468 1084 516"> 12202 - 121 AVENUE NW Plan RN64 Blk 23 Lot 1 </td> </tr> <tr> <td colspan="2" data-bbox="824 527 995 548">Specific Address(es)</td> </tr> <tr> <td data-bbox="816 558 865 579">Suite:</td> <td data-bbox="898 558 1125 579">12202 - 121 AVENUE NW</td> </tr> <tr> <td data-bbox="816 590 865 611">Suite:</td> <td data-bbox="898 590 1125 611">12204 - 121 AVENUE NW</td> </tr> <tr> <td data-bbox="816 621 865 642">Suite:</td> <td data-bbox="898 621 1125 642">12206 - 121 AVENUE NW</td> </tr> <tr> <td data-bbox="816 653 865 674">Suite:</td> <td data-bbox="898 653 1125 674">12208 - 121 AVENUE NW</td> </tr> <tr> <td data-bbox="816 684 865 705">Suite:</td> <td data-bbox="898 684 1190 705">BSMT, 12202 - 121 AVENUE NW</td> </tr> <tr> <td data-bbox="816 716 865 737">Suite:</td> <td data-bbox="898 716 1190 737">BSMT, 12204 - 121 AVENUE NW</td> </tr> <tr> <td data-bbox="816 747 865 768">Suite:</td> <td data-bbox="898 747 1190 768">BSMT, 12206 - 121 AVENUE NW</td> </tr> <tr> <td data-bbox="816 779 865 800">Suite:</td> <td data-bbox="898 779 1190 800">BSMT, 12208 - 121 AVENUE NW</td> </tr> <tr> <td data-bbox="816 810 898 831">Entryway:</td> <td data-bbox="898 810 1125 831">12202 - 121 AVENUE NW</td> </tr> <tr> <td data-bbox="816 842 898 863">Entryway:</td> <td data-bbox="898 842 1125 863">12204 - 121 AVENUE NW</td> </tr> <tr> <td data-bbox="816 873 898 894">Entryway:</td> <td data-bbox="898 873 1125 894">12206 - 121 AVENUE NW</td> </tr> <tr> <td data-bbox="816 905 898 926">Entryway:</td> <td data-bbox="898 905 1125 926">12208 - 121 AVENUE NW</td> </tr> <tr> <td data-bbox="816 936 898 957">Building:</td> <td data-bbox="898 936 1125 957">12202 - 121 AVENUE NW</td> </tr> </table>	Property Address(es) and Legal Description(s)		12202 - 121 AVENUE NW Plan RN64 Blk 23 Lot 1		Specific Address(es)		Suite:	12202 - 121 AVENUE NW	Suite:	12204 - 121 AVENUE NW	Suite:	12206 - 121 AVENUE NW	Suite:	12208 - 121 AVENUE NW	Suite:	BSMT, 12202 - 121 AVENUE NW	Suite:	BSMT, 12204 - 121 AVENUE NW	Suite:	BSMT, 12206 - 121 AVENUE NW	Suite:	BSMT, 12208 - 121 AVENUE NW	Entryway:	12202 - 121 AVENUE NW	Entryway:	12204 - 121 AVENUE NW	Entryway:	12206 - 121 AVENUE NW	Entryway:	12208 - 121 AVENUE NW	Building:	12202 - 121 AVENUE NW
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Permit Details <table border="1"> <tr> <td data-bbox="297 1104 800 1241"> # of Dwelling Units Add/Remove: 7 # of Secondary Suite Dwelling Units To Construct: 4 Client File Reference Number: Minor Dev. Application Fee: Row House up to 4 dwellings Secondary Suite Included?: N </td> <td data-bbox="816 1104 1362 1255"> # of Primary Dwelling Units To Construct: 4 Class of Permit: Class A Lot Grading Needed?: Y New Sewer Service Required: Y Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay </td> </tr> </table>		# of Dwelling Units Add/Remove: 7 # of Secondary Suite Dwelling Units To Construct: 4 Client File Reference Number: Minor Dev. Application Fee: Row House up to 4 dwellings Secondary Suite Included?: N	# of Primary Dwelling Units To Construct: 4 Class of Permit: Class A Lot Grading Needed?: Y New Sewer Service Required: Y Stat. Plan Overlay/Annex Area: Mature Neighbourhood Overlay																														
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Development Permit Decision Approved Issue Date: Oct 25, 2021 Development Authority: ZHOU, ROWLEY Subject to the Following Conditions A) Zoning Conditions 1. This Development Permit authorizes the development of a 4 Dwelling Multi-unit Housing development (row house) with Unenclosed Front Porches, electric fireplaces, and to develop Secondary Suites in the Basements. 2. The development shall be constructed in accordance with the stamped and 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 (Section 20.6).																																	

Minor Development Permit

4. Landscaping shall be installed and maintained in accordance with Section 55.
5. Frosted or translucent glass treatment shall be used on windows to minimize overlook into adjacent properties (Section 814.3.8).
6. The maximum Height shall not exceed 8.9m, in accordance with Section 52 of the Edmonton Zoning Bylaw 12800 (Section 814.3.5).
7. Platform Structures located within a Rear Yard or interior Side Yard, and greater than 1.0 m above the finished ground level, excluding any artificial embankment, shall provide Privacy Screening to prevent visual intrusion into Abutting properties (Section 814.3.9).
8. No vehicular access from 121 Avenue or 122 Street shall be permitted (Section 814.3.17).
9. The off-street parking (including aisles or driveways) shall be hardsurfaced, curbed, drained and maintained in accordance to Section 54
10. Exterior lighting shall be developed to provide a safe lit environment in accordance with Sections 51 and 58 and to the satisfaction of the Development Officer.
11. A Secondary Suite shall be developed in such a manner that the exterior of the principal Dwelling containing the Secondary Suite shall appear as a single Dwelling from a public roadway other than a Lane (Section 86.2).
12. A Secondary Suite shall not be developed within the same principal Dwelling containing Supportive Housing (Section 86.4).
13. Secondary Suites shall not be included in the calculation of densities in this Bylaw (Section 86.6).
14. Locked separation that restricts the nonconsensual movement of persons between each Dwelling unit shall be installed.
15. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Sanitary Sewer Trunk Fund fee of \$6,330.00 (based on 2021 rates). 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.

B) Drainage Conditions

APPLICABLE ASSESSMENTS

1. Permanent Area Contribution (PAC)

- Storm and sanitary PACs are not applicable, since the property is not within any active PAC basins.

2. Expansion Assessment (EA)

- Expansion Assessment is not applicable, since the property is outside the current Expansion Assessment area.

3. Arterial Roadway Assessment (ARA)

- Arterial Roadway Assessment is not applicable, since the property is outside the current ARA Catchment Area.


4. Sanitary Sewer Trunk Charge (SSTC)

- Based on our records, the property was never assessed for SSTC.

- SSTC is applicable to the property for 4 multi-family dwellings at the rate of \$1,246/dwelling, and 4 Secondary suites at the rate of \$773/suite with credit are given for 1 single-family dwelling at the rate of \$1,746/dwelling, under the current DP#390093287-002. The property area is obtained from the City's information program called POSSE and the number of dwellings is based on the drawings submitted with this Application for Major Development Permit.

- Payment should be made at the Edmonton Service Centre, 2nd Floor, 10111 – 104 Avenue NW.

- For information purposes, the 2021 rate is \$1,746/dwelling. However, the final SSTC is based on the prevailing rate at the time the

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<p>applicant/owner makes payment. Based on our records, this property was never assessed for SSTC.</p>	
<p>Additional Notes</p> <ul style="list-style-type: none"> - The above assessment is made based on information currently available to our Department. Should such information change in the future, a new assessment may be made. - In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage. - More information about the above charges can be found on the City of Edmonton's website: 	
<ul style="list-style-type: none"> - Permanent Area Contributions https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx 	
<ul style="list-style-type: none"> - Sanitary Servicing Strategy Expansion Assessment https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx 	
<ul style="list-style-type: none"> - Arterial Roadway Assessment https://www.edmonton.ca/projects_plans/roads/design_planning/arterial-roadway-assessments.aspx 	
<ul style="list-style-type: none"> - Sanitary Sewer Trunk Charge https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx 	
<p>C) Transportation Conditions</p> <ol style="list-style-type: none"> 1. There are existing boulevard trees adjacent to the site that must be protected during construction. The owner will be required to contact citytrees@edmonton.ca prior to construction to arrange for hoarding and/or root cutting for the existing boulevard trees. All costs shall be borne by the owner/applicant. 	
<ol style="list-style-type: none"> 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 removal shall be at the expense of the owner/applicant. 	
<ol style="list-style-type: none"> 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: <ul style="list-style-type: none"> - 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. 	
<p>It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:</p> <p>https://www.edmonton.ca/business_economy/oscam-permit-request.aspx and https://www.edmonton.ca/documents/PDF/ConstructionSafety.pdf</p>	
<ol style="list-style-type: none"> 4. Any alley, sidewalk or boulevard or damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Section 15.5(f) of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner. 	
<p>D) EPCOR Water Conditions</p> <ol style="list-style-type: none"> 1. 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 	

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to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 17698 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.


E) Landscaping Conditions

1. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Development Permit Inspection Fee of \$528.00 (this can be paid by phone with a credit card - 780-442-5054).
2. Landscaping shall be in accordance with the approved Landscape Plan, and Section 55 of the Zoning Bylaw, to the satisfaction of the Development Officer.
3. Any changes to an approved Landscape Plan require the approval of the Development Officer prior to the Landscaping being installed.
4. Landscaping shall be installed within 18 months of receiving the Final Occupancy Permit. Landscaping shall be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Officer.
5. A Landscape Security shall be provided to the City of Edmonton at the time of initial Landscape Inspection, to the satisfaction of the Development Officer. The initial Landscape Inspection shall be requested within 14 days of the Landscape installation being completed (www.edmonton.ca/landscapeinspectionrequest).
6. Upon determination that landscaping has been installed in compliance with the approved Landscape Plan, 20% of the full Landscape Security value as determined by the Development Officer shall be collected. The Landscape Security shall be retained for a period of 24 months from the date of the initial Landscape Inspection.
7. Sites that are not completed or are not compliant with approved Landscape Plans at the initial Landscape Inspection shall, in addition, be required to submit a Security for incomplete work; up to the full value of the Landscape Security, as determined by the Development Officer.

ADVISEMENTS

A) Zoning AdviseMENTS

1. Any future deck enclosure or cover requires a separate development and building permit approval.
2. Any future deck development greater than 1.2m in height will require development and building permit approvals.
3. The driveway access must maintain a minimum clearance of 1.5m from all surface utilities.
4. Lot grades must match the Edmonton Drainage Bylaw 18093 and/or comply with the Engineered approved lot grading plans for the area. Contact Lot Grading at 780-496-5576 or lot.grading@edmonton.ca for lot grading inspection inquiries.
5. Any proposed change from the original approved drawings is subject to a revision/re-examination fee. The fee will be determined by the reviewing officer based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.
6. Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.
7. An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the

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<p>Site (Section 5.2).</p>	
<p>8. A Building Permit is required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.</p>	
<p>B) EPCOR Water Advisements</p>	
<p>1. The site is currently serviced by a 20mm copper service located at 7.3m south of the north property line of Lot 1. 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.</p>	
<p>2. The existing service is not of sufficient capacity to provide adequate flow and pressure for the redevelopment, especially during peak demand periods. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to ensure adequate water supply to the proposed development.</p>	
<p>3. A new water service may be constructed for this lot directly off EPCOR Water's 200mm water main along the lane west of 122 Street NW.</p>	
<p>4. For information on service abandonments and the provisioning of a new water service contact EPCOR Infill Water and Sewer Servicing at wass.drainage@epcor.com or at 780-496-5444.</p>	
<p>5. 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.</p>	
<p>6. There is a deficiency in hydrant spacing (distance between on-street fire hydrants) adjacent to the property. City of Edmonton Design and Construction Standards Volume 4 (Water) requires a maximum hydrant spacing of 90m for the zoning. The hydrant spacing in the area is approximately 108m (actual spacing). This does not meet the municipal hydrant spacing requirement.</p>	
<p>7. To meet the on-street fire protection requirements of City of Edmonton Design and Construction Standards (Volume 4), the applicant is required to construct one new hydrant on 121 Avenue NW more or less as shown in the attachment (DP390093287-002_EPCOR Water Enclosure) at their expense. See note 8.</p>	
<p>8. After applying Edmonton Fire Rescue Services' (EFRS') Guideline for Accepting Spacing Deficiencies between Existing Hydrants for sites that require on-street fire flows 180L/s, it was determined that the existing hydrant spacing gap is acceptable. Therefore, upgrades to the existing municipal on-street fire protection infrastructure is not required for this Development Permit (DP) application.</p>	
<p>The results from the abovementioned assessment applies to the current RF3 zoning. Any changes to the zoning, changes to this development permit application or re-development of the site will require a re-assessment by EPCOR Water Services Inc. (EWSI) and may trigger construction of the required upgrades outlined in note 7.</p>	
<p>9. 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.</p>	
<p>10. The advisements and conditions provided in this response are firm and cannot be altered.</p>	
<p>C) Transportation Advisements</p>	
<p>1. An alley access is proposed, alley access does not require a curb crossing permit.</p>	
<p>2. Building Great Neighbourhoods completed neighbourhood renewal in Prince Charles in the 2019 construction season and</p>	



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reconstructed the existing access to 121 Avenue at the time of the renewal.

3. The connector sidewalks at the north and south of the property that tie into the existing City sidewalk on 122 Street are acceptable to Subdivision Planning.

D) Waste Services Advisements

1. This is a residential property and therefore falls under the City of Edmonton bylaw 18590, requiring the waste and recycle services are provided by the City of Edmonton.

2. This site with 4 units would receive approximately 1.0 cubic yards of garbage service and 0.5 cubic yards of recycle service per week for the residential units.

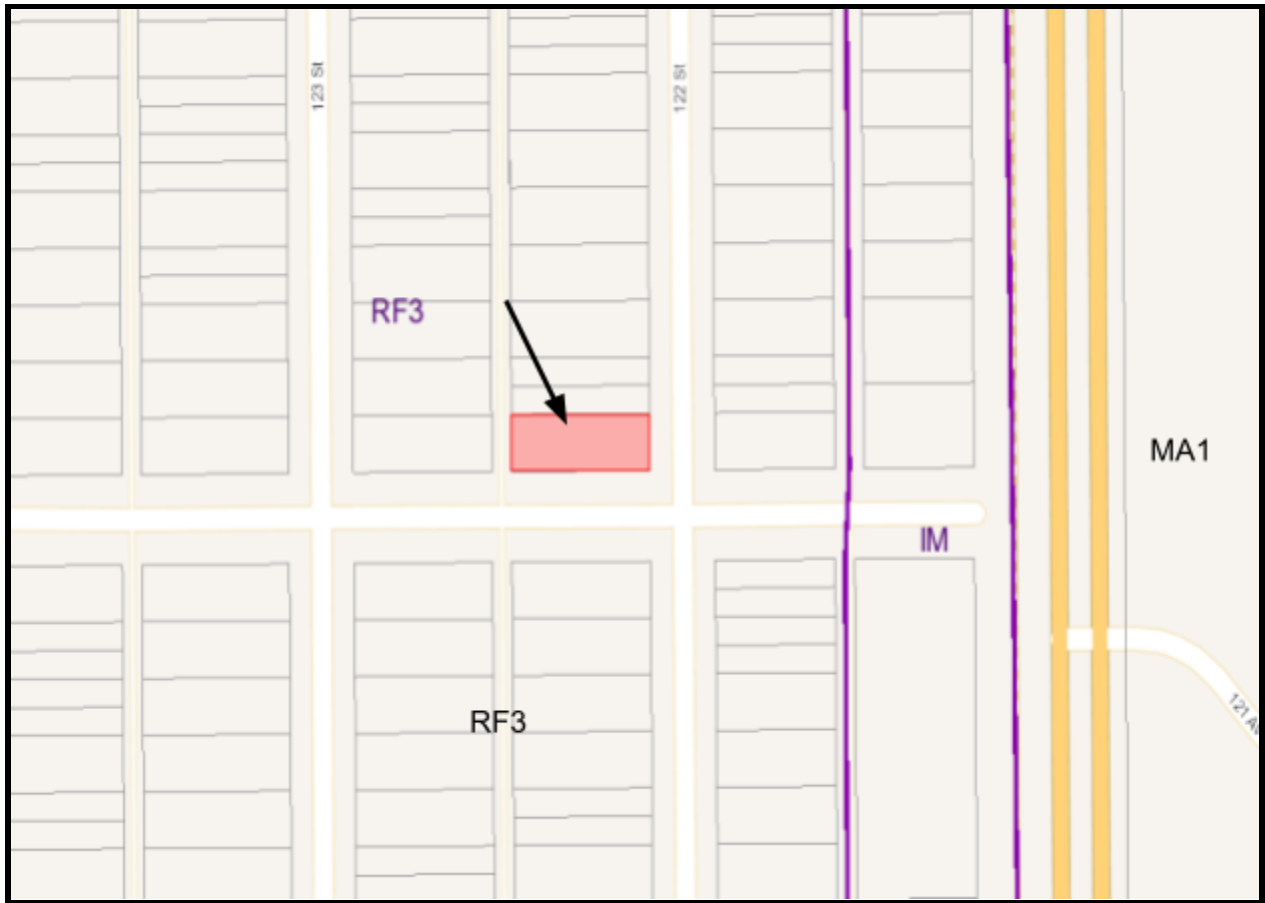
3. This site with 4 units would receive cart collection as the method of pickup for garbage and recycle. The minimum cart per resident is two which would require a total of 8 carts. Waste Services recommends storing each of the residential carts in waste enclosure and/or garages until collection days. On collection days, the resident and/or property manager will be responsible to move the carts to the lane for service.

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	\$864.00	\$864.00	08942054	Mar 23, 2021
Sanitary Sewer Trunk Fund	\$3,238.00	\$3,238.00	08945599	Mar 25, 2021
Lot Grading Fee	\$480.00	\$480.00	08942054	Mar 23, 2021
Development Permit Inspection Fee	\$528.00	\$528.00	08942054	Mar 23, 2021
Recirculation Fee	\$432.00	\$432.00	07123455	Jul 06, 2021
Sanitary Sewer Trunk Fund (Secondary/Garden Suite)	\$3,092.00	\$3,092.00	18617287353J001	Oct 21, 2021
Total GST Amount:	\$0.00			
Totals for Permit:	\$8,634.00	\$8,634.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-21-195

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