

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 9:00 A.M.  
December 3, 2025**

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

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

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I      9:00 A.M.      SDAB-D-25-167      To construct a Residential Use building in the form of a 4 Dwelling Row House with 4 secondary suites and unenclosed front porch

14007 - 121 Avenue NW  
Project No.: 611457027-002

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II      1:30 P.M.      SDAB-D-25-173      To construct a Residential (20 Dwellings of Multi-unit Housing) building, and to demolish the existing Single Detached House and detached garage

10736 - University Avenue NW  
Project No.: 618668614-002

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**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-25-167AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 611457027-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with 4 secondary suites and unenclosed front porch

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: October 24, 2025

DATE OF APPEAL: November 8, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 14007 - 121 Avenue NW

LEGAL DESCRIPTION: Plan 5844HW Blk 17 Lot 27

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Central District Plan

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<i>Grounds for Appeal</i>
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The Appellant provided the following reasons for appealing the decision of the Development Authority:

This development is proposed for a mid block property frontage onto a tight cul-de-sac. The structure will be at the minimum setback for all the property boundaries. This will loom over my property and significantly impact my enjoyment of my property front and back also impacting the street frontage as well as that of my neighbours adjacent.

The level of occupancy proposed is not in keeping with the surrounding neighbourhood. The development is for 8 units which means at minimum 16 renters accessing the neighbourhood and its resources. This is an award winning designed neighbourhood primarily intended for families. The majority of occupants of the neighbourhood are owner occupants who have invested in the biggest asset of their lives. The presence of this number of renters in a neighbourhood such as this will significantly affect the environment, culture and values of the area. 8+ renters are not going to invest in the property its impact and its maintenance to the same level as the rest of the present community.

The level of vehicular traffic generated by 16+ vehicles a day with varied comings and goings will endanger children and walkers who utilize the streets and the park in front on a daily basis. This number of vehicles will prove impossible to navigate in this area particularly for the 7 months a year when snow and ice challenge the already tight streets of the neighbourhood.

There is not currently and will not be easy access to transit options in the future. We are no where near mass transit options and the very nature of the community restricts easy flow of traffic which was a deliberate decision by the original planners and developers to enhance its liveability for families.

There are a significant number of mature trees and bushes on this property. The trees alone are close to 80 years old and I can attest to this as I moved to this area in 1959 with my parents and have observed the growth of the trees and shrubs. There is no part of this development that attempts to save any of these trees and significant landscaping even though the City of Edmonton has a preservation policy regarding trees and mature landscapes.

I can attest personally to the plethora of wildlife present in the area as I see them in my yard as well. There are numerous wild birds, squirrels and other wildlife that find sanctuary in this yard including potentially a federally protected species of woodpecker.

The current structure on this property is in perfectly habitable condition. I don't think any of us in the community believe that there will not be a significant negative change in our community if this structure is allowed to remain at this size. Our concern is the number of units and occupants and associated vehicles proposed. I and neighbours have discussed this at length and we have had discussions with others in the community at large.

We recognize this is a large property and could see the development of 4 garden homes in this space allowing for families to access yards for their personal enjoyment and not pressure the side yards, front yard and all that traffic down our alley especially. All of us neighbours in this very tight cul-de-sac will be directly and negatively impacted.

4 garden homes on this property would also allow for preservation of significant portions of the landscaping to benefit not only the residents but the immediate neighbours and the resident wildlife.

Discussions by members of the City and administration indicated that at the time of proposing the change to mature neighbourhoods development; larger structures would be allowed on the arterial roads - in our case St. Albert Trail and 118 Avenue and smaller scale developments would be allowed in the inner reaches of the neighbourhood. This proposal goes directly against such planning.

### ***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, **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 8.20, **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 8.20, **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.

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Notice to Applicant/Appellant

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

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		Project Number: <b>611457027-002</b> Application Date: JUN 19, 2025 Printed: October 24, 2025 at 3:25 PM Page: 1 of 7
<b>Development Permit</b>		
<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 Zoning Bylaw as amended.</p>		
<b>Applicant</b>	<b>Property Address(es) and Legal Description(s)</b> 14007 - 121 AVENUE NW Plan 5844HW Blk 17 Lot 27	
	<b>Specific Address(es)</b> Suite: 1, 14007 - 121 AVENUE NW Suite: 2, 14007 - 121 AVENUE NW Suite: 3, 14007 - 121 AVENUE NW Suite: 4, 14007 - 121 AVENUE NW Suite: BSMT1, 14007 - 121 AVENUE NW Suite: BSMT2, 14007 - 121 AVENUE NW Suite: BSMT3, 14007 - 121 AVENUE NW Suite: BSMT4, 14007 - 121 AVENUE NW Entryway: 1, 14007 - 121 AVENUE NW Entryway: 2, 14007 - 121 AVENUE NW Entryway: 3, 14007 - 121 AVENUE NW Entryway: 4, 14007 - 121 AVENUE NW Building: 1, 14007 - 121 AVENUE NW	
<b>Scope of Permit</b> To construct a Residential Use building in the form of a 4 Dwelling Row House with 4 secondary suites and unenclosed front porch.		
<b>Details</b>	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: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development	
<b>Development Permit Decision</b> Approved <b>Issue Date:</b> Oct 24, 2025 <b>Development Authority:</b> ANGELES, JOSELITO		
<b>Subject to the Following Conditions</b> <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 4 secondary suites and unenclosed front porch.</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>		
P0702003		



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## Development Permit

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

Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6.). If the unenclosed steps are oriented toward the Interior Side Lot Line, a minimum distance of 1.1 m must be maintained between the Interior Side Lot Line and the unenclosed steps (Subsection 2.10.4.8.1.).

Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5)

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).

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.

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.

### SUBDIVISION PLANNING (TRANSPORTATION) - CONDITIONS:

1. Access is proposed to the alley and does not require a crossing permit. The area between the property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination. This area within the alley road right-of-way must not exceed a slope of 8%.
2. 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](mailto:citytrees@edmonton.ca) to arrange any clearance pruning or root cutting prior to construction.
3. 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.
4. 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://utilitysafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) and Shaw Cable (1-866-344-7429; [www.digshaw.ca](http://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.
5. Any alley, sidewalk, and/or boulevard 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.



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6. 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: [https://www.edmonton.ca/business\\_economy/oscam-permit-request.aspx](https://www.edmonton.ca/business_economy/oscam-permit-request.aspx)

### EPCOR WATER SERVICES CONDITIONS:

- Prior to the release of drawings for Building Permit review (except for Building Permits for demolition, excavation, or shoring), an Infill Fire Protection Assessment (IFPA) conducted by Edmonton Fire Rescue, Fire Protection Engineer, must be completed.
- There is a 200mm PVC water main 1.2m east of the east property line of the subject site in the lane west of 139 Street NW adjacent to Lot 27. 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](mailto:waterlandadmin@epcor.com).

### Subject to the Following Advisements

#### 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).

The owner must adhere to The Migratory Birds Convention Act that may be applicable to this property.

The issued Development Permit does not remove the responsibility of the owner to conform with the Migratory Birds Convention Act which may be applicable to this property.

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](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.



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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](http://epcor.com/newconnection) and click 'ONLINE APPLICATION' for instructions on the plan submission process.

The site 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](mailto:lot.grading@edmonton.ca) for review and approval.

For more information on Lot Grading requirements, plans and inspections refer to the website:  
[https://www.edmonton.ca/residential\\_neighbourhoods/residential-lot-grading](https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading)

Please be advised that if the grading plan review results in changes to your approved drawings to incorporate a Low Impact Development (LID) grading design, it is the owner/applicant's responsibility to inform the Urban Planning and Economy department. This notification is necessary to determine whether a new development permit is required.

Signs require separate Development Permit application(s).

### SUBDIVISION PLANNING (TRANSPORTATION) - ADVISEMENTS:

1. The proposed onsite hard surfaced driveway connecting the north garage entrances and the paved alley will not allow for vehicles to park behind the garage without overhanging onto the alley. If additional on-site parking is desired within the driveway, a minimum 5.5 m stall length is required for perpendicular parking within private property. Vehicles parking within legal road right-of-way may result in enforcement measures

### EPCOR WATER SERVICES ADVISEMENTS:

1. The site is currently serviced by a 20mm copper water service (N31601) located 14.94m south of the north property line of Lot 27. If this service will not be used 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.

1a. The existing service(s) is not of sufficient size for the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development.

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 and to ensure the supply will meet plumbing code and supply requirements.

3. A new water service may be constructed for this lot directly off EPCOR's 200mm water main along the lane west of 139 Street NW adjacent to the subject site.

4. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at [wass.drainage@epcor.com](mailto:wass.drainage@epcor.com) or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for onsite water and/or sewer servicing.



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4a. For information and to apply for a new water service please go to [www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html](http://www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html).

5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at [wass.drainage@epcor.com](mailto: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 [EWSinspections@epcor.com](mailto:EWSinspections@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. Hydrant spacing adjacent to the site is 213m. Hydrant spacing does not meet the requirements based on Volume 4 of the City of Edmonton Design and Construction Standards. Edmonton Fire Rescue Services Engineering must be contacted to assess if Fire Protection of this site is adequate via Infill Fire Protection Assessment (IFPA).  
 NOTE: The IFPA review has determined that Fire Protection for the proposed development for this site is adequate. No upgrade is required.

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.

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. This review was completed to the best of our knowledge with the information provided and is not an official response to any DP or LDA applications.

Should you require any additional information, please contact Jonathan Fong at [jfong@epcor.com](mailto:jfong@epcor.com).

### 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.

A fire safety plan, accepted in writing by the fire department and the authority having jurisdiction, shall be prepared for the site. Edmonton Fire Rescue Services will review your plan at the initial site visit 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 contractor must have the FSP in place

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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.

NBC (2023-AE) 9.10.20.3. Fire Department Access to Building

1) Access for fire department equipment shall be provided to each building by means of a street, private roadway or yard.

2) Where access to a building as required in Sentence (1) is provided by means of a roadway or yard, the design and location of such roadway or yard shall take into account connection with public thoroughfares, weight of firefighting equipment, width of roadway, radius of curves, overhead clearance, location of fire hydrants, location of fire department connections and vehicular parking.

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](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.

### During Construction

To meet the requirements of the National Fire Code — 2023 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](https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const)

Reference: NFC(2023-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:

Measures to mitigate fire spread to adjacent buildings

<https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf>

Kind regards,

Matthew McKellar

FSCO Group B, Level 11

Please send ALL FRS DP review inquiries to [cmsfpts@edmonton.ca](mailto:cmsfpts@edmonton.ca)

### WASTE MANAGEMENT SERVICES ADVISEMENTS:

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 2025-08-05 and has no concerns to identify during this review.

This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.



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## Development Permit

Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service.

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 8 dwellings would receive Curbside Collection. The City will provide each dwelling with two carts, for a total of 16 carts, one for garbage and one for food scraps. Residents would be required to use their own blue bags for recycling.

A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers. If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently. For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.

If you require any further clarifications, please contact us.

Sincerely,  
 Abdullah Elsherif  
 Development Planning Assessor

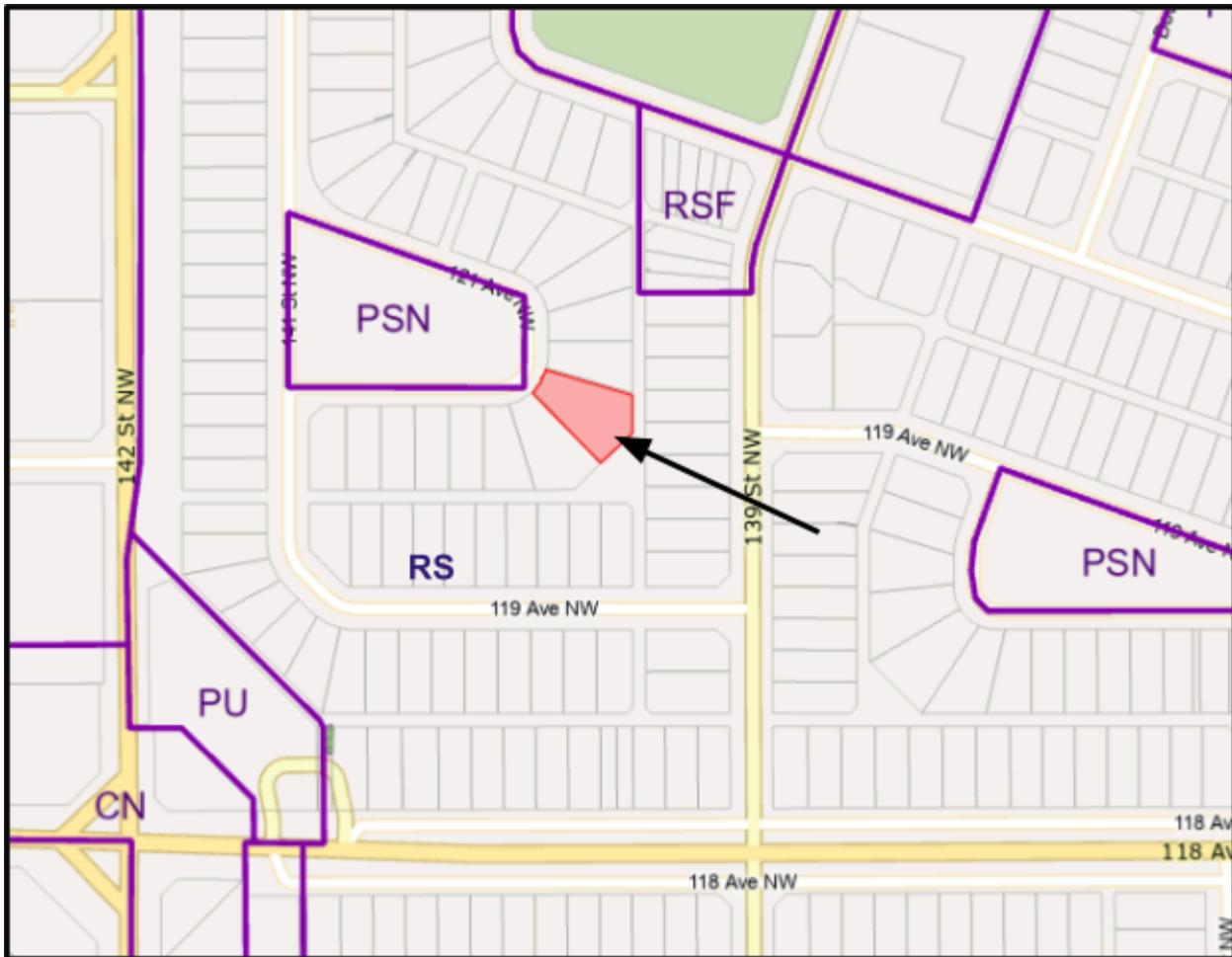
### Rights of Appeal

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	\$1,020.00	\$1,020.00	095770001001206	Jun 19, 2025
Lot Grading Fee	\$490.00	\$490.00	095770001001206	Jun 19, 2025
Development Permit Inspection Fee	\$560.00	\$560.00	095770001001206	Jun 19, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,070.00	\$2,070.00		

P0702003



### SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-167



N

ITEM II: 1:30 P.M.FILE: SDAB-D-25-173AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 618668614-002

APPLICATION TO: Construct a Residential (20 Dwellings of Multi-unit Housing) building, and to demolish the existing Single Detached House and detached garage

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: October 23, 2025

DATE OF APPEAL: November 17, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 10736 - University Avenue NW

LEGAL DESCRIPTION: Plan 2060Q Blk 167 Lot 8

ZONE: RM - Medium Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Scona District Plan

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<b><i>Grounds for Appeal</i></b>
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The Appellant provided the following reasons for appealing the decision of the Development Authority:

I want to state clearly that I support appropriate redevelopment of this site and understand that medium-scale housing is permitted in this area. However, the development as proposed represents over-intensification, introduces safety and access concerns, and contains significant variances that create undue negative impacts on neighbouring properties and the surrounding streetscape. For these reasons, I respectfully request that the Board reduce the scale of the development to 8–12 units and require a redesign that meets parking, setback, and buffering standards.

### **1. The Proposed 20-Unit Building Is Excessively Large for the Block and Out of Scale With Adjacent Development**

While RM zoning anticipates medium-scale housing, the immediate block consists primarily of single-detached and small-scale infill homes. A 20-unit building represents a substantial jump in density and massing without an appropriate transition.

The building's size will result in:

- Loss of privacy for adjacent properties
- Significant overlook into neighbouring yards
- Increased shadowing
- A built form that does not align with the rhythm of the block

A reduction to 8–12 units would still support infill housing goals while balancing neighbourhood compatibility.

### **2. The Parking Design and Alley Configuration Create Public Safety Hazards**

The site plan proposes rear parking stalls that are substantially constrained and provide inadequate maneuvering space.

Of particular concern:

- Stall dimensions appear insufficient, causing vehicles to extend into the alley
- Encroachment into the alley restricts turning space for vehicles and waste collection
- Winter snow accumulation would narrow alley access further
- Emergency and utility vehicles may face restricted access

These factors constitute probable safety hazards, and SDAB has historically given significant weight to such issues.

### **3. Required 1.5m Landscaped Buffer Is Not Provided (Major Variance)**

The Zoning Bylaw requires a 1.5 metre landscaped buffer between parking/waste collection areas and abutting residential properties.

The development proposes:

- 0.0 metres separation for the waste collection area
- 0.8 metres separation from the rear parking area

These variances are substantial, representing **100%** and **47%** relaxations, respectively.

Impacts include:

- Noise and odour from garbage directly adjacent to a property line
- Loss of privacy and enjoyment in neighbouring yards
- Visual intrusion • Operational challenges during garbage pickup
- Snow storage pushing into the alley and toward neighbouring yards

These are unacceptable impacts for a residential neighbourhood and do not meet the criteria for discretionary approval.

#### **4. Waste Collection Placement Creates Nuisance and Operational Concerns**

Locating waste collection with no buffer against an abutting site will create:

- Persistent odours
- Noise from dumpsters and collection trucks
- Conflicts with alley circulation
- Reduced quality of life for neighbours

This placement contradicts the intent of the Zoning Bylaw and has not been mitigated by design.

#### **5. On-Street Parking Spillover Will Affect the Safe Functioning of University Avenue NW**

Given the minimal on-site parking and large number of proposed units, there will be unavoidable spillover onto University Avenue, which:

- Already experiences parking pressure
- Is a bike route and pedestrian corridor
- Experiences reduced roadway width during snow/ice conditions
- Is heavily trafficked by students and commuters

The scale of the building does not align with existing parking capacity

#### **6. The Development Does Not Adequately Address Neighbourhood Interface and Liveability Impacts**

Under the discretionary use provisions of the Zoning Bylaw, development must not:

- Interfere with the amenities of the neighbourhood
- Materially impair or affect the use, enjoyment, or value of neighbouring parcels

Given the massing, variances, alley impacts, and parking issues, the current proposal does not satisfy these criteria.

### **Requested Modification**

I respectfully request that the Board require the applicant to redesign the building to:

- Reduce the number of units to 8–12, consistent with the scale of surrounding development
- Provide fully compliant 1.5m landscaped setback buffers
- Relocate or reconfigure waste collection
- Provide safe and properly-sized parking that does not encroach into the alley
- Improve setback and massing transitions to neighbouring homes

This approach continues to support appropriate redevelopment while ensuring the safety, compatibility, and livability of the neighbourhood.

### **Conclusion**

I appreciate the City's commitment to thoughtful infill development and welcome new housing on this site. My intention is not to oppose redevelopment, but to ensure that it is compatible, safe, and respectful of existing residents and consistent with Edmonton's urban planning principles.

### ***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 2.40.2.2, a **Residential Use** is a **Permitted Use** in the **Medium 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, **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 2.40.1 states that the **Purpose of the Medium Scale Residential Zone** is:

To allow for multi-unit Residential development that ranges from approximately 4 to 8 Storeys and may be arranged in a variety of configurations. Single Detached Housing, Semi-detached Housing, and Duplex Housing are not intended in this Zone unless they form part of a larger multi-unit Residential development. Limited opportunities for community and commercial development are permitted to provide services to local residents.

#### ***Parking, Loading, and Access***

Section 2.40.6.3 states:

6.3. Despite the Setbacks specified in Table 4.4, Surface Parking Lots and loading and waste collection areas may project into a Setback from:

- 6.3.1. an Alley; and

6.3.2. an Abutting Site, where a minimum 1.5 m wide Landscape Buffer is provided within the Setback.

Under section 8.20, **Landscape Buffer** means “a Landscaped area where additional planting is required to provide screening or minimize building massing, privacy impacts, or a Nuisance.”

Under section 8.20, **Setback** means “the distance that a development, or a specified portion of a development, must be from a Lot line. A Setback is not a Yard. A Setback only applies to development on or above ground level.”

**Development Planner's Determination**

**1) Parking and waste collection areas located within Side Setbacks - the rear parking area and waste collection area are not separated from the Abutting Sites by a 1.5m landscaped buffer (0m separation proposed to waste collection; 0.8m separation proposed to rear parking area). (Section 2.40.6.3.2).**

[unedited]

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**Notice to Applicant/Appellant**

Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing.

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Edmonton	Project Number: <b>618668614-002</b> Application Date: JUL 14, 2025 Printed: October 28, 2025 at 4:18 PM Page: 1 of 8
<h2>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) 10736 - UNIVERSITY AVENUE NW Plan 2060Q Blk 167 Lot 8
	Specific Address(es) Entryway: 10736 - UNIVERSITY AVENUE NW Building: 10736 - UNIVERSITY AVENUE NW
<b>Scope of Permit</b> To construct a Residential (20 Dwellings of Multi-unit Housing) building, and to demolish the existing Single Detached House and detached garage.	
<b>Details</b>	
Development Category: Discretionary Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 6 Site Area (sq. m.): 651.31	Gross Floor Area (sq.m.): 1045.25 New Sewer Service Required: N Overlay: Statuary Plan:
<b>Development Permit Decision</b> Approved Issue Date: Oct 23, 2025 Development Authority: BACON, KIRK	
<b>Subject to the Following Conditions</b>	
<ol style="list-style-type: none"> <li>1) This Development Permit is NOT valid until the notification period expires as specified Section 7.190.</li> <li>2) This Development Permit authorizes the development of a Residential (20 Dwellings of Multi-unit Housing) building, and to demolish the existing Single Detached House and detached garage. The development shall be constructed in accordance with the stamped and approved drawings.</li> <li>3) WITHIN 14 DAYS OF THE END OF THE NOTIFICATION PERIOD WITH NO APPEAL and prior to any demolition or construction activity, the applicant must post on-site a development permit notification sign (Subsection 7.160.2.2).</li> <li>4) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Lot Grading Fee of \$618.00.</li> <li>5) 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).</li> <li>6) Waste collection areas, open storage areas, and outdoor service areas, including loading, unloading, or vehicle service areas, must be screened from view from Abutting Streets with a Landscape Buffer that has a minimum Height of 1.8m (Subsection 5.60.4.7).</li> <li>7) All mechanical equipment, except for Solar Collectors, must be concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building (Subsection 5.120.1.1.2).</li> </ol>	
PG702003	



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## Development Permit

- 7) The Bicycle parking must be provided in accordance with Subsection 5.80.8.
- 8) The rear parking area must be Hard Surfaced (Subsection 5.80.5.7).

Transportation:

- 9) The existing approximate 3.7m wide private crossing to University Avenue located approximately 0.8m from the east property line, must be removed with restoration of the grassed boulevard within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards. The private access must be saw cut back of the curb and at the back of the city sidewalk. Any damage resulting from the saw cuts must be restored to the satisfaction of Development Inspections. The owner/applicant must obtain a Permit to remove and fill in the access, available from Development Services, [developmentpermits@edmonton.ca](mailto:developmentpermits@edmonton.ca).

The applicant must contact Trevor Singbeil of Development Inspections at 780-496-7019 for inspection 72 hours prior to and following the removal of the private crossing.

- 10) Access is proposed to the alley and does not require a crossing permit. The area between the north property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination and must not exceed a slope of 8%.

- 11) There is an existing power pole in the alley that may interfere with access to a proposed parking stall/access to the site. Should relocation of the pole/guy-wire be required, all costs associated with relocation must be borne by the owner/applicant. The applicant should contact EPCOR Electricity at [ces@epcor.com](mailto:ces@epcor.com) for more information.

- 12) The existing sidewalk connection to the city sidewalk on University Avenue must be removed and the boulevard restored to grass within the road right-of-way to the City of Edmonton Standards.

- 13) Permanent objects including concrete steps, ramps, retaining walls, railings, fencing, planters, gates, 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.

- 14) Garbage enclosures must be located entirely within private property and gates and/or doors of the garbage enclosure must not open or encroach into road right-of-way.

- 15) 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](mailto:citytrees@edmonton.ca) to arrange any clearance pruning or root cutting prior to construction.

- 16) Any alley, sidewalk or boulevard 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.

Epcor Water:

- 17) Prior to the release of drawings for Building Permit review (except for Building Permits for demolition, excavation, or shoring), an Infill Fire Protection Assessment (IFPA) conducted by Edmonton Fire Rescue, Fire Protection Engineer, must be completed.

- a. The proposed development must comply with any requirements identified in the IFPA.
- b. Should the IFPA determine that upgrades to the municipal fire protection infrastructure are required, the owner must enter into a Servicing Agreement with the City for construction of those improvements or alternatively the owner can contact EPCOR to explore the option of having EPCOR complete the work at the owner's expense. The Servicing Agreement with the City or EPCOR must be entered into prior to the release of drawings for Building Permit review.



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## Development Permit

18) There is an existing hydrant (H21263) located on the north side of University Avenue just west of the west property line of Lot 8. This hydrant must be protected during construction as per Drawing WA-004-004 of the City of Edmonton Design and Construction Standards Volume 4 (April 2021) and access to the hydrant must not be impeded for firefighting purposes. Excavation cannot occur closer than 3m from back of hydrant in order to prevent compromising the existing thrust block. Contact EPCOR Water Asset Protection at [waterassetprotection@epcor.com](mailto:waterassetprotection@epcor.com) prior to commencing excavation and set up an on-site meeting to confirm the requirements to protect both the water infrastructure and the integrity of the excavation.

a. Note that the Landscape Plan includes tree protection of the boulevard trees, ensure the tree protection does not impede access to the fire hydrant.

**Landscaping:**

19) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner must pay a Development Permit Inspection Fee of \$560.00 (this can be paid by phone with a credit card - 780-442-5054).

20) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, in accordance with Section 5.60 the applicant or property owner must provide a guaranteed security for \$15,700.63 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:

- Cheque
- Irrevocable letter of credit
- Development bond

Please contact [dplandscaping@edmonton.ca](mailto:dplandscaping@edmonton.ca) to submit the required Landscape Security.

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

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

23) 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 (Section 5.60.9). To request a landscape inspection, visit [www.edmonton.ca/landscapeinspectionrequest](http://www.edmonton.ca/landscapeinspectionrequest).

24) If at the time of the first landscape inspection the required landscaping has been fully installed, up to 80% of the Landscape Security may be returned. 20% must be retained to ensure landscaping is maintained in a healthy condition for a minimum of 24 months (Section 5.60.10.3).

25) 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 for a minimum of 24 months after completion of the landscaping, the City may draw on the security for its use absolutely (Section 5.60.10.9).

**Subject to the Following Advisements**

- 1) Signs require separate Development Applications.
- 2) A Building Permit is Required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.
- 3) 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).



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## Development Permit

**Lot Grading:**

4) 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](http://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](mailto:lot.grading@edmonton.ca) for review and approval.

**Transportation:**

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

6) 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://utilitiesafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) and Shaw Cable (1-866-344-7429; [www.digshaw.ca](http://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.

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:

- 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; and
- d. 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](https://www.edmonton.ca/business_economy/oscam-permit-request.aspx)

**Epcor Water:**

8) 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](mailto:waterlandadmin@epcor.com).

9) The site is currently serviced by a 20 mm copper water service (S7293) located 92.4 m east of the east property line of 108 Street off of University Avenue. If this service will not be used 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.

a. The existing service is not of sufficient size for the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development.

10) 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 and to ensure the supply will meet plumbing code and supply requirements.

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<h2 style="margin: 0;">Development Permit</h2>	
<p>11) A new water service may be constructed for this lot directly off EPCOR's 250 mm water main along University Avenue adjacent to the subject site.</p> <p>12) For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at <a href="mailto:wass.drainage@epcor.com">wass.drainage@epcor.com</a> or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for onsite water and/or sewer servicing.</p> <p>a. For information and to apply for a new water service please go to <a href="http://www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html">www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html</a>.</p> <p>13) For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at <a href="mailto:wass.drainage@epcor.com">wass.drainage@epcor.com</a> or at 780-496-5444.</p> <p>14) For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at <a href="mailto:EWSinspections@epcor.com">EWSinspections@epcor.com</a> or 780-412-3850.</p> <p>15) 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>16) 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.</p> <p>17) 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).        NOTE: The IFPA dated September 18, 2025 has indicated that upgrades to existing municipal on-street fire protection infrastructure are not required to support this Development Permit application.</p> <p>18) 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 (<a href="http://www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html">www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html</a>).</p> <p>a. 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.</p> <p>b. An Infill Fire Protection Assessment (IFPA) is required to be considered for funding.</p> <p>19) 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.</p> <p>20) 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).</p> <p>21) 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.</p> <p>22) 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>Fire Rescue Services:</p> <p>P0702003</p>	



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## Development Permit

23) 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 contractor 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=169210277>

24) 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 2m at all times.

25) Ensure that the building's Sprinkler Fire Department Connection is located in accordance with NBC(2023-AE) 3.2.5.15, and that the travel distance (not radius) from Fire Department Connection to fire hydrant does not exceed 45m.

Reference: NBC(2023-AE) 3.2.5.15. Fire Department Connections

2) The fire department connection for an automatic sprinkler system shall be located so that the distance from the fire department connection to a hydrant is not more than 45 m and is unobstructed.

3) The fire department connection referred to in Sentences (1) and (2) shall be located no closer than 3 m and no further than 15 m from the principal entrance to the building.

26) Ensure that the Fire Alarm Annunciator panel is located in close proximity to the building entrance that faces a street or emergency access route.

Reference: NBC(2023-AE) 3.2.4.8 Annunciator and Zone Indication

1) The Fire Alarm Annunciator Panel shall be installed in close proximity to a building entrance that faces a street or an access route for fire department vehicles.

27) During Construction

To meet the requirements of the National Fire Code — 2023 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](https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const)

Reference: NFC(2023-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:

Measures to mitigate fire spread to adjacent buildings

<https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdcc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf>

28) Please send ALL FRS DP review inquiries to [cmsfps@edmonton.ca](mailto:cmsfps@edmonton.ca)

Waste Management:

29) This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.

30) Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient

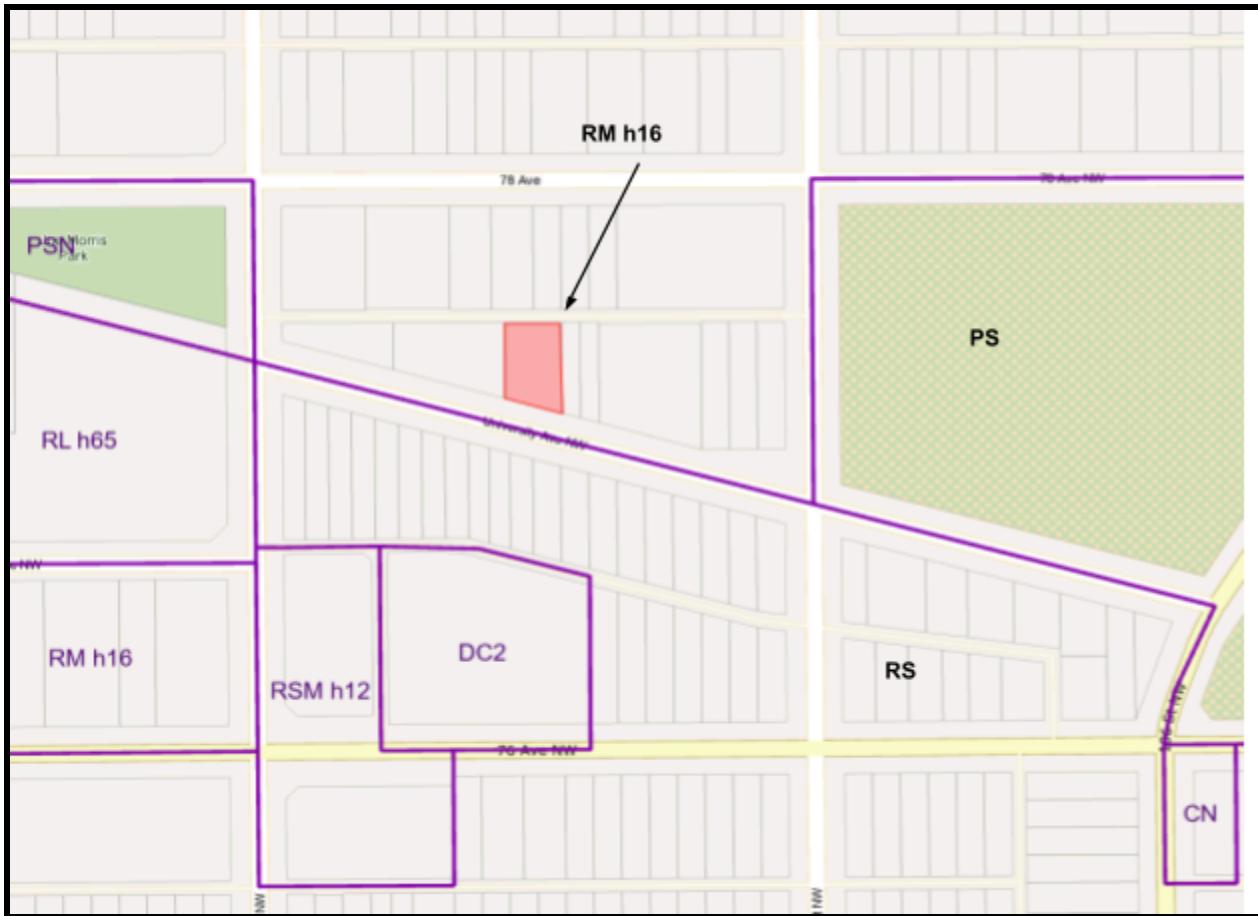
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<p>service.</p> <p>31) Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.</p> <p>32) To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:      -- Access to containers and removal of obstructions.      -- Container set out, and      -- The responsibility for wear and tear or damages.</p> <p>33) The property with 20 dwellings would receive Communal Collection. It requires 2.50 cubic yards of garbage service, 3.70 cubic yards of recycling service and 0.55 cubic yards of food scraps per week. Below shows the frequency, quantity and size of containers which will be provided.</p> <p>Collection Location 1:</p> <p>Garbage: 1 x 240 litre containers collected 2 times per week, and      2 x 360 litre containers collected 2 times per week.</p> <p>Recycle: 1 x 4 cubic yard container collected 1 time per week.</p> <p>Food Scrap: 1 x 240 litre containers collected 2 times per week.</p> <p>34) A minimum of 7.5m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.</p> <p>35) If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently.</p> <p>36) For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.</p> <p>37) If you require any further clarifications, please contact us (<a href="mailto:wasteplanning@edmonton.ca">wasteplanning@edmonton.ca</a>).</p> <p><b>Variances</b></p> <p>1) Parking and waste collection areas located within Side Setbacks - the rear parking area and waste collection area are not separated from the Abutting Sites by a 1.5m landscaped buffer (0m separation proposed to waste collection; 0.8m separation proposed to rear parking area). (Section 2.40.6.3.2).</p> <p><b>Rights of Appeal</b></p> <p>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.</p> <p><b>Notice Period Begins:</b> Oct 30, 2025      <b>Ends:</b> Nov 20, 2025</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 5px;">Fees</th> <th style="text-align: center; padding: 5px;">Fee</th> <th style="text-align: center; padding: 5px;">Amount</th> <th style="text-align: center; padding: 5px;">Amount Paid</th> <th style="text-align: center; padding: 5px;">Receipt #</th> <th style="text-align: center; padding: 5px;">Date Paid</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Lot Grading Fee</td> <td style="text-align: center; padding: 5px;">\$618.00</td> <td style="text-align: center; padding: 5px;">\$618.00</td> <td style="text-align: center; padding: 5px;">291733001001407</td> <td style="text-align: center; padding: 5px;">Oct 21, 2025</td> </tr> <tr> <td style="padding: 5px;">Major Dev. 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P0702003



## SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-173



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