

**SUBDIVISION  
AND  
DEVELOPMENT APPEAL BOARD  
AGENDA**

**Wednesday, 10:00 A.M.  
January 28, 2026**

**River Valley Room  
City Hall, 1 Sir Winston Churchill Square NW, Edmonton**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**  
**RIVER VALLEY ROOM**

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**TO BE RAISED**

I 10:00 A.M. SDAB-D-26-007

To demolish a Residential Use building (Single Detached House with attached Garage)

14007 - 100 Avenue NW  
Project No.: 628468999-002

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II 1:30 P.M. SDAB-D-26-017

To construct a Residential Use building in the form of a 15 Dwelling Multi-unit House

11925 - 70 Street NW  
Project No.: 580311880-002

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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.*

**TO BE RAISED**

ITEM I: 10:00 A.M.

FILE: SDAB-D-26-007

**APPEALS FROM THE DECISION OF THE DEVELOPMENT PLANNER**

**APPELLANT NO. 1:**

**APPELLANT NO. 2:**

**APPELLANT NO. 3:**

**APPLICATION NO.:** 628468999-002

**APPLICATION TO:** Demolish a Residential Use building (Single Detached House with attached Garage)

**DECISION OF THE DEVELOPMENT AUTHORITY:** Approved with Conditions

**DECISION DATE:** **November 19, 2025**

**DATE OF APPEAL(S):** December 10 and **December 17, 2025**

**RESPONDENT:**

**MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY:** 14007 - 100 Avenue NW

**LEGAL DESCRIPTION:** Plan 2602HW Blk 3 Lot 7

**ZONE:** RS - Small Scale Residential Zone

**OVERLAY:** N/A

**STATUTORY PLAN:** N/A

**DISTRICT PLAN:** Central District Plan

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***Grounds for Appeal***

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

### **APPELLANT NO.1**

This appeal concerns the Demolition Permit #628468999002 which is connected to the Development Permit #613839810-002 is solely to demonstrate that demolition is functionally dependent on that proposed development and cannot be evaluated independently.

#### **Purpose of Appeal**

Demolition should not proceed because: (1) it has no stand-alone purpose and enables a development that may be varied or revoked; (2) it creates foreseeable impacts to neighbouring properties related to soil conditions, drainage pathways, and mature tree removal, as well as additional risks arising from prolonged vacancy periods that have contributed to harms on nearby infill sites; (3) the Development Authority did not consider these impacts or the planning context required under s.683 and s.687 of the MGA; and (4) the existing dwelling and tree canopy contribute to site stability and stormwater management, and premature removal creates adverse planning effects. Demolition and development are functionally integrated. Demolition should not occur until the validity and form of the development are both lawfully determined.

#### **Grounds**

##### **A. Misapplication of Planning Requirements**

A demolition permit cannot be evaluated in isolation where it will alter grading, drainage, massing, and site stability. The Authority did not consider: known drainage and slope issues on this block; the stabilizing effect of mature trees; the relationship between demolition timing and excavation; or the risk of destabilization if demolition occurs before a lawful development approval is in force.

##### **B. Undue Interference With Neighbouring Properties (s.687(3))**

Demolition creates foreseeable impacts:

- Soil instability - prior excavation failures show the risk of lateral soil movement and subsidence if trees and structures are removed before replacement form and placement are confirmed.
- Drainage and sewer surcharging/demolition alters permeability and may redirect runoff toward adjacent properties without an approved grading plan.
  - Fire and safety risks -recent fires on vacant infill lots show the hazards of prolonged vacancy, especially if appeals delay construction.

##### **C. Procedural Errors / Failure to Consider Relevant Factors**

The Authority did not provide a grading review, assess tree/soil stability, or evaluate drainage impacts. It did not consider demolition/development linkage under s.683. The hazardous-materials assessment omitted attic sampling despite common asbestos in comparable homes; this may delay or interrupt demolition, leaving a partially demolished or unstable site and increasing adverse neighbourhood impacts. These omissions reflect a failure to consider relevant planning factors.

#### D. Demolition Dependent on Development Not in Force

City correspondence confirms demolition was issued solely to enable the proposed development. If that development is appealed, varied, or revoked, demolition would create a vacant, unstable site with environmental and safety risks and could prejudice the future development appeal. Demolition must be paused until a final, lawful development decision is in place.

#### Remedy Requested

I request that the SDAB revoke or suspend the Demolition Permit until the Development Permit appeal period and any resulting appeals are complete, and that demolition not proceed unless a lawful development permit is in force.

### **APPELLANT NO. 2**

The reasons for the appeal of the Demolition Permit 628168999-002

**1. The demolition permit is intrinsically linked to the development permit for 14007-100 Avenue and forms part of the same redevelopment project**

The Development Authority erred in approving a demolition permit in advance of the development permit. Although the City administratively issues demolition permits for their convenience under "Home Improvement," in practice the demolition is a necessary precursor to the proposed 8-unit development. The two permits are functionally inseparable: the demolition is undertaken solely to enable the development that is currently appealable. As a result, the Development Authority erred in deciding the Demolition Permit before its determination of the Development Permit and the SDAB has jurisdiction to consider whether carrying out demolition prior to adjudication of the development appeal would create real and material impacts on neighbouring properties.

**2. Documented safety concerns (fire risk, incomplete asbestos assessment, and potential soil instability) directly affect neighbouring properties and must be evaluated as part of the development appeal**

The Development Authority erred in failing to consider the above safety concerns before approving the Demolition Permit. Recent events in Edmonton show that demolition activity, particularly where asbestos has not been properly assessed or where backfill is unstable, can create substantial hazards. Fire-related risks associated with improperly secured or partially demolished structures have already resulted in damage to adjacent homes in this neighbourhood. These risks are relevant to the SDAB's mandate because they influence whether the proposed development, *as a whole which includes demolition*, unduly interferes with the use, enjoyment, and safety of neighbouring lands.

3. Premature demolition would destabilize the site before the development permit is legally in force, creating foreseeable adverse effects on adjacent lands

Given the topography and the area's identified flooding and drainage sensitivities, removing the building prior to development approval increases risks related to erosion, grading changes, runoff redirection, and groundwater destabilization. These are not abstract engineering matters. They are real planning impacts. The Development Authority erred in failing to consider the above impacts and the SDAB is entitled to consider whether allowing demolition before development approval effectively prejudgets the outcome of the appeal and creates adverse impacts that cannot be reversed.

4. Vacant-lot fire hazards in this neighbourhood are demonstrably high and materially affect adjacent property owners.

In the past 24 months, multiple infill-related fires (both under construction and on recent infill sites) have caused severe and irreversible damage to neighbouring houses. Demolition without a confirmed, approved development plan increases the period during which the parcel remains vacant and vulnerable to ignition, vandalism, or arson. This is a foreseeable planning impact directly tied to the redevelopment proposal and should be considered by the SDAB for its potential to create undue interference with neighbourhood safety and amenities. The Development Authority erred in failing to consider the above impacts and the SDAB is entitled to consider this issue on appeal.

5. Carrying out demolition before the development permit is adjudicated creates irreversible conditions and undermines the purpose of the appeal process.

If demolition proceeds and the SDAB later finds that the development permit should be refused or modified, the neighbourhood is left with a permanently altered site, destabilized grading, and higher safety risks. This amounts to an error of procedural fairness and an interruption in the logical sequence of redevelopment steps.

6. The cumulative planning impacts of demolition + redevelopment must be reviewed together to determine whether the proposal creates undue interference with adjacent properties.

When considered in isolation, the demolition may appear administrative. But when considered as part of the redevelopment package, demolition directly intensifies the planning impacts that are relevant to the SDAB's statutory test of neighbourhood safety, drainage and grading impacts, soil and structural stability, fire risk and their impacts on neighbouring properties. These effects arise because demolition is inseparable from development, and therefore they fall within the SDAB's jurisdiction to evaluate jointly. The Development Authority erred in failing to consider the impacts and the SDAB must consider the total planning impact of the redevelopment process, not just the final built form.

7. Such further and other grounds as may be revealed by a review of the Development Authority's file.

**Appellant No. 3 - D. Bundle**

I contend that key reviews were completed on the wrong factual foundation. Accordingly, the Development Permit (and the functionally linked Demolition Permit) should be treated as incomplete and should be revoked.

The following grounds for appeal are:-

1. Exceptionally high building and unit intensity. The development permit was approved on the basis of 8 dwelling units. However, the permit documentation identifies 14 such units. This is not consistent with RS zoning but rather the higher intensity of RM zoning. The proposed structures exceed typical RS neighbourhood intensity by a factor of 3.
2. The height of the proposed structure is too high and it exceeds the stated 10.5 metre height cap when average grade values are considered. This would result in a significant visual eyesore totally at variance with the neighbourhood character.
3. Drainage issues in the adjacent properties have not been adequately considered. In my own property located 3 lots east of the project, basement flooding has been an issue, and has required extensive and expensive remedial action to mitigate flooding risks. Under even moderate rain fall my sump pump empties every 10-15 mins. Inadequate consideration of drainage implications of such a high-density development put adjacent properties at risk.
4. The rear lane is sized and intended for low frequency residential access. Current approved development for 4 units on Ravine Drive already amplify rear lane use. The parking and potential traffic of the

proposed development would impose significant impacts on lane use. Furthermore, in combination with significantly increased garbage collection, there is a fundamental shift in lane function.

5. Potential on street parking resulting from such high intensity occupation would pose a significant impact on road safety. The frontage of the property to be developed could at most accommodate 3 vehicles. Since the property lies on a 90 degree turn where 100 Avenue becomes 140 Street increased on street parking would impose inconvenience to adjacent properties and as well create parking safety hazards.
6. The immediate area has been subject to unpleasant sewer gas smells for at least 5 years. Extensive EPCOR work has so far failed to eliminate the problem. A high-density occupancy would cause a significant increase in sewage load with attendant odours.

I request that the Development permit be revoked on the basis that the proposal fails to meet the City's stated intention for the RS Zone, particularly with respect to small-scale residential form, massing and the resulting adverse impacts on the surrounding neighbourhood.

#### ***General Matters***

##### **Appeal Information:**

**The Subdivision and Development Appeal Board ("SDAB") made and passed the following motion on December 10, 2025:**

**“That the appeal hearing be scheduled for January 15, 2026.”**

**The SDAB made and passed the following motion on December 22, 2025:**

**“That the appeal hearing be postponed to January 28, 2026.”**

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:**

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.

***Demolition Exemptions***

Section 7.120.1.1 states all development requires a Development Permit, except for those listed in Subsections 1.4 through 9.

Section 7.120.2.1 states:

Demolition of a building or structure where a Development Permit has been issued for a new development on the same Site, and the demolition of the existing building or structure is implicit in that Development Permit.

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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>628468999-002</b><br>Application Date: OCT 09, 2025<br>Printed: November 20, 2025 at 7:21 AM<br>Page: 1 of 4  |   |          |                            |                 |
| <b>Demolition Permit</b>   |  |   |          |                            |                 |
| <p>This document is a record of a Development and/or Building Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended and issued pursuant to the Safety Codes Act RSA 2000, Safety Codes Act Permit Regulation, National Building Code - Alberta Edition and City of Edmonton Bylaw 15894 Safety Codes Permit Bylaw.</p>  |  |   |          |                            |                 |
| <b>Applicant</b>   | <b>Property Address(es) and Legal Description(s)</b><br>14007 - 100 AVENUE NW<br>Plan 2602HW Blk 3 Lot 7                         |   |          |                            |                 |
| <b>Project Name:</b><br>Demo 14007 100 ave NW  | <b>Location(s) of Work</b><br>Suite: 14007 - 100 AVENUE NW<br>Entryway: 14007 - 100 AVENUE NW<br>Building: 14007 - 100 AVENUE NW |   |          |                            |                 |
| <b>Scope of Permit</b><br>To demolish a Residential Use building (Single Detached House with attached Garage).   |  |   |          |                            |                 |
| <b>Details</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Development Category: Permitted Development</td> <td style="width: 50%; padding: 2px;">Overlay:</td> </tr> <tr> <td style="padding: 2px;">Site Area (sq. m.): 939.64</td> <td style="padding: 2px;">Statutory Plan:</td> </tr> </table>  |  | Development Category: Permitted Development | Overlay: | Site Area (sq. m.): 939.64 | Statutory Plan: |
| Development Category: Permitted Development  | Overlay:   |   |          |                            |                 |
| Site Area (sq. m.): 939.64   | Statutory Plan:  |   |          |                            |                 |
| <b>Development Permit Decision</b><br>Approved   |  |   |          |                            |                 |
| <b>Issue Date:</b> Nov 19, 2025  | <b>Development Authority:</b> POTTER, CHRISTINA  |   |          |                            |                 |
| <b>Subject to the Following Conditions</b><br><p>This Development Permit authorizes the demolition of a Residential Use building (Single Detached House) and an Accessory building (detached Garage).</p> <p>WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2).</p> <p>The development must be demolished in accordance with the approved drawings.</p> <p>A Building Permit (for demolition) is required prior to demolition of the existing building.</p> <p>Immediately upon demolition of the building, the Site must be cleared of all debris.</p> <p>The applicant/owner must obtain a Curb Crossing Permit to 'fill-in' the existing flanking access.</p> <p>The existing Accessory building (detached garage) is subordinate to the principal building and shall NOT be used as a Dwelling. A Development Permit application for a new principal Dwelling shall be approved within 12 months of the approved demolition or a new Development Permit application shall be required to demolish the existing Accessory Building (detached garage).</p> <p><b>ADVISEMENTS:</b></p> <p>Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.</p> <p>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</p> |  |   |          |                            |                 |
| P0702003   |  |   |          |                            |                 |



Project Number: **628468999-002**  
Application Date: OCT 09, 2025  
Printed: November 20, 2025 at 7:21 AM  
Page: 2 of 4

## Demolition Permit

that might be attached to the Site (Subsection 7.110.2.1).

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

A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.

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.

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.

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)

### 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.

### Building Permit Decision

Issued

**Issue Date:** Nov 20, 2025 **Permit Issuer:** METCALF, MAUREEN

P0702003

|   |   |
|---|---|
| Edmonton  | Project Number: <b>628468999-002</b><br>Application Date: OCT 09, 2025<br>Printed: November 20, 2025 at 7:21 AM<br>Page: 3 of 4 |
| <h2 style="margin: 0;">Demolition Permit</h2>   |   |
| <p><b>Conditions of Issuance</b></p> <p>PI. 6496</p> <p>Permit issued for the demolition of a Residential Use building (Single Detached House with attached Garage) only.</p> <p>ATCO Disconnect Record #: 39276</p> <p>Asbestos Notice of Project #: OHS-N/A (STARTING FEB 1 2022)</p> <p>No new construction is permitted under this permit.</p> <p>-Develop and maintain a Project Implementation Plan (PIP) and have it available at the construction site at all reasonable times for inspection by a safety codes officer.</p> <p>-In event asbestos is encountered after demolition begins, stop work on the site and consult Alberta Labour OHS requirements or dial 780 415 8690.</p> <p>-Immediate steps shall be taken to remedy any unsafe condition that arises in relation to the work, which condition shall be reported immediately to the owner and to the occupants of an affected property.</p> <p>-If a House Building Permit or Footing and Foundation Building Permit is issued at the time the demolition has concluded, construction of the new foundation may commence without delay under conditions of that separate permit.</p> <p>-Where NO House Building Permit or Footing and Foundation Building Permit is issued at the time the demolition has concluded, the affected ground shall be levelled so precipitation will not accumulate or run onto adjacent properties. MANDATORY FINAL INSPECTION is required in either case.</p> <p>-Mandatory inspections are listed in the "Inspections" tab of the project in <a href="#">selfserve.edmonton.ca</a>. Request, cancel, or reschedule them there, or if necessary by calling 311 (780 442 5311).</p> <p>-Review <a href="#">edmonton.ca/residentialinspections</a> to learn how to prepare for your inspections by displaying the address, providing safe access and having the reviewed permit documents printed on site for reference by the inspector. Also learn when to request and what to expect during inspections.</p> <p><b>ADVISEMENTS:</b></p> <ol style="list-style-type: none"> <li>1. Review <a href="#">edmonton.ca/residentialinspections</a> to learn how to prepare for your inspections by displaying the address, providing safe access and having the reviewed permit documents printed on site for reference by the inspector. Also read about when to request inspections and what to expect during inspections.</li> <li>2. This building permit expires if the work to which it applies:       <ul style="list-style-type: none"> <li>- is not started within 90 days from the date of issue,</li> <li>- is abandoned for a period of 120 days, or</li> <li>- is not completed at the end of 2 years from the date of issue.</li> </ul>       If expired, a new permit must be obtained and fees paid before work is commenced, restarted or completed. Email <a href="mailto:BuildingIC@edmonton.ca">BuildingIC@edmonton.ca</a> for more guidance.     </li> <li>3. Disturbing the ground on your property can cause damage to a buried utility. <a href="#">ClickBeforeYouDig</a> or call 1-800-242-3447 for no-charge buried utility line locates.</li> <li>4. Work must comply with the requirements of the Safety Codes Act and its Regulations including the National Building Code (Alberta Edition), related regulations, and Edmonton Bylaw 15894.</li> <li>5. Request permit revisions in "Summary" tab of the project at <a href="#">SelfServe.edmonton.ca</a></li> <li>6. Review the <a href="#">Project Implementation Plan (PIP) Guide</a>. A PIP is intended to help permit applicants, contractors and owners understand and fulfill their roles and responsibilities associated with a construction project to safeguard the health and safety of the public, adjacent properties and infrastructure.</li> </ol> |   |
| <small>P0702003</small>   |   |

|  | Project Number: <b>628468999-002</b><br>Application Date: OCT 09, 2025<br>Printed: November 20, 2025 at 7:21 AM<br>Page: 4 of 4 |                    |                  |                  |
|---|---|--------------------|------------------|------------------|
| <b>Demolition Permit</b>  |   |                    |                  |                  |
| <b>Fees</b>   |   |                    |                  |                  |
|   | <b>Fee Amount</b>   | <b>Amount Paid</b> | <b>Receipt #</b> | <b>Date Paid</b> |
| Safety Codes Fee  | \$4.80  | \$4.80             | 045601001001185V | Oct 09, 2025     |
| Development Application Fee   | \$100.00  | \$100.00           | 045601001001185V | Oct 09, 2025     |
| Building Permit Fee (Demolition)  | \$120.00  | \$120.00           | 045601001001185V | Oct 09, 2025     |
| Total GST Amount:   | \$0.00  |                    |                  |                  |
| Totals for Permit:  | <b>\$224.80</b>   | <b>\$224.80</b>    |                  |                  |
| P0702003  |   |                    |                  |                  |



## SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-007



N

ITEM II: 1:30 P.M.FILE: SDAB-D-26-017AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 580311880-002

APPLICATION TO: To construct a Residential Use building in the form of a 15 Dwelling Multi-unit House

DECISION OF THE  
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: December 11, 2025

DATE OF APPEAL: December 31, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION  
OF SUBJECT PROPERTY: 11925 - 70 Street NW

LEGAL DESCRIPTION: Plan 1307P Blk 8 Lots 7-8

ZONE: RSM - Small-Medium Scale Transition Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: North Central District Plan

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***Grounds for Appeal***

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

1. This massive 15-unit building beside my modest house will negatively affect my property value. Despite any "City Assessment Increase" I will

have a difficult time selling/renting my house with the approved permit for a 15-unit beside me.

- A. Invasion of privacy. Multiple windows aimed at my house's yards.
- B. There is not a proper fence there (However a 15-unit will tower any max height fence regardless)

2. Concerned that the property may not have been properly investigated.

- A. Concerns about the old pond that was in the backyard. It was a natural pond but just had dirt thrown on top to cover.
- B. Concerned about proper ground stability for building.
- C. The previous house also had issues and needed to be torn down.

3. Concerned about the competence of the people in charge of this project:

- A. August 2024 an old dry wooden Shed, leaning just inches away from my garage, was not removed. It was an extreme fire hazard leaning only inches away from my garage and despite expressing concern, the shed was left unlocked/not removed and eventually did catch fire. The fire damaged my garage roof and the fire department was called in to put the fire out. The fire fighters that were here were shocked the property was not properly locked up or boarded up. Few days later a notice was posted on their door by the fire department ordering the remaining house on their property be properly boarded up and/or demolished.
- B. The builder made no efforts to meet with me and assess the damage to my property.
- C. The empty lot after the "demolition" was a safety hazard with a massive hole dug out with the property not fenced and no warning signs for quite some time.
- D. Eventually there was a fence put up in the back that did not cover the width of the property. Furthermore, without asking for my consent, the fence crossed onto my property blocking my access to the side of my garage. This fence still currently stands there.
- E. Garbage has been dumped on the property and left for months.

4. Concerned that the builder does not care about following the rules placed by the city.

- A. The demolition of the house and the management of the empty lot.
- B. This is quite a massive project that does need proper responsibility and accountability.

5. Not a single person has been contacting me about this.

- A. I am upset that the City is allowing a 15-unit to be built beside me with 0 contact to me (the house next door) and 0 effort to inform me of this at all. This affects me negatively financially & personally.
- B. I am 1 of the 2 neighboring properties on either side of it and should have been contacted by the City as well as the Builder.
- C. The permit was only put on their property on the 19th right before Christmas time (approved on December 11, 2025. Although I had to research where to even find this information. I was not given any notice).

6. The front road already has issues with parking space.
  - A. Our specific street is only a 1-side parking road. I already have issues with finding parking space in the front of my house from the 2 Quad-plexes across the street that park on this side.
  - B. There's simply not enough room to supply a 15-unit building with parking space which will just result in the people already living here losing their spaces. As an owner of a house on this street who pays property taxes I should be able to park somewhere in front of my house.
7. The builder has been extremely difficult to contact in the past.

### ***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 2.30.2.2, a **Residential Use** is a **Permitted Use** in the **RSM - Small-Medium Scale Transition 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, **Mult-unit Housing** means:

means a building that contains:

- a. 1 or more Dwellings combined with at least 1 Use other than Residential, Home Based Business, or Sign Uses; 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 2.30.1 states that the **Purpose** of the **RSM - Small-Medium Scale Transition Residential Zone** is:

To allow for a range of small to medium scale Residential development up to 3 or 4 Storeys in Height, in the form of Row Housing and Multi-unit Housing in developing and redeveloping areas. 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. When located outside of a Node or Corridor identified in a statutory plan, the scale of development in this Zone is intended to act as a transition to smaller or larger scale development (existing or planned) or be in a location as directed in a statutory plan.

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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>580311880-002</b><br>Application Date: MAR 26, 2025<br>Printed: December 12, 2025 at 2:43 PM<br>Page: 1 of 8 |  |  |
| <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><br>11925 - 70 STREET NW<br>Plan 1307P Blk 8 Lots 7-8 |   |  |  |
| <b>Scope of Permit</b><br>To construct a Residential Use building in the form of a 15 Dwelling Multi-unit House.  |   |   |  |  |
| <b>Details</b> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> Development Category: Permitted Development<br/> Lot Grading Needed?: Y<br/> NumberOfMainFloorDwellings:<br/> Site Area (sq. m): 634.9 </td> <td style="width: 50%;"> Gross Floor Area (sq.m): 1272.68<br/> New Sewer Service Required: N/A<br/> Overlay:<br/> Statutory Plan: </td> </tr> </table>  |   |   | Development Category: Permitted Development<br>Lot Grading Needed?: Y<br>NumberOfMainFloorDwellings:<br>Site Area (sq. m): 634.9 | Gross Floor Area (sq.m): 1272.68<br>New Sewer Service Required: N/A<br>Overlay:<br>Statutory Plan: |
| Development Category: Permitted Development<br>Lot Grading Needed?: Y<br>NumberOfMainFloorDwellings:<br>Site Area (sq. m): 634.9  | Gross Floor Area (sq.m): 1272.68<br>New Sewer Service Required: N/A<br>Overlay:<br>Statutory Plan:        |   |  |  |
| <b>Development Permit Decision</b><br>Approved<br><b>Issue Date:</b> Dec 11, 2025 <b>Development Authority:</b> ZHOU, ROWLEY  |   |   |  |  |
| <b>Subject to the Following Conditions</b><br>A) Zoning Conditions:<br>1. This Development Permit authorizes the construction of a Residential Use building in the form of a 15 Dwelling Multi-unit House..<br>2. The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application.<br>3. WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a development permit notification sign (Subsection 7.160.2.2).<br>4. Landscaping must be installed and maintained in accordance with Section 5.60.<br>5. 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 1.8 m (Subsection 5.60.4.7).<br>6. Pathways connecting the main building entrances to adjacent sidewalks must be a minimum width of 1.8 m (Subsection 5.80.3.1.2).<br>7. Provided parking spaces must include wheel stops to prevent vehicle overhang where adjacent to Streets, Pathways, sidewalks, required Landscaped areas, and other similar features, that must be a minimum 0.1 m in Height and located 0.6 m from the front of the parking space (Subsection 5.80.5.1.2).<br>8. Bike parking must be provided in accordance with Subsection 5.80.8.<br>A minimum of 15 Bike Parking Spaces must be provided, 2 of which must be Short Term Bike Parking Spaces, 13 of which must be Long Term Bike Parking Spaces. A minimum of 1 Short Term Bike Parking Spaces must be Inclusive Bike Parking Spaces and a |   |   |  |  |
| P0702003  |   |   |  |  |



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minimum of 2 Long Term Bike Parking Spaces must be Inclusive Bike Parking Spaces.

9. The development must promote a safe urban environment through the inclusion of design elements such as natural surveillance, clear sightlines and wayfinding, appropriately lit outdoor spaces in compliance with Subsection 3 of Section 5.120, avoidance of entrapment spots and blind corners, clearly defined Pathways and building access points (Subsection 5.110.1.1).

10. 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).

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

### B) Landscaping Conditions

1. 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).

2. 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 \$13,601.76 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:

- a. Cheque
- b. Irrevocable letter of credit
- c. Development bond

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

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

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

6. 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).

7. 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).

8. 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).

### C) 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 and must not exceed 8%.

2. The existing retaining wall and steps must be removed from the right-of-way. Permanent objects including retaining walls, concrete steps, ramps, railings, fencing, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed



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landscaping for the development must be provided entirely on private property.

3. Garbage carts/bins must be located entirely within private property and must not open or encroach into the alley right-of-way.
4. 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.
5. There may be utilities within road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. 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 removal shall be at the expense of the owner/applicant.
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:
  - 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)
7. 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.

### D) EPCOR Conditions:

1. 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.
  - 1a. The proposed development must comply with any requirements identified in the IFPA.
  - 1b. 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.
2. There is a 150 mm cast iron water main 1.2 m east of the east property line of the subject site in the lane east of 70 Street. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with 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

- A) Zoning Advisements:
  1. Unless otherwise stated, all above references to "section numbers" or "subsection numbers" refer to the authority under the Zoning Bylaw.



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2. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.
3. An issued Development Permit means that the proposed development has been reviewed against the provisions of the Zoning 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).
4. Any proposed change from the original issued Development Permit is subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.
5. A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.
6. 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.
7. 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.
8. 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.
9. Signs require separate Development Permit application(s).

**B) Transportation Advisements:**

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

**C) EPCOR Advisements:**

1. The site is currently serviced by a 20 mm lead water service (N9062) located 72.5 m south of the south property line of 120 Avenue off of the lane east of 70 Street. The existing lead (Pb) service(s) must be abandoned back to EPCOR's water main. 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. Lead (Pb) water services do not meet current plumbing standards and cannot be re-used for the proposed development.
  - 1b. EPCOR does not have records for the homeowner portion of your service line, but when EPCOR's portion of the service line is



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or was lead, it is a good indication that the private portion could be lead iron as well.

1c. Please contact the EPCOR Lead Management Program at [leadmanagement@epcor.com](mailto:leadmanagement@epcor.com) or 780-412-6858 for more information.

1d. 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.

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 150 mm water main along the lane east of 70 Street 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.

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 [EWInspections@epcor.com](mailto:EWInspections@epcor.com) or 780-412-3850.

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

8. In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA-005-11b for permitted water service configurations.

9. Water network capacity adjacent to the site is between 50 L/s and 100 L/s. Also, hydrant spacing adjacent to the site is 254 m. Water network capacity and hydrant spacing do 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).

10. In 2022 the Infill Fire Protection Program was initiated to fund water infrastructure upgrades required to meet municipal fire protection standards within core, mature and established neighbourhoods. The program will consider "missing middle" housing forms, mixed use and smaller scale commercial-only developments. EPCOR Water encourages interested applicants to go to the program website for more information and updates ([www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html](http://www.epcor.com/ca/en/ab/edmonton/operations/service-connections/guides-checklists-forms/fire-protection-cost-share.html)).

10a. Please note that being accepted for consideration in the program does not guarantee funding will be granted, as each application will be weighed against a set of criteria.

10b. An Infill Fire Protection Assessment (IFPA) is required to be considered for funding.

11. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets)

|  |   |
|--|---|
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| <p>and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.</p> <p>12. Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021).</p> <p>13. The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application.</p> <p>14. No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure.</p> <p>15. The advisements and conditions provided in this response are firm and cannot be altered.</p> <p><b>D) Fire Rescue Services Advisements:</b></p> <p>1. 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 as the authority having jurisdiction. Edmonton Fire Rescue Services may review your plan prior to a site visit and/or at the initial construction site safety inspection upon commencement of construction. Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan</p> <p>2. 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).</p> <p>3. A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE).</p> <p>4. You can locate a copy of the FSP guide for your reference here:<br/> <a href="https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771">https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771</a></p> <p>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.</p> <p>Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building</p> <p>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.</p> <p>Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:<br/>   Measures to mitigate fire spread to adjacent buildings<br/> <a href="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">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</a></p> <p><b>E) Waste Services Advisements:</b></p> <p>1. This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.</p> <p>2. 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.</p> <p>3. Additional information about waste service at your proposed development:<br/>   Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.</p> <p>To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:</p> |   |
| <small>P0702003</small>  |   |



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

4. The property with 15 dwellings would receive Communal Collection. It requires 1.9 cubic yards of garbage service, 2.8 cubic yards of recycling service and 0.41 cubic yards of food scraps per week. Below shows the frequency, quantity and size of containers which will be provided.

Collection Location 1:  
 Garbage:  
 1 x 3 cubic yard container collected 1 time per week.  
 Recycle:  
 1 x 3 cubic yard container collected 1 time per week.  
 Food Scrap:  
 1 x 360 litre container collected 1 time per week.

5. A minimum of 7.5 m unobstructed overhead space is required above the collection area to allow proper servicing of the containers.

6. 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.

7. 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.

### F) Infill Fire Protection Assessment

1. In accordance with City of Edmonton Design and Construction Standard Volume 4: Water, municipal hydrants are to be located such that sufficient resources for firefighting are available for the proposed development. EPCOR Water has identified this file for further firefighting water supply review.

2. Applying the Fire Underwriters Survey Methodology, EFRS has calculated a required fire flow of 200 L/s for the development on site. Hydraulic modelling of the water network has indicated that the nearest hydrants (H345, H680 and H3151) have sufficient residual pressure to supply the required fire flow to fire apparatus staged in proximity to the site. As a result, the existing water infrastructure provides sufficient capacity and availability such that new hydrants or water mains would not provide any additional operational benefit to EFRS for this site.

3. In conclusion, the subject site is functionally compliant with the municipal standards for hydrant spacing and fire flows. Therefore, upgrades to existing municipal on-street fire protection infrastructure are not required to support this Development Permit application.

### Rights of Appeal

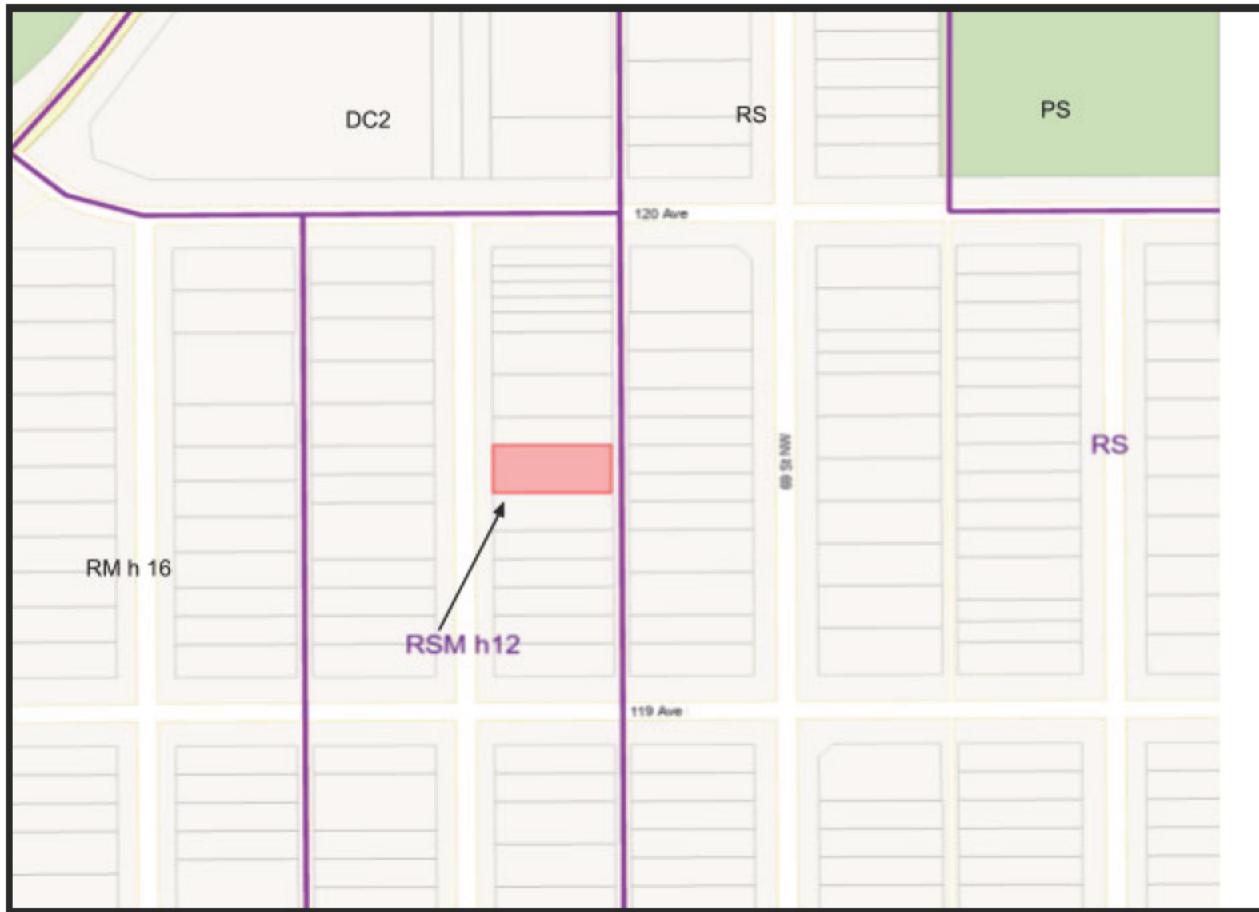
This approval is subject to the right of appeal to the Subdivision and Development Appeal Board (SDAB) as outlined in Chapter M-26, Section 683 through 689 of the Municipal Government Act.

### Fees

|                                   | Fee Amount | Amount Paid | Receipt # | Date Paid    |
|-----------------------------------|------------|-------------|-----------|--------------|
| Lot Grading Fee                   | \$490.00   | \$490.00    | 09497232  | Apr 07, 2025 |
| Major Dev. Application Fee        | \$1,020.00 | \$1,020.00  | 09497232  | Apr 07, 2025 |
| Development Permit Inspection Fee | \$560.00   | \$560.00    | 09497232  | Apr 07, 2025 |

P0702003

|   |   |                    |                  |                  |
|---|---|--------------------|------------------|------------------|
|  | Project Number: <b>580311880-002</b><br>Application Date: MAR 26, 2025<br>Printed: December 12, 2025 at 2:43 PM<br>Page: 8 of 8 |                    |                  |                  |
| <b>Development Permit</b>   |   |                    |                  |                  |
| <b>Fees</b>   |   |                    |                  |                  |
|   | <b>Fee Amount</b>   | <b>Amount Paid</b> | <b>Receipt #</b> | <b>Date Paid</b> |
| Dev. Application Fee # of dwelling units  | \$913.00  | \$913.00           | 09497232         | Apr 07, 2025     |
| Total GST Amount:   | \$0.00  |                    |                  |                  |
| Totals for Permit:  | <u>\$2,983.00</u>   | <u>\$2,983.00</u>  |                  |                  |
|   |   |                    |                  |                  |
| P0702003  |   |                    |                  |                  |



## SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-017



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