

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Thursday, 9:00 A.M.

July 31, 2025

Hearing Room No. 3

Churchill Building, 10019 - 103 Avenue NW, Edmonton, AB

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

TO BE RAISED

I 9:00 A.M. SDAB-D-25-087

To construct a Residential Use building in the form of 38 Dwelling Multi-unit Housing

10738 - 83 Avenue NW
Project No.: 541822196-002

II 1:30 P.M. SDAB-D-25-109

To construct a Residential Use building in the form of a 5 Dwelling Row House with unenclosed front porches and to develop 5 Secondary Suites in the Basements.

13302 - 106 Avenue NW
Project No.: 585241703-002

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: 9:00 A.M.

FILE: SDAB-D-25-087

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 541822196-002

APPLICATION TO: Construct a Residential Use building in the form of 38 Dwelling Multi-unit Housing

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: May 14, 2025

DATE OF APPEAL: June 12, 2025

RESPONDENT:

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 10738 - 83 AVENUE NW

LEGAL DESCRIPTION: Plan RN6 Blk 133 Lot 12, Plan RN6 Blk 133 Lot 13, Plan 2520754 Blk 133 Lot 37

ZONE: RM - Medium Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Scona District Plan

Grounds for Appeal

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

The notification letter regarding this development did not make it into our hands. We learned about this by accident (from a neighbour) the evening of June 8, 2025.

The only interaction we have had with a representative of this developer was an exchange in the alley, where a man approached me and stated that the company he represented (out-of-province) would buy our home. He was informed that it wasn't for sale. He proceeded to state that they had purchased the two homes at the end of our small row of six houses and intended to renovate them. This obviously was not true.

One of the city's development permit staR talked us through what was being proposed: a 38-unit building over two lots.

Major concerns are as follows:

1. The loss of mature trees due to infill is in excess of 20% in McKernan, according to a 2025 research study by Mason Burtnik, and this appears to be even worse in Garneau. With increased climate extremes (including smoke), we need mature trees now more than ever. We would ask that the developer consider ways to mitigate the design so that either some trees can be saved, or there would be room to plant newer ones (although the trees we are losing now are irreplaceable; they are older but healthy, large conifers and deciduous trees). The submitted design has no room for a landscape buffer or green infrastructure area. The three-meter setback around the building does not provide room for trees or green infrastructure area, when sidewalks and balconies are taken into consideration. There is no attempt to use the FAR in a way that would result in a smaller building footprint.
2. The variance granted for balcony projections would create a rain shadow and could impact landscaping.
3. No direct ground floor entrances would result in no active public face to the street to enhance community connectivity.
4. This is a broader concern, pertinent to all infill that begins with the demolition of houses. Many of the homes being destroyed are affordable rentals, being replaced with much smaller, denser and more expensive units. While this maximizes profit for the developer, it does nothing to forward affordability or sustainability goals. There has been a proliferation of micro-suite, lodging-house type buildings in Garneau, and in East Garneau, particularly. This past school year, the U of A still has housing capacity of over 20%.
5. Density goals for Garneau are on track to achieve city targets. There are ample opportunities to achieve further density in the high-priority growth areas, including a massive half-block lot at the end of 83 Avenue right on 109th Street.

6. There is no room for garbage on these sites; in several instances already, bins end up in the alley.

<i>General Matters</i>

Appeal Information:

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on June 20, 2025:

“That the appeal hearing be scheduled for July 31, 2025”.

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 2.80.2.2, 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.

<i>Entrance Design Regulations</i>

Section 2.40.5.6 states:

5.6. Where:

5.6.1. the building length is greater than 12.8 m;

5.6.2. the building Facade fronts onto a Street with an existing or approved sidewalk; and

5.6.3. the Setback from the Street with an existing or approved sidewalk is 4.5 m or less,

each Ground Floor Dwelling along that Facade must have an individual entrance with direct ground level access to a Street with an existing or approved sidewalk.

Under section 8.2, **Facade** means “any exterior outward face of a building measured from corner to corner.”

Under section 8.2, **Ground Floor** means “any exterior outward face of a building measured from corner to corner.”

Under section 8.2, **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. Ground floor entrances - The project does not provide direct individual entrance for the 2 dwellings facing 83 Avenue (subsection 2.40.5.6)

[unedited]

<i>Access</i>

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

Development Planner’s Determination

2. Landscape Buffer - The waste collection area is located within the required 1.5m south side setback and a landscape buffer is not provided (subsection 2.40.6.3)

[unedited]

<i>Platform Structures</i>

Section 5.90.6 states:

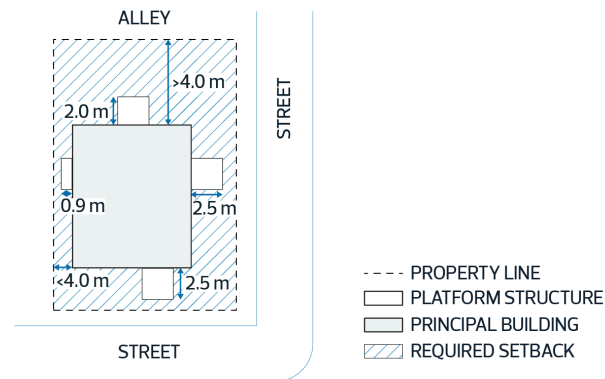
6. Platform Structures may project a maximum of:

6.1. 2.5 m into a required Front or Flanking Side Setback;

6.2. 2.0 m into a required Rear or Interior Side Setback of 4.0 m or greater; and

6.3. 0.9 m into a required Rear or Interior Side Setback of less than 4.0 m.

Diagram for Subsection 6




Development Planner's Determination

3. Projection - The distance from the balconies to the side property line is 1.8 m, instead of 0.9 m (Subsection 5.90.6).

[unedited]

Notice to Applicant/Appellant

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

		Project Number: 541822196-002 Application Date: NOV 19, 2024 Printed: May 15, 2025 at 7:19 AM Page: 1 of 11			
<h2>Major 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 SPAN ARCHITECTURE INC. 3212 - MCCALL PLACE NW EDMONTON, ALBERTA CANADA T6R 3V2		Property Address(es) and Legal Description(s) 10738 - 83 AVENUE NW Plan RN6 Blk 133 Lot 12 10738 - 83 AVENUE NW Plan RN6 Blk 133 Lot 13 10738 - 83 AVENUE NW Plan 2520754 Blk 133 Lot 37 Specific Address(es) Entryway: 10738 - 83 AVENUE NW Building: 10738 - 83 AVENUE NW			
Scope of Permit To construct a Residential Use building in the form of 38 Dwelling Multi-unit Housing					
Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"> Development Category: Discretionary Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 8 Site Area (sq. m.): 810.99 </td> <td style="width: 50%;"> Gross Floor Area (sq.m.): 1686.64 New Sewer Service Required: N Overlay: Statutory Plan: </td> </tr> </table>				Development Category: Discretionary Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 8 Site Area (sq. m.): 810.99	Gross Floor Area (sq.m.): 1686.64 New Sewer Service Required: N Overlay: Statutory Plan:
Development Category: Discretionary Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 8 Site Area (sq. m.): 810.99	Gross Floor Area (sq.m.): 1686.64 New Sewer Service Required: N Overlay: Statutory Plan:				
Development Permit Decision Approved Issue Date: May 14, 2025 Development Authority: BAUER, KERRY Subject to the Following Conditions Zoning Conditions: This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3). This Development Permit authorizes the construction of a Residential Use building in the form of 39 Dwelling Multi-unit Housing. 1. The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application. 2. The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled (Subsection 7.190.2.1.1). 3. This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3 and Section 7.170). 4. 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). 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). 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).					
PG702003					

Major Development Permit

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).

8. Bike parking must be provided in accordance with Subsection 5.80.8.

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).

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

13. Indoor Common Amenity Area(s) must include furniture and fixtures that allow for active or passive recreation (Subsection 5.20.7.3).

14. Any increase in the number of Sleeping Units / Dwellings requires separate development approval.

15. Landscaping conditions

a) 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).

b) 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 \$19022.89 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:

- i) Cheque
- ii) Irrevocable letter of credit
- iii) Development bond

Please contact dplandscaping@edmonton.ca to submit the required Landscape Security.

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

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

e) 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.

f) 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).

g) 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).

Transportation Conditions:

Major Development Permit

1 - 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%.

2 - Permanent objects including concrete steps, ramps, retaining walls, railings, fencing, 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.

3 - 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.

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://utilitypartners.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removal shall be at the expense of the owner/applicant.

5 - 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.

6 - Prior to construction the project must apply for a Public Tree Permit for all trees on City of Edmonton property within 5m of the construction site or active haul route. These trees will require tree protection and possibly anti-compaction methods prior to construction as per Public Tree Bylaw 18825. For more information on City of Edmonton Tree Protection, please visit <https://www.edmonton.ca/treep permit> If tree damage occurs, remediation or removal will be enforced and shall be covered by the proponent as per the Corporate Tree Management Policy (C456C) and Public Tree Bylaw 18825. This includes compensation for tree value on full or partial tree loss as well as operational and administrative fees.

All costs associated with the pruning and remediation of trees (or other unforeseen tree work) shall be covered by the Proponent as per the Corporate Tree Management Policy (C456C). Forestry will schedule and carry out all required tree work involved with this project. Please contact 311 to be connected with Urban Forestry to arrange a meeting. Contact to Urban Forestry must be made a minimum 4 weeks in advance of the construction start date in order facilitate tree work.

If the project comes into conflict with tree roots 2 inches or greater in diameter during excavation, Urban Forestry must be notified for further consultation. Roots 2" or greater in diameter play an integral role in tree structure, stability as well as health, and the removal of them could have a negative impact on the tree. The significance of that impact will be determined by the Forester as well as if any compensation will be required from the proponent.

7 - The two existing sidewalk connections must be removed and the boulevard restored to grass within the road right-of-way.

8 - Any hoarding or construction taking place on road right-of-way requires an OSCAM (On-Street Construction and Maintenance) permit. OSCAM permit applications require Transportation Management Plan (TMP) information. The TMP must include:

- a. the start/finish date of project;
- b. accommodation of pedestrians and vehicles during construction;
- c. confirmation of lay down area within legal road right of way if required;
- d. and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.

It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:

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

Waste Management Conditions:

Thank you for the opportunity to provide feedback on this project.



Project Number: **541822196-002**
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Major Development Permit

Waste Services has reviewed the proposed plan (SITE PLAN & DETAILS and dated 2025-04-01) and has no concerns to identify during this review.

This review is based on Waste Services' current standards and practices and expires with the expiry of the Development Permit.

Development standards are being updated to reflect coming changes to the Apartment and Condo collection program: By 2027, all properties (new and existing) that receive Communal Collection will be required to have equally accessible disposal locations for food scraps, recycling and garbage. It is required to plan for a waste disposal and service location that can accommodate three streams of waste. Waste Services can help with this planning process.

Please visit edmonton.ca/apartmentandcondocollection for detailed information for developers.

Because the width of the development lot cannot accommodate the space needed for setting out carts for Curbside Collection service, and since exemptions do not apply, this development has been designated to receive Communal Collection service. Residents of the property will share containers.

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.

The property has 39 dwellings, requiring 4.9 cubic yards of garbage service, 7.2 cubic yards of recycling service and 1.1 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 2 times per week.

Recycling:

1 x 4 cubic yard container collected 2 times per week.

Food Scraps:

2 x 240 litre container collected 1 time per week, and

1 x 360 litre container collected 1 time per week.

Unobstructed overhead space in the waste service area (at least 7.5 meter) to allow bins to be tipped.

A smooth, flush transition at grade between the waste enclosure and the surrounding floor, with no lip or raised edge.

The enclosure and concrete tip area must be at level flat grade.

The concrete pad underneath the bins (waste enclosure) must have a minimum thickness of 0.15 meters (6 inches).

The tip area in front of the bins must be made to be (4 meter wide and 3 meter deep for stacked bins or 7 meter wide and 3 meter deep for side-by-side bins), not be on city right of way and have a minimum thickness of 0.2 meters (8 inch) of concrete to prevent wheel hollows forming.

Commercial dwellings must have their own waste containers, separate storage area, and must be serviced by a private waste collection company.

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.

If you require any further clarifications, please contact us.

Sincerely,

Bryce Kalenith

Development Planning Assessor

Major Development Permit

Drainage Services Conditions:

DP#541822196-002, To construct a Residential Use building in the form of 39 Dwelling Multi-unit Housing and to demolish a Historic Resource (Klyft Residence) File 51-013-109-079

To: Kerry Bauer
 Urban Planning & Economy

This advisement identifies the drainage assessments applicable to the property at 10738 & 10742 - 83 Avenue NW (Plan RN6 Blk 133 Lots 12-13; Garneau).

APPLICABLE ASSESSMENTS

1. Permanent Area Contribution (PAC)
 - ? Storm and sanitary PACs are not applicable since the property is not in active PAC basins.
2. Expansion Assessment (EA)
 - ? Expansion Assessment is not applicable since the property is outside the current Expansion Assessment area.
3. Arterial Roadway Assessment (ARA)
 - ? Arterial Roadway Assessment is not applicable since the property is outside the current ARA Catchment Area.
4. Sanitary Sewer Trunk Charge (SSTC)
 - SSTC applies to the lot in question; however, SSTC charges are being paused until December 31, 2024; therefore SSTC is deferred for this development permit application DP#541822196-002.
 - SSTC may apply at the time of the future application of subdivision, development permit, or servicing connection application.

For information purposes, the following SSTC rates are for the year 2024. SSTC rate depends on the type of development:

- 1 – Industrial / Commercial / Institution: \$8,818 per hectare
- 2 – One or two Dwelling Residential (no secondary, garden, or garage suite): \$1,764 per dwelling
- 3 – Two Dwellings Residential (one secondary, garden, or garage suite): \$1,764 per dwelling
 for secondary garden or garage suite \$781
- 4 – Multi-Family Residential: \$1,259 per dwelling

The SSTC charge should be paid when the development permit or sanitary services connection application is made.

Any sewer main extensions required to service the site and any onsite servicing requirements are in addition to the above-noted PAC and SSTC assessments and will be at the developer's cost.

Please note that the SSTC rates are subject to adjustment at the end of the year. The final SSTC is based on the prevailing rate when the applicant/owner makes a payment.

Additional Notes

- The above assessment is based on information currently available to our Department. Should such information change in the future, a new assessment may be made.
- In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage.
- More information about the above charges can be found on the City of Edmonton's website:

Permanent Area Contributions

https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx

Sanitary Servicing Strategy Expansion Assessment

https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx


Arterial Roadway Assessment

https://www.edmonton.ca/projects_plans/roads/design_planning/arterial-roadway-assessments.aspx

Sanitary Sewer Trunk Charge

https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx

EPCOR Conditions:

	Project Number: 541822196-002 Application Date: NOV 19, 2024 Printed: May 15, 2025 at 7:19 AM Page: 6 of 11
<h2>Major Development Permit</h2>	
<p>1. Prior to the release of drawings for building permit review, the lots must be consolidated.</p> <p>2. 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.</p> <p>2a. The proposed development must comply with any requirements identified in the IFPA.</p> <p>2b. 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.</p> <p>3. 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.</p>	
<p>Subject to the Following Advisements</p>	
<p>Zoning Advisements:</p> <p>a) Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw.</p> <p>b) 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).</p> <p>c) 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.</p> <p>d) All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.</p> <p>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.</p> <p>e) 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.</p> <p>A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection and click 'ONLINE APPLICATION' for instructions on the plan submission process.</p>	
<p>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 for review and approval.</p>	
<p>For more information on Lot Grading requirements, plans and inspections refer to the website:</p>	
<p>P0702003</p>	

Major Development Permit

https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading

f) 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 Planning and Development department. This notification is necessary to determine whether a new development permit is required.

g) Signs require separate Development Permit application(s).

Transportation Advisements:

1 - Residential Sales Trailers require a separate development permit. Construction trailers must be located on private property or within the approved boarding area.

Fire Rescue Services Advisements:

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

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

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

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

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

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

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

In reviewing the proposed development application, it is noted that the required minimum access width leading from the public thoroughfare to each independent entrance(s) is less than the minimum 0.9m of clear width.

The applicant is advised at the Development Permit review stage that the Building Permit can not be issued because of noncompliance with the 2019 National Building Code - Alberta Edition NBC (2019-AE) "Location of Access Routes - 3.2.5.5 & Fire Department Access to Building - 9.10.20.3" in conjunction with the "Small Building Access Policy B19-04". The Building Safety Codes Officer will require revisions to the plans or an accepted variance request to the development proposed in order to approve the Building Permit application.

References:

NBC (2019-AE) 3.2.5.5 Location of Access Routes

2) Access routes shall be provided to a building so that ...

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

c) the unobstructed path of travel for the firefighter from the vehicle to the building is not more than 45 m.

3) The unobstructed path of travel for the firefighter required by Sentence (2) from the vehicle to the building shall be measured from the vehicle to the fire department connection provided for the building, except that if no fire department connection is provided, the path of travel shall be measured to the principal entrance of the building.

4) If a portion of a building is completely cut off from the remainder of the building so that there is no access to the remainder of the building, the access routes required by Sentence (2) shall be located so that the unobstructed path of travel from the vehicle to

Major Development Permit

one entrance of each portion of the building is not more than 45 m.

NBC (2019-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

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.

Note that a restrictive covenant may be required to ensure the path remains clear of equipment, storage, or structures. Specific to this development, please ensure that this minimum access width is maintained from the road to the rear entry unit as well as the principal entrance facing the street.

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

Reference: NFC(2019-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.

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

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

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

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

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

Protection of Adjacent Buildings During Construction and Demolition

<https://open.alberta.ca/dataset/aa64d44e-6f21-474b-a86f-47bf24e40665/resource/26e961d0-b865-4cd8-b455-85b6eee2c246/download/ma-standata-joint-interpretation-19-fci-005-19-bci-016.pdf>

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(2019-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.

Kind regards,
 William Heng



Project Number: **541822196-002**
 Application Date: NOV 19, 2024
 Printed: May 15, 2025 at 7:19 AM
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Major Development Permit

FSCO Group B, Level II

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

EPCOR Advisements:

1. The site is currently serviced by 2 services:

1a. A 20 mm lead water service (S671) located 66.8 m east of the east property line of 108 Street off of 83 Avenue. Lead (Pb) and camalloy water services do not meet current standards and cannot be re-used for the proposed development. Please note that we do not have information regarding the private portion of the existing water service. We advise that the private portion of the water service be investigated and replaced if it is lead (Pb). Please contact the EPCOR Lead Management Program at leadprogram@epcor.com or 780-412-6858 for more information.

1b. A 20 mm copper water service (S672) located 56.4 m east of the east property line of 108 Street off of 83 Avenue. If this service will not be utilized for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

1c. The existing services are 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 83 Avenue adjacent to the subject site.

3a. Connection to the 762 mm concrete steel cylinder pipe (CCP) on 83 Avenue will not be permitted.

4. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at 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.


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

6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at 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. The proposed development is contained on 2 separately titled lots (Lots 12 and 13). 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. Serviced buildings must be contained within one

	Project Number: 541822196-002 Application Date: NOV 19, 2024 Printed: May 15, 2025 at 7:19 AM Page: 10 of 11										
<h2 style="margin: 0;">Major Development Permit</h2>											
<p>lot.</p> <p>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 122 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).</p> <p>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).</p> <p>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.</p> <p>10b. An Infill Fire Protection Assessment (IFPA) is required to be considered for funding.</p> <p>11. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.</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>Should you require any additional information, please contact Sarah Chileen at schileen@epcor.com.</p> <p>Variances</p> <p>1. Ground floor entrances - The project does not provide direct individual entrance for the 2 dwellings facing 83 Avenue (subsection 2.40.5.6)</p> <p>2. Landscape Buffer - The waste collection area is located within the required 1.5m south side setback and a landscape buffer is not provided (subsection 2.40.6.3)</p> <p>3. Projection - The distance from the balconies to the side property line is 1.8 m, instead of 0.9 m (Subsection 5.90.6).</p> <p>Rights of Appeal</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>Notice Period Begins: May 22, 2025 Ends: Jun 12, 2025</p>											
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Fees</th> <th style="text-align: right;">Fee Amount</th> <th style="text-align: right;">Amount Paid</th> <th style="text-align: right;">Receipt #</th> <th style="text-align: right;">Date Paid</th> </tr> </thead> <tbody> <tr> <td>Lot Grading Fee</td> <td style="text-align: right;">\$732.00</td> <td style="text-align: right;">\$732.00</td> <td style="text-align: right;">09315804</td> <td style="text-align: right;">Nov 21, 2024</td> </tr> </tbody> </table>		Fees	Fee Amount	Amount Paid	Receipt #	Date Paid	Lot Grading Fee	\$732.00	\$732.00	09315804	Nov 21, 2024
Fees	Fee Amount	Amount Paid	Receipt #	Date Paid							
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P0702003											



Project Number: **541822196-002**

Application Date: NOV 19, 2024

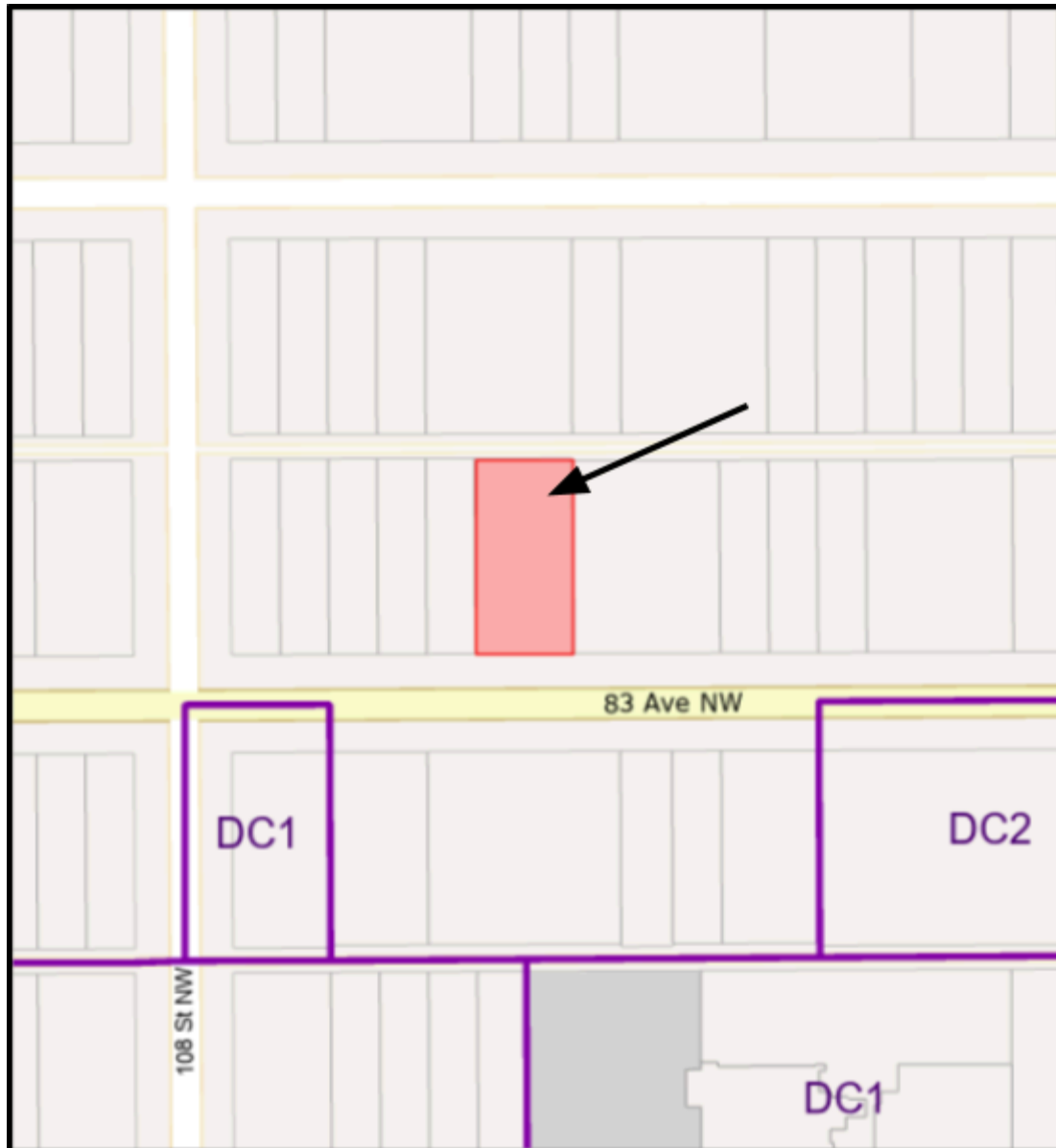
Printed: May 15, 2025 at 7:19 AM

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Major Development Permit

Fees	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$1,000.00	\$1,000.00	09315804	Nov 21, 2024
Development Permit Inspection Fee	\$550.00	\$550.00	09315804	Nov 21, 2024
Dev. Application Fee # of dwelling units	\$2,835.00	\$2,835.00	09315804	Nov 21, 2024
Total GST Amount:	\$0.00			
Totals for Permit:	\$5,117.00	\$5,117.00		

P0702003



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-087

▲
N

ITEM II: 1:30 P.M.FILE: SDAB-D-25-109APPEALS FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT NO. 1:

APPELLANT NO. 2:

APPLICATION NO.: 585241703-002

APPLICATION TO: Construct a Residential Use building in the form of a 5 Dwelling Row House with unenclosed front porches and to develop 5 Secondary Suites in the Basements

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: June 20, 2025

DATE OF APPEALS: July 4, 2025 and July 15, 2025

RESPONDENT: Glenora Homes Ltd.

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 13302 - 106 Avenue NW

LEGAL DESCRIPTION: Plan 1690HW Blk 61A Lot 1

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Central District Plan

<i>Grounds for Appeal</i>

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

APPELLANT NO. 1

- Insufficient landscaping.
- Unsightly design. The project proponent has done nothing at all to contribute to the visual appeal of the project.
- There are not covered main entrance doors.
- Insufficient parking, with only 5 spaces provided.
- 10 dwelling units rather than 8 - Garbage management will be an issue.
- Height of building will tower over the neighbourhood. This is a three story building. There are no other three story buildings anywhere near this property. - There are 10 large, two story units. There could potentially be 40 or 50 people living there. The neighbourhood does not have enough room for 40 or 50 people coming and going in the morning and evening with all of the school traffic that already exists.
- Property is directly across the street from a school with a busy pick up and drop off traffic pattern. 10 new households on this corner with not enough off street parking will cause safety issues for the children attending the school.
- The permit for this project was issued in the time just before Council debated the bylaw changes. The upcoming bylaw changes were well known via media coverage and other conversations at Council and the City of Edmonton's planning and development department should have taken care not to approve projects that might be impacted by upcoming bylaw changes.
- This project should be subject to any new requirements, particularly on design, that Council creates following the new discussion on these issues.

APPELLANT NO. 2

We are located directly across the Avenue at 10546-133 street NW. We have the following objections to this development:

- There are no trees contributing to the visual appeal for this development's landscaping.
- Unsightly design - this is essentially a large rectangular, utilitarian building that blocks sightlines. The design offers little visual appeal and is out of character for a historical neighborhood
- Insufficient parking, with only 5 spaces provided. Street parking is already in demand because of overflow from the school community. The high density of parked cars and traffic congestion leads to RISKY STREET CROSSINGS INVOLVING YOUNG CHILDREN.
- 10 dwelling units rather than 8 currently allowed
- Garbage management will be an issue.
- Height of building will tower over the neighbourhood. This is a three story building. There are no other three story buildings anywhere near this property. There are 10 large, two story units.
- Property is directly across the street from a school with congested traffic flow. There could potentially be 40 or 50 people living there. The neighbourhood does not have enough room for 40 or 50 people coming and going in the morning and evening with all of the school traffic that already exists. This poses

SIGNIFICANT SAFETY ISSUES, particularly during student pick up and drop off times.

- The permit for this project was issued in the time just before Council debated the bylaw changes. The upcoming bylaw changes were well known via media coverage and other conversations at Council and the City of Edmonton's planning and development department should have taken care not to approve projects that might be impacted by upcoming bylaw changes.
- This project should be subject to any new requirements, particularly as regards design, that Council creates following the new discussion on these issues.

<i>General Matters</i>

Appeal Information:

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal the decision in accordance with subsection (2.1).

...

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal the decision in accordance with subsection (2.1).

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

Appeals

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,
 - or
 - (ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or
- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

687(3) In determining an appeal, the board hearing the appeal referred to in subsection (1)

...

- (a.1) must comply with any applicable land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

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

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
 - and
 - (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Zoning Bylaw 20001*:

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

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

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

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

Under section 8.20, **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.

Notice to Applicant/Appellant

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

		Project Number: 585241703-002 Application Date: APR 09, 2025 Printed: June 25, 2025 at 8:50 AM Page: 1 of 7			
		<h2>Major 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) 13302 - 106 AVENUE NW Plan 1690HW Blk 61A Lot 1			
		Specific Address(es) Suite: 13302 - 106 AVENUE NW Suite: 13304 - 106 AVENUE NW Suite: 13306 - 106 AVENUE NW Suite: 13308 - 106 AVENUE NW Suite: 13310 - 106 AVENUE NW Suite: MNFL, 13302 - 106 AVENUE NW Suite: MNFL, 13304 - 106 AVENUE NW Suite: MNFL, 13306 - 106 AVENUE NW Suite: MNFL, 13308 - 106 AVENUE NW Suite: MNFL, 13310 - 106 AVENUE NW Entryway: 13302 - 106 AVENUE NW Entryway: 13304 - 106 AVENUE NW Entryway: 13306 - 106 AVENUE NW Entryway: 13308 - 106 AVENUE NW Entryway: 13310 - 106 AVENUE NW Building: 13302 - 106 AVENUE NW			
Scope of Permit To construct a Residential Use building in the form of a 5 Dwelling Row House with unenclosed front porches and to develop 5 Secondary Suites in the Basements.					
Details <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"> Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 5 Site Area (sq. m.): 781.75 </td> <td style="width: 50%;"> Gross Floor Area (sq.m.): 312.96 New Sewer Service Required: N Overlay: Statutory Plan: </td> </tr> </table>				Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 5 Site Area (sq. m.): 781.75	Gross Floor Area (sq.m.): 312.96 New Sewer Service Required: N Overlay: Statutory Plan:
Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 5 Site Area (sq. m.): 781.75	Gross Floor Area (sq.m.): 312.96 New Sewer Service Required: N Overlay: Statutory Plan:				
Development Permit Decision Approved Issue Date: Jun 20, 2025 Development Authority: ZHOU, ROWLEY Subject to the Following Conditions: A) Zoning Conditions: 1. This Development Permit authorizes the construction of a Residential Use building in the form of a 5 Dwelling Row House with unenclosed front porches and to develop 5 Secondary Suites in the Basements.. 2. The development must be constructed in accordance with the approved drawings. 3. WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a					
PG702003					

Major Development Permit

Development Permit Notification Sign (Subsection 7.160.2.2).

4. Landscaping must be installed and maintained in accordance with Section 5.60.

5. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).

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

7. Vehicular access from 106 Avenue and 133 Street is not permitted. The existing Driveway off 106 Avenue must be removed in accordance with Curb Fill Permit 585241703-010 (Subsection 2.10.6.1).

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

9. 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).

10. The Secondary Suite must have a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building (Section 8.20).

11. The Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).

12. The Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).

B) Transportation Conditions

1. The existing driveway access off of the alley / 106 Avenue, which is approximately 3 m wide located on the southwest corner of the property, must be removed from the back of the existing sidewalk and restored with grass within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.

The owner/applicant must obtain a Permit to remove and fill in the access, available from Development Services, developmentpermits@edmonton.ca.

2. Access must be from the alley and will 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%.

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

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

5. There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utilitysafety.ca/wheres-the-line/submit-a-locate-request/>)

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(1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.

6. Any alley, 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.

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 the project;
- b. accommodation of pedestrians and vehicles during construction;
- c. confirmation of lay down area within legal road right of way if required;
- d. and to confirm if crossing the sidewalk and/or boulevard is required to temporarily access the site.

It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at:

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

C) Landscaping Conditions

1. 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.

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

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

D) EPCOR Water Conditions

1. 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 200 mm PVC water main 1.8 m south of the south property line of the subject site along the north side of 106 Avenue. 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.

Subject to the Following Advisements

A) Zoning Advisements

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

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2. Any future deck enclosure or cover requires a separate development and building permit approval.

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).

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

6. 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.

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

8. Signs require separate Development Permit application(s).

B) Waste Services Advisements

1. 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.

2. 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.

3. The green cart equivalency program and an exemption to reduce the spacing required to 0.5m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, etc. for this development has been approved for this proposed development with 10 dwellings, allowing it to receive Curbside Collection. The City will provide a total of 15 carts; 10 x 240L for garbage and 5 x 240L for food scraps. Please note:

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Residents would be required to share their food scraps carts.
 Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.
 Residents would use blue bags for recycling.

4. 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 applicant or owner to ensure residents have access to the rear lane for waste set out.

C) EPCOR Water Advisements

1. The site is currently serviced by a 20 mm copper water service (N24863) located 5 m south of the north property line of Lot 1 off of the lane west of 133 Street. If this service will not be utilized for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

1a. 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 west of 133 Street or directly off EPCOR's 200 mm water main along the north side of 106 Avenue or directly off EPCOR's 250 mm water main along 133 Street adjacent to the subject site.

3a. Connection to the 450 mm water transmission main along the south side of 106 Avenue will not be permitted.

4. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at 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.

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

6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at 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. In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations.

9. Due to the built-form in this development, verification that the Required Fire Flow of this development does not exceed the Available Fire Flow at this site is required to support this application. Edmonton Fire Rescue Services, Fire Protection Engineer must assess if Fire Protection of this site is adequate via an Infill Fire Protection Assessment (IFPA).

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

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

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

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

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

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

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

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

D) Fire Rescue Advisements

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 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

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).

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).

4. 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>

5. 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.

6. Ensure that an all-weather access road is constructed prior to construction.

Reference: NFC(2023-AE) 5.6.1.4. Access for Firefighting



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4) Access routes for fire department vehicles shall be provided and maintained to construction and demolition sites.

7. Ensure that emergency access route/fire lane signage is posted as per the NFC(2023-AE) 2.5.1.5 (2)

Reference: 2.5.1.5. Maintenance of Fire Department Access

2) Vehicles shall not be parked to obstruct access by fire department vehicles and signs shall be posted prohibiting such parking.

8. 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

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:

Protection of Adjacent Buildings During Construction and Demolition

<https://open.alberta.ca/dataset/aa64d44e-6f21-474b-a86f-47bf24e40665/resource/26e961d0-b865-4cd8-b455-85b6eee2c246/download/ma-standata-joint-interpretation-19-fci-005-19-bci-016.pdf>

E) Infill Fire Protection Assessment Advisements

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 133 L/s for the development on site. Hydraulic modelling of the water network has indicated that the nearest hydrants 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.

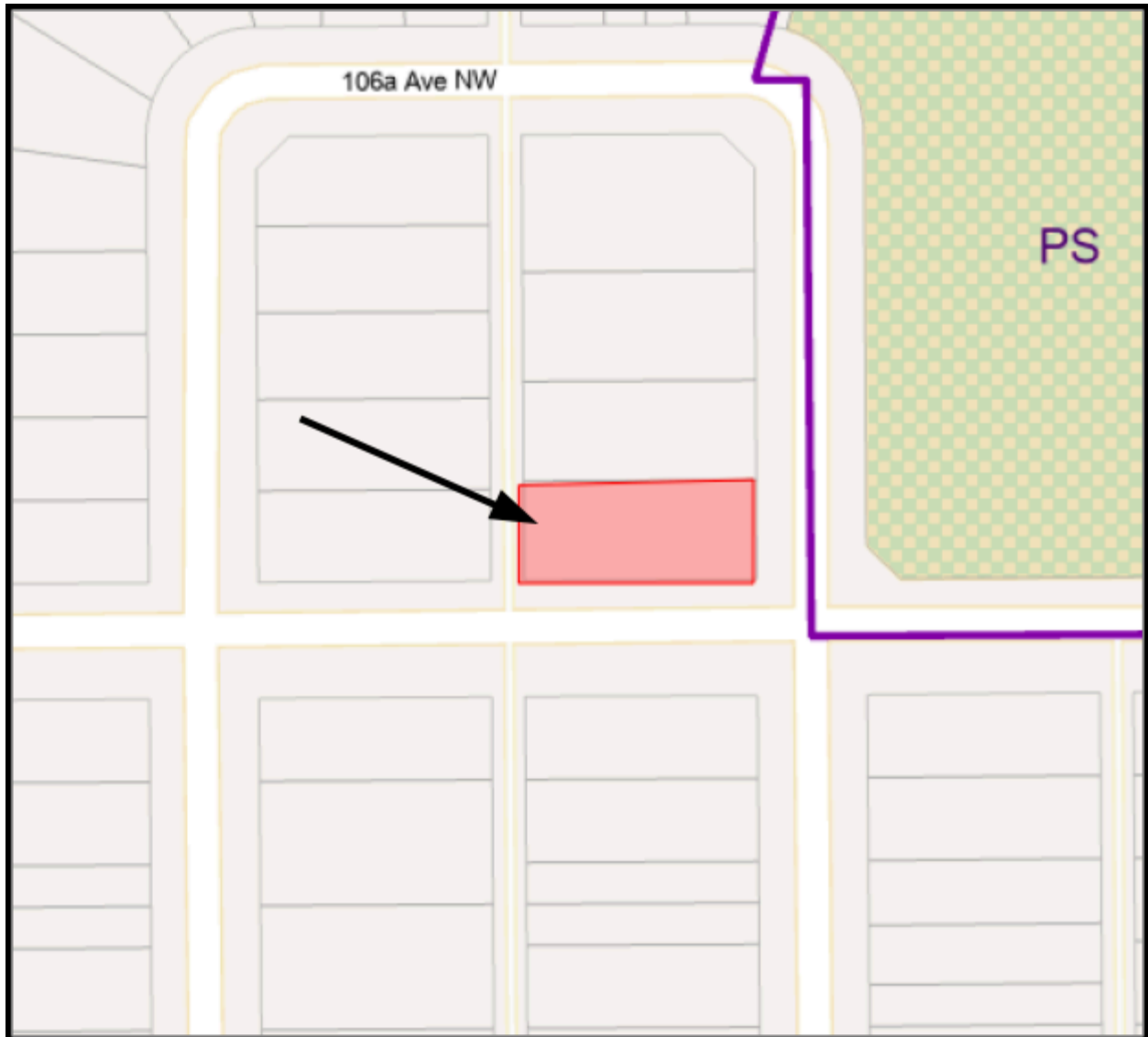
3. In conclusion, the subject site is functionally compliant with the municipal standards for hydrant spacing and fire flows. Therefore, upgrades to existing municipal on-street fire protection infrastructure are not required to support this Development Permit application.

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	\$554.00	\$554.00	023019001001722	Apr 23, 2025
Major Dev. Application Fee	\$1,020.00	\$1,020.00	023019001001722	Apr 23, 2025
Development Permit Inspection Fee	\$560.00	\$560.00	023019001001722	Apr 23, 2025
Dev. Application Fee # of dwelling units	\$498.00	\$498.00	009377001001438	Jun 09, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$2,632.00</u>	<u>\$2,632.00</u>		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-25-109

