

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Friday, 9:00 A.M.

April 24, 2026

River Valley Room

City Hall, 1 Sir Winston Churchill Square NW

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

I 9:00 A.M. SDAB-D-26-095

To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, Basement Development (NOT to be used as an additional dwelling), and 3 Secondary Suites in the basement

14712 - 88 Avenue NW
Project No.: 643945362-002

II 9:00 A.M. SDAB-D-26-096

To construct a Residential Use building in the form of a 4 Dwelling Row House with 4 secondary suites and unenclosed front porch. Total of 8 Dwellings

8714 - 147 Street NW
Project No.: 642509816-002

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

APPEALS FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT NO. 1:
APPELLANT NO. 2:
APPELLANT NO. 3:
APPELLANT NO. 4:
APPELLANT NO. 5:

APPLICATION NO.: 643945362-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, Basement Development (NOT to be used as an additional dwelling), and 3 Secondary Suites in the basement

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: March 10, 2026

DATE OF APPEAL(S): March 29, March 30, March 31, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 14712 - 88 Avenue NW

LEGAL DESCRIPTION: Plan 1125KS Blk 8 Lot 12

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

Grounds for Appeal

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

APPELLANT NO. 1

File 643945362-002 | 14712 – 88 Ave NW | 4-unit row house with 3 secondary suites | Issued March 9, 2026, File 642509816-002 | 8714 – 147 St NW | 4-unit row house with 4 secondary suites (8 dwellings total) | Issued March 27, 2026

This notice is filed to preserve our appeal rights within the 21-day window under Section 686(1)(a)(i) of the Municipal Government Act. Full written submissions will follow prior to the hearing.

Legal Standard

We submit that the variances associated with both permits fail the test under Section 687(3)(d) of the Municipal Government Act: that they unduly interfere with the amenities of the neighbourhood and materially interfere with the use, enjoyment, and value of neighbouring parcels of land. Each ground below supports this finding independently. Together, they compel overturn.

Grounds for Appeal

Variance on site area per dwelling. One or both permits likely required a variance to minimum site area per dwelling. No such variance is justified where the development fails to comply with all supporting regulations, as is the case here.

Amenity area non-compliance.

The Zoning Bylaw expressly requires amenity area for row housing. At these densities, compliant amenity area cannot be provided within the lot boundaries. Any variance to this mandatory requirement fails the statutory test.

Parking and traffic.

Approximately 15 units across two adjacent lots with zero on-site parking will generate chronic street congestion, blocked driveways, obstructed sight lines, and impaired emergency vehicle access. This materially interferes with the use and enjoyment of neighbouring properties.

Waste management.

Required minimum clearance around waste receptacles cannot be met at these densities. Bins will encroach on neighbouring properties and alleys, creating ongoing sanitation, odour, and obstruction problems.

Privacy and shadow.

Privacy is a recognized planning consideration under the MGA. Upper-floor windows and massing will permanently overlook adjacent yards and living spaces. Shadow impact will permanently reduce sunlight to neighbouring homes and outdoor areas.

Drainage.

Increased impervious surface and altered grading create foreseeable risk of runoff and water damage to adjacent foundations and yards.

Fire safety.

Two high-occupancy structures in close proximity, with compromised emergency access due to parking congestion, presents elevated and unacceptable fire risk to neighbouring properties.

Property value. The cumulative effect of the above will materially reduce the value of neighbouring properties. Realtor evidence will be submitted prior to the hearing.

Cumulative impact. These permits must be considered jointly. Their combined effect on parking, waste, safety, privacy, and neighbourhood character far exceeds what either development produces in isolation.

We also request that the Development Authority produce written reasons for all variances granted. In their absence, the variances lack the evidentiary foundation required to support approval.

Relief Requested

We request that the Board: accept this appeal as timely filed; require written reasons for (1) all variances; (2) consider both permits jointly; (3) require independent assessments of parking, (4) waste, (5) amenity area, (5) drainage, (6) privacy, and (7) fire safety; and (8) overturn or substantially condition both permits to require a scale of development that can be supported by the lot sizes, applicable bylaw requirements, and existing infrastructure.

APPELLANT NO. 2

We, the undersigned residents, formally appeal the following permit:

File 643945362-002: 14712 - 88 Ave NW, 4-unit row house with 3 secondary suites issued March 11 , 2026 .

This notice is filed to preserve our appeal rights within the 21-day window under Section 686(1)(a)(i) of the Municipal Government Act. Full written submissions will follow prior to the hearing.

Legal Standard

We submit that the permit fails the test under Section 687(3)(d) of the Municipal Government Act: that it unduly interferes with the amenities of the neighbourhood and materially interferes with the use, enjoyment, and value of neighbouring parcels of land. Each ground below supports this finding independently. Together, they compel overturn.

Additional Context

We are also aware that the city has granted permit 642509816-002 immediately across the street at 8714 - 147 St NW for a 4-unit row house with 4 secondary suites (8 dwellings total) owned by the same developer, Davach. And further, on 27-Mar-2026, the same developer purchased 14 708 - 88 Ave NW with the intent to build a similar 7-to 8-unit development on that lot. This would bring up to 22 households and 44 cars into space currently occupied by 3 adjacent households.

Grounds for Appeal

Variance on site area per dwelling. This permit likely required a variance to minimum site area per dwelling. No such variance is justified where the development fails to comply with all supporting regulations, as is the case here.

Amenity area non-compliance. The Zoning Bylaw expressly requires amenity area for row housing. At this density, compliant amenity area cannot be provided within the lot boundaries. Any variance to this mandatory requirement fails the statutory test.

Parking and traffic. 7 units on one lot [with only the possibility the developer might build 4 on-site parking spots on a parking pad] will generate chronic street congestion, blocked driveways, obstructed sight lines, and impaired emergency vehicle access. This materially interferes with the use and enjoyment of neighbouring properties. In addition, the intersection at 14 7 St and 87 Ave is already unsafe for pedestrians, and turning left or right onto 87 Ave is already impractical to impossible during rush hour due to the congestion from 149 St, 87 Ave and Whitemud Drive ramp traffic.

Waste management. Required minimum clearance around waste receptacles cannot be met at these densities. Bins will encroach on neighbouring properties and alleys, creating ongoing sanitation, odour, and obstruction problems. Fourteen receptacles will be needed for the development next to us, plus 16 for the approved development across the street, plus a further 14 if Davach develops another 7-plex on the bungalow lot they purchased on Friday.

Privacy and shadow. Privacy is a recognized planning consideration under the MGA. Upper-floor windows and massing will permanently overlook adjacent yards and living spaces. Shadow impact will permanently reduce sunlight to neighbouring homes and outdoor areas.

Drainage. Increased impervious surface and altered grading create foreseeable risk of runoff and water damage to adjacent foundations and yards.

Fire safety. High-occupancy structures mid-block, with compromised emergency access due to parking congestion, presents elevated and unacceptable fire risk to neighbouring properties.

Property value. The cumulative effect of the above will materially reduce the value of neighbouring properties. Realtor evidence will be submitted prior to the hearing.

Cumulative impact. The two approved permits - plus the likely third at 14708 - must be considered jointly. Their combined effect on parking, waste, safety, privacy, and neighbourhood character far exceeds what the 14712 development produces in isolation.

We also request that the Development Authority produce written reasons for all variances granted. In their absence, the variances lack the evidentiary foundation required to support approval.

Relief Requested

We request that the Board: accept this appeal as timely filed; require written reasons for all variances; require independent assessments of parking, waste, amenity area, drainage, privacy, and fire safety; and overturn or substantially condition this permit to require a scale of development that can be supported by the lot sizes, applicable bylaw requirements, and existing infrastructure.

APPELLANT NO. 3 -

We, the undersigned residents of 14711 – 88 Avenue NW, formally appeal the following two permits. Our property sits directly across the street from

14712 – 88 Avenue NW and immediately beside the Wagner family at 14707 – 88 Avenue NW, placing us at the intersection of both developments' most severe impacts. File 643945362-002 | 14712 – 88 Ave NW | 4-unit row house with 3 secondary suites | Issued March 9, 2026 File 642509816-002 | 8714 – 147 St NW | 4-unit row house with 4 secondary suites (8 dwellings total) | Issued March 27, 2026

This notice is filed to preserve our appeal rights within the 21-day window under Section 686(1)(a)(i) of the Municipal Government Act. Full written submissions will follow prior to the hearing.

Legal Standard We submit that the variances associated with both permits fail the test under Section 687(3)(d) of the Municipal Government Act: that they unduly interfere with the amenities of the neighbourhood and materially interfere with the use, enjoyment, and value of neighbouring parcels of land. Each ground below supports this finding independently. Together, they compel overturn.

Grounds for Appeal Child safety and pedestrian risk. We are parents of a one-year-old and a four-year-old. We walk with our children on these streets every day. We walk them to school. The introduction of approximately 15 households across two developments, with zero on-site parking between them, will force a significant number of additional vehicles onto 88 Avenue NW and the surrounding streets daily. Drivers arriving, departing, manoeuvring, and competing for scarce parking will create persistent hazards on a residential street that we currently navigate safely on foot with a toddler and a young child. Sight lines at driveways and intersections will be further compromised by chronic parking congestion. A one-year-old and a four-year-old cannot protect themselves from inattentive drivers on an overcrowded street. We are asking this Board to do that for them.

Traffic and street capacity Fifteen units generating multiple vehicle movements per day, concentrated into a single residential block with no off-street parking provision, will fundamentally alter the traffic character of this street. This is not speculation. It is the foreseeable and direct consequence of approving high-density development without supporting infrastructure. It materially interferes with the use and enjoyment of every property on this block under Section 687(3)(d).

Direct exposure across the street. As the property directly opposite 14712 – 88 Avenue NW, we face the full frontage of a 7-unit development. The massing, scale, and activity generated by this building will be immediately and permanently visible from our home. The character of what we look out onto every day will be irreversibly altered. Impact on the Wagner household. We are immediately beside Mike and Manuela Wagner at 14707 – 88 Avenue NW, who face total loss of sunlight and privacy from the 8-plex at 8714 – 147 Street NW. The cumulative harm to this

immediate cluster of properties, including our own, represents a concentrated neighbourhood injury that the Board must consider in the round. Variance on site area per dwelling. One or both permits likely required a variance to minimum site area per dwelling. No such variance is justified where the development fails to comply with all supporting regulations and imposes the scale of harm described in this appeal.

Amenity area non-compliance The Zoning Bylaw expressly requires amenity area for row housing. At these densities, compliant amenity area cannot be provided within the lot boundaries. Any variance to this mandatory requirement fails the statutory test.

Waste management Required minimum clearance around waste receptacles cannot be met at these densities. Bins will encroach onto neighbouring properties and public areas, creating ongoing sanitation and obstruction problems directly affecting our street and the footpaths we use daily with our children.

Drainage Increased impervious surface and altered grading across both developments create foreseeable risk of stormwater runoff and water damage to adjacent properties including our own. Property value. The cumulative effect of traffic increase, massing, and neighbourhood disruption will materially reduce the value of our property. Realtor evidence will be submitted prior to the hearing.

We also request that the Development Authority produce written reasons for all variances granted in connection with both permits. In their absence, the variances lack the evidentiary foundation required to support approval.

Relief Requested We request that the Board: accept this appeal as timely filed; require written reasons for all variances; consider both permits jointly given their combined impact on this block; require independent assessments of traffic and pedestrian safety, parking, waste, amenity area, drainage, and massing; and overturn or substantially condition both permits to require a scale of development that does not compromise the safety of young children being walked through these streets by their parents, or the liveability of the homes surrounding them.

APPELLANT NO. 4

File 643945362-002: 14712 – 88 Ave NW, 4-unit row house with 3 secondary suites issued March 11, 2026

This notice is filed to preserve our appeal rights within the 21-day window under Section 686(1)(a)(i) of the Municipal Government Act. Full written submissions will follow prior to the hearing.

Legal Standard

We submit that the permit fails the test under Section 687(3)(d) of the Municipal Government Act: that it unduly interferes with the amenities of the neighbourhood and materially interferes with the use, enjoyment, and value of neighbouring parcels of land. Each ground below supports this finding independently. Together, they compel overturn

Additional Context

We are also aware that the city has granted permit 642509816-002 immediately across the street at 8714 – 147 St NW for a 4-unit row house with 4 secondary suites (8 dwellings total) owned by the same developer, Davach. And further, on 27-Mar-2026, the same developer purchased 14708 – 88 Ave NW with the intent to build a similar 7- to 8-unit development on that lot. This would bring up to 22 households and 44 cars into space currently occupied by 3 adjacent households.

Grounds for Appeal

Variance on site area per dwelling. This permit likely required a variance to minimum site area per dwelling. No such variance is justified where the development fails to comply with all supporting regulations, as is the case here.

Amenity area non-compliance. The Zoning Bylaw expressly requires amenity area for row housing. At this density, compliant amenity area cannot be provided within the lot boundaries. Any variance to this mandatory requirement fails the statutory test.

Parking and traffic. 7 units on one lot [with only the possibility the developer might build 4 on-site parking spots on a parking pad] will generate chronic street congestion, blocked driveways, obstructed sight lines, and impaired emergency vehicle access. This materially interferes with the use and enjoyment of neighbouring properties. In addition, the intersection at 147 St and 87 Ave is already unsafe for pedestrians, and turning left or right onto 87 Ave is already impractical to impossible during rush hour due to the congestion from 149 St, 87 Ave and Whitemud Drive ramp traffic.

Waste management. Required minimum clearance around waste receptacles cannot be met at these densities. Bins will encroach on neighbouring properties and alleys, creating ongoing sanitation, odour, and obstruction problems. Fourteen receptacles will be needed for the development next to us, plus 16 for the approved development across the street, plus a further 14 if Davach develops another 7-plex on the bungalow lot they purchased on Friday.

Privacy and shadow. Privacy is a recognized planning consideration under the MGA. Upper-floor windows and massing will permanently overlook adjacent yards and living spaces. Shadow impact will permanently reduce sunlight to neighbouring homes and outdoor areas.

Drainage. Increased impervious surface and altered grading create foreseeable risk of runoff and water damage to adjacent foundations and yards.

Fire safety. High-occupancy structures mid-block, with compromised emergency access due to parking congestion, presents elevated and unacceptable fire risk to neighbouring properties.

Property value. The cumulative effect of the above will materially reduce the value of neighbouring properties. Realtor evidence will be submitted prior to the hearing.

Cumulative impact. The two approved permits – plus the likely third at 14708 – must be considered jointly. Their combined effect on parking, waste, safety, privacy, and neighbourhood character far exceeds what the 14712 development produces in isolation.

We also request that the Development Authority produce written reasons for all variances granted. In their absence, the variances lack the evidentiary foundation required to support approval.

Relief Requested

We request that the Board: accept this appeal as timely filed; require written reasons for all variances; require independent assessments of parking, waste, amenity area, drainage, privacy, and fire safety; and overturn or substantially condition this permit to require a scale of development that can be supported by the lot sizes, applicable bylaw requirements, and existing infrastructure.

APPELLANT NO. 5

1- concerns with the width of the lot I cannot see how all the garbage, green and recycle (14 total) could fit across rear lot while Maintaining required distances between as waste management requires for all other residents of Edmontons and the mess when all out.

2- I am concerned with possible site coverage and grading plan based on other development by same developer which required assumptions by Development officer approval. Also what is try plan for water protection during the build on adjoining neighbors.(this is the most critical time during any infill build for neighbors)

3- drawings, site plans, required Measurements are very confusing and even certain critical measurements may not be there making it impossible to know for sure intent and assumptions are therefore required to be made by Development officer.

4- privacy considerations for especially adjoining neighbors is a concern.

5- safety and proper egress for residents And first responders in the event of a fire or situation especially in winter especially with minimum requirements for egress are required when snow is piled up along egress path of a very long and deep structure.

6- lastly property values of neighbors on street with this developer having 2 lots side by side plus one lot directly across the street.

General Matters

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

...

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

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

Appeals

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

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

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

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

...

(a.1) must comply with any applicable land use policies;

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;

...

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

General Provisions from the Zoning Bylaw 20001:

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

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

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

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

Under section 8.20, **Row Housing** means:

a building that contains 3 or more principal Dwellings joined in whole or in part at the side, the rear, or the side and the rear, with none of the principal Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.

Under section 8.20, **Secondary Suite** means:

a Dwelling that is subordinate to, and located within, a building in the form of Single Detached Housing, Semi-detached Housing, Row Housing, or Backyard Housing. A Secondary Suite is not a principal Dwelling. A Secondary Suite has a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building. A Secondary Suite has less Floor Area than the principal Dwelling. A Secondary Suite is not separated from the principal Dwelling by a condominium conversion or subdivision.

Under section 8.20, **Dwelling** means:


a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, living room, and kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.

Section 2.10.1 states that the **Purpose** of the **RS - Small Scale Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. Limited opportunities for community and commercial development are permitted to provide services to local residents.

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: 643945362-002 Application Date: JAN 18, 2026 Printed: March 10, 2026 at 8:50 AM Page: 1 of 9		
Development Permit			
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) 14712 - 88 AVENUE NW Plan 1125KS Blk 8 Lot 12 Specific Address(es) Suite: 1, 14712 - 88 AVENUE NW Suite: 2, 14712 - 88 AVENUE NW Suite: 3, 14712 - 88 AVENUE NW Suite: 4, 14712 - 88 AVENUE NW Suite: BSMT1, 14712 - 88 AVENUE NW Suite: BSMT2, 14712 - 88 AVENUE NW Suite: BSMT4, 14712 - 88 AVENUE NW Entryway: 1, 14712 - 88 AVENUE NW Entryway: 2, 14712 - 88 AVENUE NW Entryway: 3, 14712 - 88 AVENUE NW Entryway: 4, 14712 - 88 AVENUE NW Building: 1, 14712 - 88 AVENUE NW		
Scope of Permit To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, Basement Development (NOT to be used as an addition dwelling), and 3 Secondary Suites in the basement.			
Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> 1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping </td> <td style="width: 50%; border: none;"> 2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 3 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development </td> </tr> </table>		1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 4 4. Number of Secondary Suite Dwelling Units to Construct: 3 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
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Development Permit Decision Approved Issue Date: Mar 10, 2026 Development Authority: SHAH, NIKHIL Subject to the Following Conditions [A] ZONING BYLAW CONDITIONS: This Development Permit authorizes the construction of "To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, Basement Development (NOT to be used as an addition dwelling) and 3 Secondary Suites in the basement." The development must be constructed in accordance with the approved drawings. WITHIN 14 DAYS OF THIS DEVELOPMENT PERMIT APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2).			
P0702003			

Development Permit

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

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

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).

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).

Parking Spaces must be Hard Surfaced where vehicle access is provided from a Street or an Alley (Subsection 5.80.5.7).

Row Housing must maintain a minimum 0.15 m wide unobstructed drainage path along all Interior Side Lot Lines (Subsection 5.90.13).

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

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

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).

A Hard Surfaced Pathway connecting the main entrance of the Secondary Suite directly to an Abutting sidewalk or to a Driveway is required, which must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).

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

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

The development must not be used as a Lodging House. A Lodging House means a building, or part of a building, containing 4 or more Sleeping Units that are rented out individually.

The proposed basement development for Unit 4 must NOT be used as an additional Dwelling. An additional Dwelling requires a new Development Permit application.

This Development Permit shall be revoked if the conditions of this permit are not met.

ZONING BYLAW ADVISEMENT:

The Driveway must maintain a minimum clearance of 1.5 m from the service pedestal and all other surface utilities. The applicant or property owner is responsible for the location of all underground and above-ground utilities and maintaining the required clearance as specified by the utility companies. Alberta One-Call, Shaw, and Telus should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with the relocation or removal of the service pedestal must be at the expense of the applicant or property owner.

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

Development Permit

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).

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

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

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 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.

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

Signs require separate Development Permit application(s).

[B] SUBDIVISION PLANNING (TRANSPORTATION) - CONDITIONS:

1. Access is proposed to the alley and does not require a crossing permit. The area between the property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination. This area within the alley road right-of-way must not exceed a slope of 8%.
2. There is existing on street accessible parking signage along 88 Avenue that must be removed with the redevelopment of the site. The landowner must contact parkingassets@edmonton.ca to coordinate the removal. All costs are the responsibility of the owner.
3. Permanent objects including steps, railings, retaining walls, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property.
4. There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utilitysafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work.



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beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.

5. Any alley, sidewalk 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 trevor.singbeil@edmonton.ca for an onsite inspection 72 hours prior to and following construction of the access. In Trevor's absence, please contact developmentinspections@edmonton.ca.

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;
- 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

SUBDIVISION PLANNING (TRANSPORTATION) - Advisements:

1. If Waste Services have concerns with the site submission as it relates to carts/bins, then any revisions to the design of the parking/waste area must be recirculated to Subdivision and Development Coordination. This may result in further changes to the site plan or additional conditions.

[C] DRAINAGE ASSESSMENT CONDITIONS:

DP#643945362-002 To construct a Residential Use building in the form of a 4 Dwelling Row House with unenclosed front porches, Basement Development (NOT to be used as an addition dwelling), and 3 Secondary Suites in the basement. File No.51-013-109-090 (Parkview)

The Development Servicing Agreements unit of City Planning has no objection to the captioned Development Permit for the property located at 14712 - 88 AVENUE NW(Plan 1125KS Blk 8 Lot 12;Parkview), subject to the following conditions:

APPLICABLE ASSESSMENTS CONDITIONS

Development Assessments

APPLICABLE ASSESSMENTS

Permanent Area Contribution (PAC)

Storm and Sanitary PACs are not applicable since the property is not within any active PAC basin.

Expansion Assessment (EA)

Expansion Assessment charge is being paused the end of the June 2026.(exact date to be determined by the SSSF Oversight Committee); therefore EAs are deferred for this DP.

EA may apply at the time of the future application of subdivision, development permit or servicing connection application.

Arterial Roadway Assessment (ARA)

Arterial Roadway Assessment are not applicable since the property is not within any active PAC basin.

Sanitary Sewer Trunk Charge (SSTC)

SSTC is applicable to the lot in question; however, SSTC charges will be paused until the end of the June 2026. (exact date to be

Development Permit

determined by the SSSF Oversight Committee); therefore SSTC is deferred for this DP. 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 2026. 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 application is made or when a sanitary services connection is applied.

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 at the time the applicant/owner makes payment.

Additional Notes

The drainage assessments provided in this response are preliminary and for the purpose of information and discussion only. The assessment is made based on information currently available to our Department. Should such information changes in the future, a new assessment may be made.

Confirmation of the exact amount for the applicable drainage assessments will be made when an application for a subdivision, development permit, or sewer service connection is received.

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-qa.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

[D] 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.

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[E] FIRE RESCUE SERVICES CONDITIONS:

Upon review of the noted development application, Edmonton Fire Rescue Services has the following advice for your implementation and information:

1) Travel distance from the emergency access route to each principal entrance must not exceed 45m.

https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329

2) Emergency access path widths must be a minimum of 0.9m and the path must be of a hard surface and accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.

https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329

3) The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be provided to the fire department as the authority having jurisdiction. Edmonton Fire Rescue Services may review your plan prior to 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

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>

4) 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.

Reference: NFC(2023-AE) 5.6.1.2.(1) Protection of Adjacent Building

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

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

Measures to mitigate fire spread to adjacent buildings

<https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344dc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf>

Kind regards,

Ryan Bilton

FSCO Group B, Level II

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

[F] EPCOR WATER CONDITIONS:

1. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWWSI, 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.

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EPCOR WATER ADVISEMENT:

1. The site is currently serviced by a 20 mm copper water service (N34233) located 13.1 m east of the east property line of lane east of 148 Street off of lane north of 88 Avenue. If this service will not be used for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.

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 250 mm cast iron water main along lane north of 88 Avenue 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 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 on site 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. Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.

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

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

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



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

Should you require any additional information, please contact Mashaim Fatima at MFatima@epcor.com.

[G] WASTE MANAGEMENT CONDITIONS:

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

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 01/20/26 and has no concerns to identify during this review.

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

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 green cart equivalency program and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 7 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 11 carts: 7 x 240 L for garbage and 1 x 120 L and 3 x 240 L for food scraps.

Please note:

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.

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

If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently.

If the waste enclosure or room is incomplete or does not match the approved drawings upon resident move-in, Waste Services reserves the right to select an alternate location for the waste containers to ensure safe and efficient waste collection. The alternate location may be in a parking stall, loading area, green space, etc.

For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.

If you require any further clarifications, please contact us.



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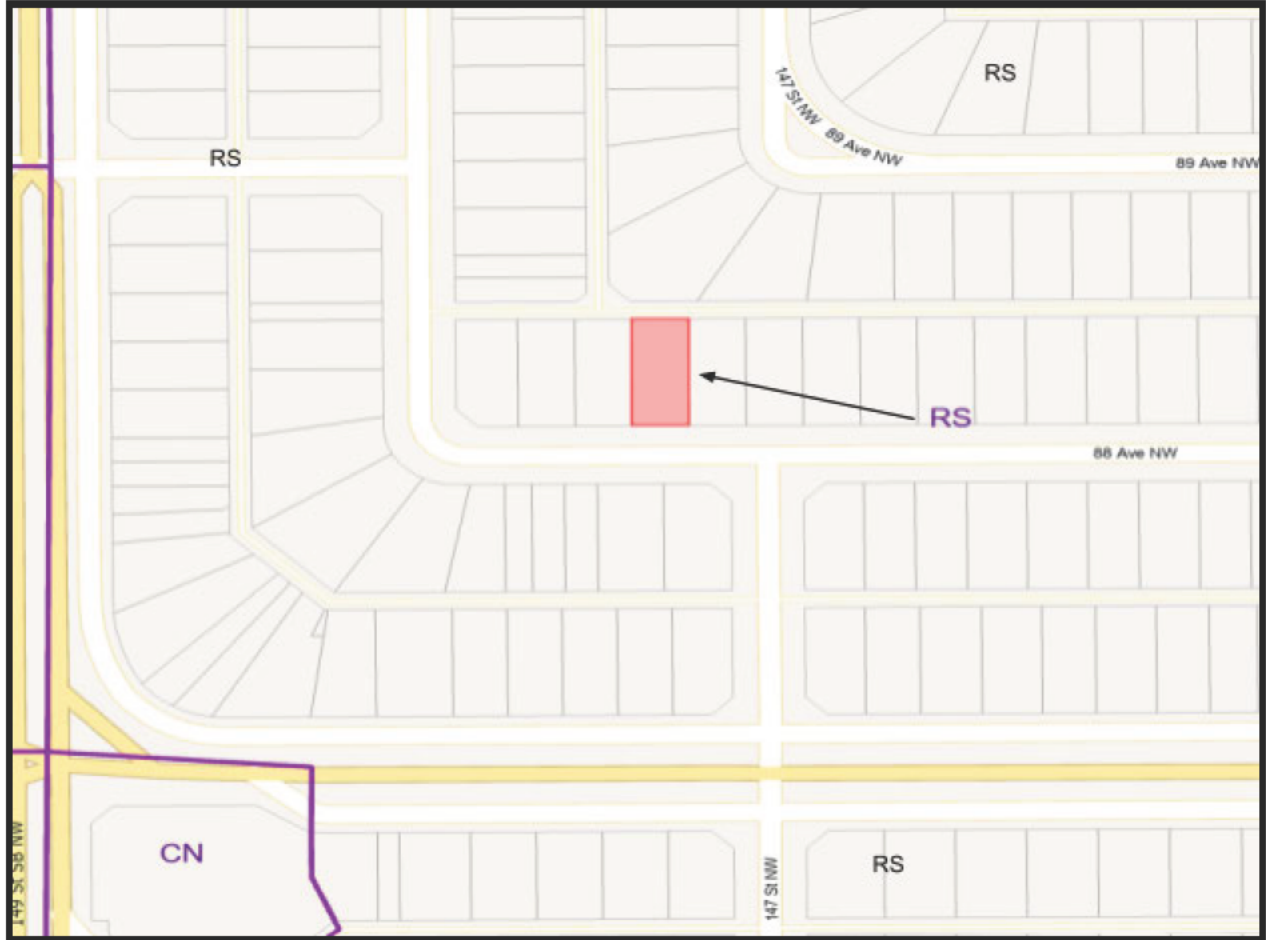
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Rights of Appeal

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

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$1,040.00	\$1,040.00	090277000011422	Jan 19, 2026
Lot Grading Fee	\$500.00	\$500.00	090277000011422	Jan 19, 2026
Development Permit Inspection Fee	\$575.00	\$575.00	090277000011422	Jan 19, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	<u>\$2,115.00</u>	<u>\$2,115.00</u>		



SURROUNDING LAND USE DISTRICTS

Site Location ← **File: SDAB-D-26-095** ▲
N

APPEALS FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT NO. 1:
APPELLANT NO. 2:
APPELLANT NO. 3:

APPLICATION NO.: 642509816-002

APPLICATION TO: Construct a Residential Use building in the form of a 4 Dwelling Row House with 4 secondary suites and unenclosed front porch. Total of 8 Dwellings

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: March 27, 2026

DATE OF APPEAL(S): March 29, March 30 and March 31, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 8714 - 147 Street NW

LEGAL DESCRIPTION: Plan 1125KS Blk 14 Lot 33

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Jasper Place District Plan

Grounds for Appeal

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

to this permit can screen a multi-storey building. The only remedy is refusal.

Complete loss of sunlight. Our single-storey bungalow will be flanked on both sides by structures of dramatically greater height. The proposed 8-plex, positioned to our east, will cast permanent shadow across our property throughout the day. Combined with the existing tall development to our other side, our home will receive minimal direct sunlight for the majority of the year. The loss of light to our interior rooms and outdoor space will render our home materially less habitable. This constitutes severe and permanent interference with the use and enjoyment of our property under Section 687(3)(d).

Disproportionate massing and height. Our bungalow is a single-storey dwelling typical of this street. The proposed development, like the recently constructed infill beside us, rises to a height entirely out of keeping with the established character and scale of the neighbourhood. The cumulative effect of being sandwiched between two such structures is not contemplated or justified by any planning rationale. It is an outcome that the Board should find unduly interferes with the amenities of the neighbourhood.

Variance on site area per dwelling. This permit likely required a variance to the minimum site area per dwelling. No such variance is justified where the development simultaneously fails to meet its obligations regarding amenity area, waste management, parking, and the basic protection of neighbouring properties from overlooking and shadow.

Amenity area non-compliance. The Zoning Bylaw expressly requires amenity area for row housing. At this density, compliant amenity area cannot be accommodated within the lot boundaries. Any variance to this mandatory requirement fails the statutory test and places additional pressure on surrounding public and private space, including our own yard.

Parking and traffic. Eight units with zero on-site parking will generate chronic congestion on 88 Avenue NW and 147 Street, directly surrounding our property. Blocked driveways, obstructed sight lines, and impaired emergency vehicle access will be an immediate and daily consequence. This materially interferes with the safety of pedestrians like ourselves and our neighbours that take dogs for daily walks, and also children walking to/from the nearby schools.

Waste management. Required minimum clearance around waste receptacles cannot be met at this density. Bins will encroach onto neighbouring properties and alleys immediately beside our home, creating persistent sanitation, odour, and obstruction issues. The width of this lot facing the alley is even more narrow than other proposed constructions.

Drainage. The high lot coverage associated with this development, combined with site disturbance during construction, creates a foreseeable risk of stormwater runoff, pooling, and subsurface water damage to our foundation and yard. The new infill is already causing drainage issues, what will happen to our yard with a much bigger roof surface area?

Fire safety. A high-occupancy 8-unit structure immediately adjacent to our single-storey home, in a setting where emergency vehicle access will be compromised by parking congestion, presents an unacceptable fire risk to our property.

Property value. The complete loss of privacy and sunlight, combined with all of the above, will severely and materially reduce the value of our home. We are obtaining a written opinion from a local real estate professional and will submit this as evidence prior to the hearing.

Written reasons for variances. We request that the Development Authority produce written reasons for all variances granted in connection with this permit. In their absence, the variances lack the evidentiary foundation required to support approval.

Relief Requested

We request that the Board: accept this appeal as timely filed; require the Development Authority to produce written reasons for all variances; require independent assessments of shadow and sunlight impact, privacy, massing and height, parking, waste management, amenity area, drainage, and fire safety; and overturn this permit. No condition short of a fundamental reduction in height, massing, and unit count can remedy the total loss of sunlight and privacy our household will suffer. The permit as approved cannot stand.

APPELLANT NO. 2:

We, the undersigned residents, formally appeal the following permits:

File 643945362-002 | 14712 – 88 Ave NW | 4-unit row house with 3 secondary suites | Issued March 9, 2026, File 642509816-002 | 8714 – 147 St NW | 4-unit row house with 4 secondary suites (8 dwellings total) | Issued March 27, 2026.

This notice is filed to preserve our appeal rights within the 21-day window under Section 686(1)(a)(i) of the Municipal Government Act. Full written submissions will follow prior to the hearing.

Legal Standard

We submit that the variances associated with both permits fail the test under Section 687(3)(d) of the Municipal Government Act: that they unduly interfere with the amenities of the neighbourhood and materially interfere with the use, enjoyment, and value of neighbouring parcels of land. Each ground below supports this finding independently. Together, they compel overturn.

Grounds for Appeal

Variance on site area per dwelling. One or both permits likely required a variance to minimum site area per dwelling. No such variance is justified where the development fails to comply with all supporting regulations, as is the case here.

Amenity area non-compliance.

The Zoning Bylaw expressly requires amenity area for row housing. At these densities, compliant amenity area cannot be provided within the lot boundaries. Any variance to this mandatory requirement fails the statutory test.

Parking and traffic. Approximately 15 units across two adjacent lots with zero on-site parking will generate chronic street congestion, blocked driveways, obstructed sight lines, and impaired emergency vehicle access. This materially interferes with the use and enjoyment of neighbouring properties.

Waste management. Required minimum clearance around waste receptacles cannot be met at these densities. Bins will encroach on neighbouring properties and alleys, creating ongoing sanitation, odour, and obstruction problems.

Privacy and shadow. Privacy is a recognized planning consideration under the MGA. Upper-floor windows and massing will permanently overlook adjacent yards and living spaces. Shadow impact will permanently reduce sunlight to neighbouring homes and outdoor areas.

Drainage. Increased impervious surface and altered grading create foreseeable risk of runoff and water damage to adjacent foundations and yards.

Fire safety. Two high-occupancy structures in close proximity, with compromised emergency access due to parking congestion, presents elevated and unacceptable fire risk to neighbouring properties.

Property value. The cumulative effect of the above will materially reduce the value of neighbouring properties. Realtor evidence will be submitted prior to the hearing.

Cumulative impact. These permits must be considered jointly. Their combined effect on parking, waste, safety, privacy, and neighbourhood character far exceeds what either development produces in isolation.

We also request that the Development Authority produce written reasons for all variances granted. In their absence, the variances lack the evidentiary foundation required to support approval.

Relief Requested

We request that the Board: accept this appeal as timely filed; require written reasons for (1) all variances; (2) consider both permits jointly; (3) require independent assessments of parking, (4) waste, (5) amenity area, (5) drainage, (6) privacy, and (7) fire safety; and (8) overturn or substantially condition both permits to require a scale of development that can be supported by the lot sizes, applicable bylaw requirements, and existing infrastructure.

APPELLANT NO. 3

We, the undersigned residents of 14711 – 88 Avenue NW, formally appeal the following two permits. Our property sits directly across the street from 14712 – 88 Avenue NW and immediately beside the Wagner family at 14707 – 88 Avenue NW, placing us at the intersection of both developments' most severe impacts. File 643945362-002 | 14712 – 88 Ave NW | 4-unit row house with 3 secondary suites | Issued March 9, 2026 File 642509816-002 | 8714 – 147 St NW | 4-unit row house with 4 secondary suites (8 dwellings total) | Issued March 27, 2026.

This notice is filed to preserve our appeal rights within the 21-day window under Section 686(1)(a)(i) of the Municipal Government Act. Full written submissions will follow prior to the hearing.

Legal Standard We submit that the variances associated with both permits fail the test under Section 687(3)(d) of the Municipal Government Act: that they unduly interfere with the amenities of the neighbourhood and materially interfere with the use, enjoyment, and value of neighbouring parcels of land. Each ground below supports this finding independently. Together, they compel overturn.

Grounds for Appeal Child safety and pedestrian risk. We are parents of a one-year-old and a four-year-old. We walk with our children on these streets every day. We walk them to school. The introduction of

approximately 15 households across two developments, with zero on-site parking between them, will force a significant number of additional vehicles onto 88 Avenue NW and the surrounding streets daily. Drivers arriving, departing, manoeuvring, and competing for scarce parking will create persistent hazards on a residential street that we currently navigate safely on foot with a toddler and a young child. Sight lines at driveways and intersections will be further compromised by chronic parking congestion. A one-year-old and a four-year-old cannot protect themselves from inattentive drivers on an overcrowded street. We are asking this Board to do that for them.

Traffic and street capacity Fifteen units generating multiple vehicle movements per day, concentrated into a single residential block with no off-street parking provision, will fundamentally alter the traffic character of this street. This is not speculation. It is the foreseeable and direct consequence of approving high-density development without supporting infrastructure. It materially interferes with the use and enjoyment of every property on this block under Section 687(3)(d).

Direct exposure across the street. As the property directly opposite 14712 – 88 Avenue NW, we face the full frontage of a 7-unit development. The massing, scale, and activity generated by this building will be immediately and permanently visible from our home. The character of what we look out onto every day will be irreversibly altered. Impact on the Wagner household. We are immediately beside Mike and Manuela Wagner at 14707 – 88 Avenue NW, who face total loss of sunlight and privacy from the 8-plex at 8714 – 147 Street NW. The cumulative harm to this immediate cluster of properties, including our own, represents a concentrated neighbourhood injury that the Board must consider in the round. Variance on site area per dwelling. One or both permits likely required a variance to minimum site area per dwelling. No such variance is justified where the development fails to comply with all supporting regulations and imposes the scale of harm described in this appeal.

Amenity area non-compliance The Zoning Bylaw expressly requires amenity area for row housing. At these densities, compliant amenity area cannot be provided within the lot boundaries. Any variance to this mandatory requirement fails the statutory test.

Waste management Required minimum clearance around waste receptacles cannot be met at these densities. Bins will encroach onto neighbouring properties and public areas, creating ongoing sanitation and obstruction problems directly affecting our street and the footpaths we use daily with our children.

Drainage Increased impervious surface and altered grading across both developments create foreseeable risk of stormwater runoff and water damage to adjacent properties including our own. Property value. The cumulative effect of traffic increase, massing, and neighbourhood

disruption will materially reduce the value of our property. Realtor evidence will be submitted prior to the hearing.

We also request that the Development Authority produce written reasons for all variances granted in connection with both permits. In their absence, the variances lack the evidentiary foundation required to support approval.

Relief Requested

We request that the Board: accept this appeal as timely filed; require written reasons for (1) all variances; (2) consider both permits jointly; (3) require independent assessments of parking, (4) waste, (5) amenity area, (5) drainage, (6) privacy, and (7) fire safety; and (8) overturn or substantially condition both permits to require a scale of development that can be supported by the lot sizes, applicable bylaw requirements, and existing infrastructure.

General Matters

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

...

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

(3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or

misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).

Appeals

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

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

(i) with respect to an application for a development permit,

(A) within 21 days after the date on which the written decision is given under section 642, or

(B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made, or

(b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

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

...

(a.1) must comply with any applicable land use policies;

(a.2) subject to section 638, must comply with any applicable statutory plans;

(a.3) subject to clause (a.4) and (d), must comply with any land use bylaw in effect;

(a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis

licence and distances between those premises and other premises;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not
 - (A) unduly interfere with the amenities of the neighbourhood, or
 - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

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

General Provisions from the Zoning Bylaw 20001:

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

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

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

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

Under section 8.20, **Row Housing** means:

a building that contains 3 or more principal Dwellings joined in whole or in part at the side, the rear, or the side and the rear, with none of the principal Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.

Under section 8.20, **Secondary Suite** means:

a Dwelling that is subordinate to, and located within, a building in the form of Single Detached Housing, Semi-detached Housing, Row Housing, or Backyard Housing. A Secondary Suite is not a principal Dwelling. A Secondary Suite has a separate entrance from the principal Dwelling, either from a common indoor landing or directly from outside the building. A Secondary Suite has less Floor Area than the principal Dwelling. A Secondary Suite is not separated from the principal Dwelling by a condominium conversion or subdivision.

Under section 8.20, **Dwelling** means:


a self-contained unit consisting of 1 or more rooms used as a bedroom, bathroom, living room, and kitchen. The Dwelling is not intended to be moveable, does not have a visible towing apparatus or visible undercarriage, must be on a foundation, and connected to utilities.

Section 2.10.1 states that the **Purpose** of the **RS - Small Scale Residential Zone** is:

To allow for a range of small scale Residential development up to 3 Storeys in Height, including detached, attached, and multi-unit Residential housing. Limited opportunities for community and commercial development are permitted to provide services to local residents.

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: 642509816-002 Application Date: JAN 06, 2026 Printed: March 27, 2026 at 2:04 PM Page: 1 of 7																														
<h2>Development Permit</h2>																															
This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Zoning Bylaw as amended.																															
Applicant	<table border="1"> <tr> <td colspan="2" data-bbox="816 436 1373 520"> Property Address(es) and Legal Description(s) 8714 - 147 STREET NW Plan 1125KS Blk 14 Lot 33 </td> </tr> <tr> <td colspan="2" data-bbox="816 531 1373 562"> Specific Address(es) </td> </tr> <tr> <td data-bbox="816 562 954 594">Suite:</td> <td data-bbox="954 562 1373 594">8714 - 147 STREET NW</td> </tr> <tr> <td data-bbox="816 594 954 625">Suite:</td> <td data-bbox="954 594 1373 625">8716 - 147 STREET NW</td> </tr> <tr> <td data-bbox="816 625 954 657">Suite:</td> <td data-bbox="954 625 1373 657">8718 - 147 STREET NW</td> </tr> <tr> <td data-bbox="816 657 954 688">Suite:</td> <td data-bbox="954 657 1373 688">8720 - 147 STREET NW</td> </tr> <tr> <td data-bbox="816 688 954 720">Suite:</td> <td data-bbox="954 688 1373 720">BSMT, 8714 - 147 STREET NW</td> </tr> <tr> <td data-bbox="816 720 954 751">Suite:</td> <td data-bbox="954 720 1373 751">BSMT, 8716 - 147 STREET NW</td> </tr> <tr> <td data-bbox="816 751 954 783">Suite:</td> <td data-bbox="954 751 1373 783">BSMT, 8718 - 147 STREET NW</td> </tr> <tr> <td data-bbox="816 783 954 814">Suite:</td> <td data-bbox="954 783 1373 814">BSMT, 8720 - 147 STREET NW</td> </tr> <tr> <td data-bbox="816 814 954 846">Entryway:</td> <td data-bbox="954 814 1373 846">8714 - 147 STREET NW</td> </tr> <tr> <td data-bbox="816 846 954 877">Entryway:</td> <td data-bbox="954 846 1373 877">8716 - 147 STREET NW</td> </tr> <tr> <td data-bbox="816 877 954 909">Entryway:</td> <td data-bbox="954 877 1373 909">8718 - 147 STREET NW</td> </tr> <tr> <td data-bbox="816 909 954 940">Entryway:</td> <td data-bbox="954 909 1373 940">8720 - 147 STREET NW</td> </tr> <tr> <td data-bbox="816 940 954 961">Building:</td> <td data-bbox="954 940 1373 961">8714 - 147 STREET NW</td> </tr> </table>	Property Address(es) and Legal Description(s) 8714 - 147 STREET NW Plan 1125KS Blk 14 Lot 33		Specific Address(es)		Suite:	8714 - 147 STREET NW	Suite:	8716 - 147 STREET NW	Suite:	8718 - 147 STREET NW	Suite:	8720 - 147 STREET NW	Suite:	BSMT, 8714 - 147 STREET NW	Suite:	BSMT, 8716 - 147 STREET NW	Suite:	BSMT, 8718 - 147 STREET NW	Suite:	BSMT, 8720 - 147 STREET NW	Entryway:	8714 - 147 STREET NW	Entryway:	8716 - 147 STREET NW	Entryway:	8718 - 147 STREET NW	Entryway:	8720 - 147 STREET NW	Building:	8714 - 147 STREET NW
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Development Permit Decision Approved Issue Date: Mar 27, 2026 Development Authority: ANGELES, JOSELITO Subject to the Following Conditions: <p>GENERAL CONDITIONS:</p> <p>This Development Permit authorizes the construction of a Residential Use building in the form of a 4 Dwelling Row House with 4 secondary suites and unenclosed front porch. Total of 8 Dwellings.</p> <p>The development must be constructed in accordance with the approved drawings.</p> <p>WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a</p>																															
P0702003																															

Development Permit

Development Permit Notification Sign (Subsection 7.160.2.2).

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

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

5.120.4.1.5)

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


Landscaping must be installed in accordance with the approved Landscape Plan, and Section 5.60 of Zoning Bylaw 20001, to the satisfaction of the Development Planner.

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

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

SUBDIVISION PLANNING (TRANSPORTATION) - CONDITIONS:

1. The existing approximate 3.5 m driveway access to 147 Street, located approximately 10 m from the south property line, must be removed from the back of the sidewalk to the property line, with restoration of the grassed boulevard within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards.
2. Access is proposed to the alley and does not require a crossing permit. The area between the property line and the alley driving surface must be hard surfaced to the satisfaction of Subdivision and Development Coordination. This area within the alley road right-of-way must not exceed a slope of 8%. All parking stalls perpendicular to the alley must be a minimum length of 5.5 m.
3. Permanent objects including steps, railings, retaining walls, planters, etc. must NOT encroach into or over/under road right-of-way. Any proposed landscaping for the development must be provided entirely on private property.
4. There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utilitiesafety.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 removals shall be at the expense of the owner/applicant.
5. Any alley, or sidewalk 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. 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:

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<h2>Development Permit</h2>	
<p>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</p>	
<p>EPCOR WATER SERVICES CONDITIONS:</p>	
<p>1. There is a 200 mm cast iron water main 1.2 m south of the south property line of Lot 33 in the lane south of 88 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.</p>	
<p>Subject to the Following Adviseements</p>	
<p>GENERAL ADVISEMENTS:</p>	
<p>Unless otherwise stated, all above references to "section numbers" or "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 that might be attached to the Site (Subsection 7.110.2.1).</p>	
<p>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>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>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</p>	
<p>P0702003</p>	



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grading plan must be submitted to 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

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

Signs require separate Development Permit application(s).

SUBDIVISION PLANNING (TRANSPORTATION) - ADVISEMENTS:

1. If Waste Services have concerns with the site submission as it relates to carts/bins, then any revisions to the design of the parking/waste area must be recirculated to Subdivision and Development Coordination. This may result in further changes to the site plan or additional conditions.

FIRE RESCUE SERVICES ADVISEMENTS:

Upon review of the noted development application, Edmonton Fire Rescue Services has the following advice for your implementation and information:

- 1) Travel distance from the emergency access route to each principal entrance must not exceed 45m.
https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329
- 2) Emergency access path widths must be a minimum of 0.9m and the path must be of a hard surface and accessible in all climate conditions. Soft surfaces such as grass or landscaped areas will not be considered.
https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329
- 3) The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be provided to 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

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>

- 4) 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.

Reference: NFC(2023-AE) 5.6.1.2.(1) Protection of Adjacent Building
-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.

Development Permit

Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:
 Measures to mitigate fire spread to adjacent buildings
<https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf>

Kind regards,
 Ryan Bilton
 FSCO Group B, Level II
 Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca

EPCOR WATER SERVICES ADVISEMENTS:

1. The site is currently serviced by a 20 mm copper water service (N34106) located 3.1 m east of the west property line of Lot 33 off of the lane south of 88 Avenue. If this service will not be used for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.
- 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 200 mm water main along the lane south of 88 Avenue 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@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 on-site 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@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.

Development Permit

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

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

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

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

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

Should you require any additional information, please contact Sarah Chileen at schileen@epcor.com.

WASTE MANAGEMENT SERVICES ADVISEMENTS:

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 1/22/26 and has no concerns to identify during this review.

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

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 green cart equivalency program and an exemption to reduce the spacing required to 0.5 m between carts while maintaining 1.0 m spacing between carts and any other objects such as vehicles, fences, power poles, etc. has been approved for this proposed development with 8 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 12 carts: 8 x 240 L for garbage and 4 x 240 L for food scraps.

Please note:

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.

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

If the locations of the transformer and switching cubicles do not exactly match the approved drawings, Waste Services must be advised and reserves the right to make changes to the approved plan to ensure waste can still be collected safely and efficiently.

If the waste enclosure or room is incomplete or does not match the approved drawings upon resident move-in, Waste Services reserves the right to select an alternate location for the waste containers to ensure safe and efficient waste collection. The alternate



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location may be in a parking stall, loading area, green space, etc.

For developments with rear lanes, waste will only be collected from the rear lane for all dwellings in the development. It is the responsibility of the owner to ensure all residents have access to the rear lane for waste set out.

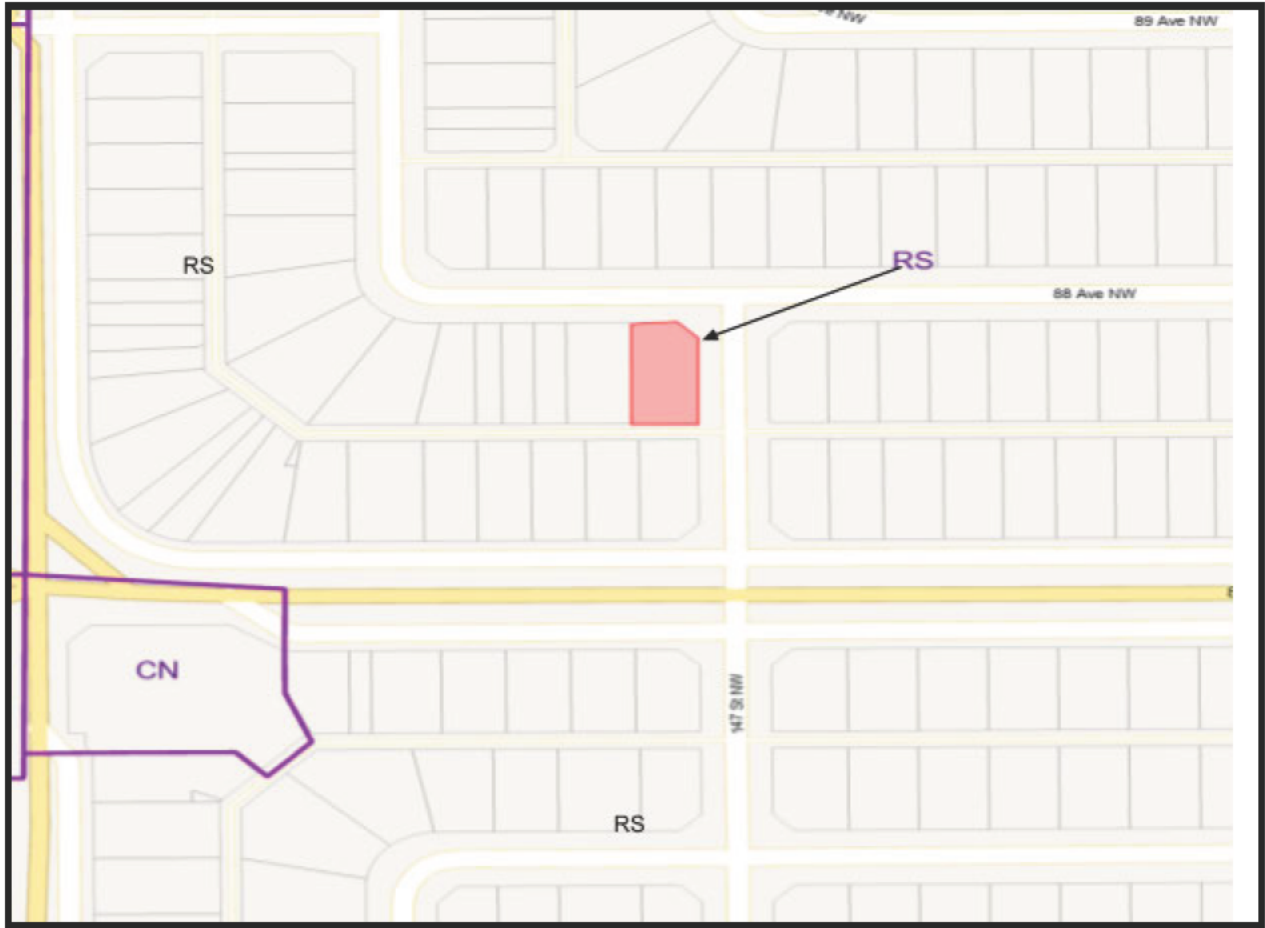
If you require any further clarifications, please contact us.

Rights of Appeal

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

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$1,040.00	\$1,040.00	073778001001488	Jan 07, 2026
Lot Grading Fee	\$500.00	\$500.00	073778001001488	Jan 07, 2026
Development Permit Inspection Fee	\$575.00	\$575.00	073778001001488	Jan 07, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,115.00	\$2,115.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-096

▲
N