

**SUBDIVISION**

**AND**

**DEVELOPMENT APPEAL BOARD**

**AGENDA**

**Thursday, 9:00 A.M.**

**April 30, 2026**

**River Valley Room**

**City Hall, 1 Sir Winston Churchill Square NW, Edmonton,**

**AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**  
**River Valley Room**

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I     9:00 A.M.     SDAB-D-26-100     To construct two Residential Use buildings in the form of a 5 Dwelling Row House with 5 Secondary Suites in the basements and main floors (NOT to be used as a Lodging House), a Backyard House, and to demolish a Residential Use building and an Accessory building (Single detached house and detached garage). Total Dwellings: 11

7903 / 7905 - 119 Street NW  
Project No.: 632975979-002

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II    1:30 P.M.     SDAB-D-26-101     To construct a Residential building (136 Dwellings of Multi-unit Housing) with an underground parkade and an Accessory waste enclosure / bicycle parking building

4710 - 121 Street NW  
Project No.: 613214341-002

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**NOTE:**     *Unless otherwise stated, all references to "Section numbers" in this Agenda refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-100

APPEALS FROM THE DECISION OF THE DEVELOPMENT PLANNER

**POSTPONED**

APPELLANT 1:

APPELLANT 2:

APPLICATION NO.: 632975979-002

APPLICATION TO: To construct two Residential Use buildings in the form of a 5 Dwelling Row House with 5 Secondary Suites in the basements and main floors (NOT to be used as a Lodging House), a Backyard House, and to demolish a Residential Use building and an Accessory building (Single detached house and detached garage). Total Dwellings: 11.

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: March 18, 2026

DATE OF APPEAL: April 6, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 7903 / 7905 - 119 Street NW

LEGAL DESCRIPTION: Plan 2120977 Blk 2 Lot 47, Plan 2120977 Blk 2 Lot 48

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Scona District Plan

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*Grounds for Appeal*

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

Appellant 1: P. Armstrong

The grounds of appeal include, but are not limited to:

1. The Development Officer misinterpreted the Zoning Bylaw by deciding that the proposed development was a row house within the definition in the Zoning Bylaw when it does not meet that definition.
2. The Development Officer misinterpreted the Zoning Bylaw by deciding that the proposed development complied with all of the development regulations in the Zoning Bylaw, when it does not.
3. The Development Officer failed to apply and follow the terms and direction of the Scona District Plan, as amended.
4. If the Development Officer did grant a variance by implication, the variance test was not met as this development is out of scale to the rest of the neighbourhood, will cause an unsightly massing effect, and thus will damage the amenities of the neighbourhood and will negatively affect the use, value and enjoyment of the neighbouring properties.

Appellant 2: J. Chiarella

I would like to appeal the approval of the development permit job # 632975979-002. The permit is to construct two residential use buildings in the form of a 5 dwelling row house with 5 secondary suites in the basement and main floors (NOT to be used as a lodging house) and backyard house. Upon getting more information on the structure it contains 37 bedrooms and 37 bathrooms and looks to be developed as a lodging house. The development officer misinterpreted the zoning bylaw deciding that the proposed development was a row house when in fact it is a lodging house.

<i>General Matters</i>
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**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:

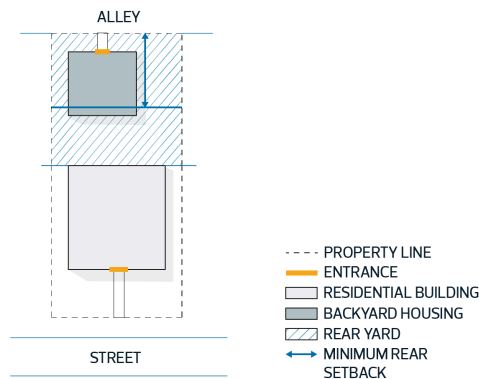
a building that contains 3 or more principal Dwellings joined in whole or in part at the side, the rear, or the side and the rear, with none of the principal Dwellings being placed over another. Each principal Dwelling has separate, individual, and direct access to ground level.

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, **Backyard Housing** means:

a building containing 1 or more Dwellings, that is located wholly within the Rear Yard, and partially or wholly within the Rear Setback of the applicable Zone, of a Residential Site.



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.

Under section 8.20, **Site** means “an area of land consisting of 1 or more Abutting Lots.”

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


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

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Notice to Applicant/Appellant

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

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	Project Number: <b>632975979-002</b> Application Date: OCT 14, 2025 Printed: March 18, 2026 at 9:48 AM Page: 1 of 9																																														
<b>Development Permit</b>																																															
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.																																															
<b>Applicant</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><b>Property Address(es) and Legal Description(s)</b></td> </tr> <tr> <td colspan="2">7903 - 119 STREET NW Plan 2120977 Blk 2 Lot 47</td> </tr> <tr> <td colspan="2">7905 - 119 STREET NW Plan 2120977 Blk 2 Lot 48</td> </tr> <tr> <td colspan="2"><b>Specific Address(es)</b></td> </tr> <tr><td>Suite:</td><td>11670G - 79 AVENUE NW</td></tr> <tr><td>Suite:</td><td>11672 - 79 AVENUE NW</td></tr> <tr><td>Suite:</td><td>11674 - 79 AVENUE NW</td></tr> <tr><td>Suite:</td><td>11676 - 79 AVENUE NW</td></tr> <tr><td>Suite:</td><td>11678 - 79 AVENUE NW</td></tr> <tr><td>Suite:</td><td>7903 - 119 STREET NW</td></tr> <tr><td>Suite:</td><td>BSMT, 11672 - 79 AVENUE NW</td></tr> <tr><td>Suite:</td><td>BSMT, 11674 - 79 AVENUE NW</td></tr> <tr><td>Suite:</td><td>BSMT, 11676 - 79 AVENUE NW</td></tr> <tr><td>Suite:</td><td>BSMT, 11678 - 79 AVENUE NW</td></tr> <tr><td>Suite:</td><td>BSMT, 7903 - 119 STREET NW</td></tr> <tr><td>Entryway:</td><td>11670G - 79 AVENUE NW</td></tr> <tr><td>Entryway:</td><td>11672 - 79 AVENUE NW</td></tr> <tr><td>Entryway:</td><td>11674 - 79 AVENUE NW</td></tr> <tr><td>Entryway:</td><td>11676 - 79 AVENUE NW</td></tr> <tr><td>Entryway:</td><td>11678 - 79 AVENUE NW</td></tr> <tr><td>Entryway:</td><td>7903 - 119 STREET NW</td></tr> <tr><td>Building:</td><td>11670G - 79 AVENUE NW</td></tr> <tr><td>Building:</td><td>7903 - 119 STREET NW</td></tr> </table>	<b>Property Address(es) and Legal Description(s)</b>		7903 - 119 STREET NW Plan 2120977 Blk 2 Lot 47		7905 - 119 STREET NW Plan 2120977 Blk 2 Lot 48		<b>Specific Address(es)</b>		Suite:	11670G - 79 AVENUE NW	Suite:	11672 - 79 AVENUE NW	Suite:	11674 - 79 AVENUE NW	Suite:	11676 - 79 AVENUE NW	Suite:	11678 - 79 AVENUE NW	Suite:	7903 - 119 STREET NW	Suite:	BSMT, 11672 - 79 AVENUE NW	Suite:	BSMT, 11674 - 79 AVENUE NW	Suite:	BSMT, 11676 - 79 AVENUE NW	Suite:	BSMT, 11678 - 79 AVENUE NW	Suite:	BSMT, 7903 - 119 STREET NW	Entryway:	11670G - 79 AVENUE NW	Entryway:	11672 - 79 AVENUE NW	Entryway:	11674 - 79 AVENUE NW	Entryway:	11676 - 79 AVENUE NW	Entryway:	11678 - 79 AVENUE NW	Entryway:	7903 - 119 STREET NW	Building:	11670G - 79 AVENUE NW	Building:	7903 - 119 STREET NW
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<b>Scope of Permit</b>																																															
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<b>Details</b>																																															
Development Category: Permitted Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 5 Site Area (sq. m.): 858.04	Gross Floor Area (sq.m.): 1059.93 New Sewer Service Required: N Overlay: Statutory Plan:																																														
<b>Development Permit Decision</b>																																															
Approved <b>Issue Date:</b> Mar 18, 2026 <b>Development Authority:</b> ZAZULA, NICKOLAS																																															
P0702003																																															

## Development Permit

### Subject to the Following Conditions

#### Zoning Conditions:

1. This Development Permit authorizes the construction of two Residential Use buildings in the form of a 5 Dwelling Row House with 5 Secondary Suites in the basements and main floors (NOT to be used as a Lodging House), a Backyard House, and to demolish a Residential Use building and an Accessory building (Single detached house and detached garage). Total Dwellings: 11.
2. The development must be constructed in accordance with the approved drawings.
3. WITHIN 14 DAYS OF APPROVAL, prior to any demolition or construction activity, the applicant must post on-site a Development Permit Notification Sign (Subsection 7.160.2.2).
4. Landscaping must be installed and maintained in accordance with Section 5.60.
5. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2).
6. Pathway(s) connecting the main entrance of the 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).
7. 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.). If the unenclosed steps are oriented away from the Interior Side Line and have a landing less than or equal to 1.5 m<sup>2</sup>, a minimum distance of 0.15 m must be maintained from the Interior Side Lot line and the unenclosed steps (Subsection 2.10.4.8.2.).
8. A 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).
9. A Hard Surfaced Pathway connecting the main entrance of a 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).
10. A Secondary Suite must have less Floor Area than the principal Dwelling (Section 8.20).
11. A Secondary Suite must not be separated from the principal Dwelling by a condominium conversion or subdivision (Section 8.20).
12. Pathway(s) connecting the main entrance of the Backyard Housing directly to an Abutting sidewalk or to a Driveway must be provided and must be a minimum width of 0.9 m (Subsection 5.80.2.1.1).
13. Facades facing an Alley must have outdoor lighting that complies with Section 5.120 (Subsection 6.10.12).
14. 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).
15. Backyard Housing must not be subdivided from other principal Dwellings on a Site or be part of a Bare Land Condominium (Subsection 6.10.5).
16. Screening must be provided for the waste collection area, to the satisfaction of the Development Planner (Subsection 5.120.4.1.5)
17. Outdoor Common Amenity Area(s) must include seating and lighting, and must be accessible by all residents of the site (Subsection 5.20.6).



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## Development Permit

18. 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.
19. Any increase in the number of Sleeping Units / Dwellings requires separate development approval.
20. The development must be demolished in accordance with the approved drawings.
21. A Building Permit (for demolition) is required prior to demolition of the existing building.
22. Immediately upon demolition of the building, the Site must be cleared of all debris.
23. This Development Permit will be revoked if the conditions of this permit are not met.

**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.

**Transportation Conditions:**

1 - The existing approximate 5.4 m wide private crossing to 79 Avenue NW located approximately 2 m from the east property line, must be removed with reconstruction of the curb, gutter, monolithic sidewalk and restoration of the grassed boulevard within the road right-of-way to the City of Edmonton Complete Streets Design and Construction Standards. The owner/applicant must obtain a Permit to remove and fill in the access, available from Development Services, [developmentpermits@edmonton.ca](mailto:developmentpermits@edmonton.ca).

As this residential crossing is integral with the adjacent alley, the removal of the driveway access will result in the requirement for the construction of the alley flare on the west side of the adjacent north-south alley crossing to 79 Avenue NW. This alley flare must be constructed to match the existing flare on the east side of the alley as per the City of Edmonton Complete Streets Design and Construction Standards.

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

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

3 - There is an existing power pole with streetlight infrastructure adjacent to the site that may interfere with access to the proposed on-site parking stalls. The applicant is responsible to contact EPCOR Electricity at [ces@epcor.com](mailto:ces@epcor.com) about the conflict and to resolve the issue as required. The applicant is responsible for all costs associated with any required mitigative action (including but not limited to: removal / relocation / modification) associated with the conflict.

4 - There is an existing street light and/or street light infrastructure on the wood power pole and possible associated infrastructure that may be impacted by the development. This wood power pole and street light infrastructure may require relocation or removal (and as such), the land owner will be responsible for all costs associated with this requirement.

All costs associated with permanent street light installations, relocations, removals or any other related work on street light

## Development Permit

infrastructure, including street light infrastructure on wood poles, is the responsibility of the developer. An independent lighting submission is required for review and approval in eplan, and post construction documentation is required for review and approval in eplan. To initiate the Engineering Drawing review process, please contact [Development.Coordination@Edmonton.ca](mailto:Development.Coordination@Edmonton.ca). Refer to the City of Edmonton Road and Walkway Lighting Design Manual for plan submission requirements and post construction documentation requirements.

All costs associated for any temporary street light work is the responsibility of the developer. Please complete your temporary street light modification request at: <https://form.jotform.com/202014766267050>. No modifications to existing street light infrastructure to occur without approved engineering drawings or prior consent via the jotform application.

The owner/applicant must contact Natalia Bondarik ([natalia.bondarik@edmonton.ca](mailto:natalia.bondarik@edmonton.ca)) of the Local Improvements Section to confirm if any amendments are required to an existing Bylaw related to the alley street lighting infrastructure removal/relocations.

5- The existing connector walk on the east side of 119 Street NW must be removed with restoration of the grassed boulevard to the property line within the road right-of-way, to the City of Edmonton Landscaping Standards.

6 - The proposed connector sidewalks, (2) from the west property line of the subject site to tie into the City sidewalk on the east side of 119 Street and (1) from the south property line of the subject site to tie into the City sidewalk on the north side of 79 Avenue NW, are acceptable to Subdivision Planning.

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

8 - Compensation is required for the unauthorized removal of a City of Edmonton boulevard tree. Forestry will be recovering costs in the estimate of \$1,990 for the total loss of one (1) tree in accordance with the Corporate Tree Management Policy C456C and Public Tree Bylaw 18825. This includes base asset value costs, as well as administrative fees.

There is one (1) remaining crabapple tree on City of Edmonton property. The following conditions apply:

No excavation is permitted within 3 meters of the open space boulevard tree. This includes excavation for grading, landscaping and the installation of any connector walk.

A minimum separation of 3 meters is required from the tree to the connector walk and this distance must be shown on the final approved plan.

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

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

Prior to construction, a Public Tree Permit is required for all work, including haul routes, within 5 meters of a boulevard/open space tree and 10 meters of a natural stand as per Public Tree Bylaw 18825. Trees will require physical tree protection fencing and possibly anti-compaction methods as part of the overall protection plan. For more information on City of Edmonton Tree Protection, please visit the Public Tree Permit Webpage.

If tree damage occurs, all costs related to remediative tree work, including full tree removal, will be enforced and shall be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value as well as operational and administrative fees.

## Development Permit

9 - There may be utilities within road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Alberta One-Call (1-800-242-3447) and Shaw Cable (1-866-344-7429; [www.digshaw.ca](http://www.digshaw.ca)) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removal shall be at the expense of the owner/applicant.

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

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

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

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

11 - Any road, alley, sidewalk, and/or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner. The applicant is responsible to contact Trevor Singbeil of Development Inspections at 780-496-7019 for an onsite inspection 72 hours prior to and following construction of the access.

#### EPCOR Conditions:

1. PRIOR TO THE RELEASE OF DRAWINGS TO BUILDING PERMIT REVIEW, (except for Building Permits for demolition, excavation, or shoring), the lots must be consolidated.

2. Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com).

#### Subject to the Following Advisements

##### Zoning Advisements:

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

2. 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).

3. 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.

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

5. 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



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## Development Permit

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.

6. 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.
7. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit [epcor.com/newconnection](http://epcor.com/newconnection) and click 'ONLINE APPLICATION' for instructions on the plan submission process.
8. The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to [lot.grading@edmonton.ca](mailto:lot.grading@edmonton.ca) for review and approval.
9. For more information on Lot Grading requirements, plans and inspections refer to the website: [https://www.edmonton.ca/residential\\_neighbourhoods/residential-lot-grading](https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading)
10. 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.
11. Signs require separate Development Permit application(s).

### Transportation Advisements: Advisements:

- 1 - The site is located within the Belgravia residential parking program area. For more information on the residential parking program please refer to the website: [https://www.edmonton.ca/transportation/driving\\_carpooling/residential-parking](https://www.edmonton.ca/transportation/driving_carpooling/residential-parking)
- 2- The Infill Infrastructure Fund (IIF) provides financial support for new market housing developments in Priority Growth Areas (PGAs) or within 800 m of LRT stops. Funding is also available for non-market housing developments within the redeveloping area. Both of these criteria apply to this site. The fund aims to incentivize housing development by reducing the financial barriers associated with off-site infrastructure upgrades. Eligible mobility-related infrastructure includes sidewalks, shared pathways, alleys, paved roads, traffic control signals, and streetlights. For more information on the IIF, including other eligibility criteria and how to apply, please see the City website: [https://www.edmonton.ca/programs\\_services/housing/infill-infrastructure-fund](https://www.edmonton.ca/programs_services/housing/infill-infrastructure-fund)

### EPCOR Advisements:

1. The site is currently serviced by a 20mm copper water service (S19669) located 6.35m north of the south property line of Lot 47. 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.



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## Development Permit

3. A new water service may be constructed for this lot directly off EPCOR's 150mm water main along lane east of 119 Street NW adjacent to the subject site.

4. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at [wass@epcor.com](mailto: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 onsite water and/or sewer servicing.

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

5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at [wass@epcor.com](mailto: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](mailto:EWSinspections@epcor.com) or 780-412-3850.

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

8. The proposed development appears to be contained on 2 separately titled lots (Lots 47 & 48). 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. Each lot must be provided with a separate and individual service, or the lots must be consolidated under one title. Serviced buildings must be contained within one lot and cross lot servicing will not be permitted.

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

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

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

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

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


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

### Fire Rescue Services Advisements:

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

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

	Project Number: <b>632975979-002</b> Application Date: OCT 14, 2025 Printed: March 18, 2026 at 9:48 AM Page: 8 of 9
<h2>Development Permit</h2>	
<p>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.</p>	
<p><a href="https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329">https://www.edmonton.ca/sites/default/files/public-files/B19-04_Small_Building_Access_Policy.pdf?cb=1737101329</a></p>	
<p>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.</p>	
<p>Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan</p>	
<p>Have the plan ready for review in-person at the first construction site safety inspection by a Fire Safety Codes Officer (Fire SCO). The applicant of a building permit declares that they are aware of the project team's responsibility to have an FSP prepared according to section 5.6 of the NFC(AE).</p>	
<p>A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE).</p>	
<p>You can locate a copy of the FSP guide for your reference here:  <a href="https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771">https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771</a></p>	
<p>To meet the requirements of the National Fire Code - 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.</p>	
<p>Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building  1) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations.</p>	
<p>Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:  Measures to mitigate fire spread to adjacent buildings  <a href="https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf">https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf</a></p>	
<p>Please send ALL FRS DP review inquiries to <a href="mailto:cmsfpts@edmonton.ca">cmsfpts@edmonton.ca</a></p>	
<p>Waste Services Advisements:  Waste Services has reviewed the proposed plan "RESIDENTIAL DEVELOPMENT PERMIT PLAN" dated 12/20/24 and has no concerns to identify during this review.</p>	
<p>This review follows Waste Services' current standards and practices and will expire when the Development Permit expires.</p>	
<p>Adding any number of additional dwellings beyond what is indicated in this letter may result in changes to your waste collection. Waste Services reserves the right to adjust the collection method, location, or frequency to ensure safe and efficient service.</p>	
<p>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.</p>	
<p>To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:  Access to containers and removal of obstructions.  Container set out, and  The responsibility for wear and tear or damages.</p>	
P0702003	



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## Development Permit

The green cart equivalency program 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 11 dwellings, allowing it to receive Curbside Collection. Each unit will be charged the waste utility rate. The City will provide a total of 17 carts: 11 x 240 L for garbage and 1 x 120 L and 5 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.

Due to the width of the development lot not being able to accommodate the space required for setting out carts for Curbside Service, the carts from this development will be collected from the rear lane as well as 79 Avenue. This will allow for the cart spacing requirements to be met, utilizing the Curbside Collection program. It is the responsibility of the applicant or owner to ensure residents have access to the rear lane for waste set out.

In order for Curbside Collection to occur off of 79 Avenue, appropriate 'no parking' signs need to be installed at the expense of the applicant. The applicant must contact Parks and Roads Services via [parkingassets@edmonton.ca](mailto:parkingassets@edmonton.ca) to arrange for signage installation. Waste carts for the property will not be delivered until Waste Services verifies that the 'no parking' signage has been properly installed.

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.

**Rights of Appeal**

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

**Fees**

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$554.00	\$554.00	042682001001238	Oct 27, 2025
Major Dev. Application Fee	\$1,020.00	\$1,020.00	042682001001238	Oct 27, 2025
Development Permit Inspection Fee	\$560.00	\$560.00	042682001001238	Oct 27, 2025
Dev. Application Fee # of dwelling units	\$581.00	\$581.00	042682001001238	Oct 27, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$2,715.00	\$2,715.00		



AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 613214341-002

APPLICATION TO: Construct a Residential building (136 Dwellings of Multi-unit Housing) with an underground parkade and an Accessory waste enclosure / bicycle parking building

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: March 2, 2026

DATE OF APPEAL: March 31, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 4710 - 121 Street NW

LEGAL DESCRIPTION: Plan 2420279 Blk 2 Lot 9

ZONE: RM - Medium Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Scona District Plan

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***Grounds for Appeal***

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

The property Development Application Permit (approved) I am appealing is 4710 - 121 Street NW. Plan 2420278 Blk 2 Lot 9: Zone RM Medium Scale Residential Zone: The application is approved / variance has been applied for a) to increase the building length from 94.1 m instead of a maximum length of 80m. (Subsection 2.40.4.4.1) Also 2) Individual Front Entrances - individual front entrances are not provided for the main floor Dwellings facing 122 Street (2.40..5.6).

Here are my objections: A: The U of A Trust and developers fail to give appropriate notice to the community and neighboring residences: The city advises no right of appeal unless the property owner is within 60 meters of the permitted building. In this situation (Michener Park Development) there are no (zero) residences whatsoever within 60 meters of the development which spans from 51 avenue to Whitemud sound barrier wall and from 122 Street to my house, which is located at 11735-48 Ave NW T6H 0E9. A 'communication' problem exists. There was NO communication of the massive scale and density of the residences going into this site - there was only a colour coded map with the zoning codes and the maximum height of the buildings. Zero communication about the number of suites being built or the number of associated parking stalls (which was in fact reduced from the original city zoning requirement). While there was some initial community involvement and on-line meetings - since construction began there has been zero communication of what was being built (and especially the scale & density). There was an application to reduce the number of parking stalls in the commercially developed area (which I have no objection to - my objections are confined to the residential and apartment building properties from 48 ave South to the Whitemud sound barrier wall and from my house to the currently built (or currently under construction) apartment buildings. In summary then I find that the developers of this site (whether commercial developers or initiated / approved by the University Trust are not dealing in good faith with me or Malmo Community league in general (vis a vis the communication of what is being built and the density). The rule of 'being within 60 meters of the permitted site' is patently absurd as there are no such neighbors or residents. This is my notice that I object to the increased density whatsoever and at any time (over what was originally approved), as I do also object to any reduction in the number of residential parking spots. The area dedicated to green spaces should be increased, not decreased. The number of dogs in the neighborhood is going to exponentially increase leading to problems and refuse. I ask the City to require some buffer between my house and the alleyway parallel to the old Michener Park fence and tree-line. Also to consider me and other residents along this stretch when approving the location of refuse and garbage bin parking areas. I would like to submit further information on-line to an e-mail address (please provide me with the correct reference) and have myself heard in an on-line appeal hearing. This appeal is also relevant for the upcoming SDAP application for the row housing which is upcoming and even closer to my house (again, I am not provided with any written notice

despite being an immediate neighbor to this site). According to my inquiries no one in the neighborhood has ever seen an rendering of the plan other than the original color coded zoning map which provides very little information aside from maximum building heights.

***General Matters***

**Appeal Information:**

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

**Grounds for Appeal**

**685(1)** If a development authority

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

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

...

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

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

**Appeals**

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

- (a) in the case of an appeal made by a person referred to in section 685(1)
  - (i) with respect to an application for a development permit,

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

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

or

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

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

### **Hearing and Decision**

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

...

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

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

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

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

...

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

(d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not
  - (A) unduly interfere with the amenities of the neighbourhood, or
  - (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,
- and
- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

**General Provisions from the Zoning Bylaw 20001:**

Under section 2.40.2.2, a **Residential Use** is a **Permitted Use** in the **RM - Medium Scale Residential Zone**.

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

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

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

Under section 8.20, **Multi-unit Housing** means:

means a building that contains:

- a. 1 or more Dwellings combined with at least 1 Use other than Residential, Home Based Business, or Sign Uses; or
- b. any number of Dwellings that do not conform to any other definition in the Zoning Bylaw.

Typical examples include stacked row housing, apartments, and housing in a mixed-use building.

Under section 8.20, **Dwelling** means:

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

Section 2.40.1 states that the **Purpose** of the **RM - Medium Scale Residential Zone** is:

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

***RM - Medium Scale Residential Zone - Site and Building Regulations***

Section 2.40.4.4 states the following with respect to **Building Length**:

4.4. Development must comply with Table 4.4:

**Table 4.4 Building Regulations**

<b>Subsection</b>	<b>Regulation</b>	<b>Value</b>	<b>Symbol</b>
<b>Building Length</b>			
<b>4.4.1.</b>	Maximum total length of any building for new buildings and additions	80.0 m	-

Section 2.40.5.6 states the following with respect to **Entrance Design Regulations**:

5.6. Where:

5.6.1. the building length is greater than 12.8 m;

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

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

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

Section 2.40.6.2 states the following with respect to **Parking, Loading, and Access**:

6.2. Despite 6.1., vehicle access may be from a Street for Multi-unit Housing or Cluster Housing where:

6.2.1. the Site is located within the boundaries of the Developing Areas as identified in the Municipal Development Plan;

6.2.2. the development consists of more than 8 principal Dwellings; and

6.2.2. Parking Areas are accessed from an internal private road or Drive Aisle, to the satisfaction of the Development Planner in consultation with the City department responsible for Transportation Services.

**Development Planner's Determination**

**1) Building length - the length of the building is 94.1m instead of a maximum length of 80m (Subsection 2.40.4.4.1).**

**2) Individual front entrances - individual entrances are not provided for the main floor Dwellings facing 122 Street (Subsection 2.40.5.6).**

**3) Location of Surface Parking Lot - the proposed Surface Parking Lot (9 Parking Spaces) is located between the building and 121 Street (Subsection 2.40.6.2).**


[unedited]

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**Notice to Applicant/Appellant**

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

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	Project Number: <b>613214341-002</b> Application Date: JUN 25, 2025 Printed: March 10, 2026 at 1:51 PM Page: 1 of 8										
<h2 style="margin: 0;">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.											
<b>Applicant</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2"><b>Property Address(es) and Legal Description(s)</b></td> </tr> <tr> <td colspan="2" style="text-align: center;">4710 - 121 STREET NW Plan 2420279 Blk 2 Lot 9</td> </tr> <tr> <td colspan="2"><b>Specific Address(es)</b></td> </tr> <tr> <td style="width: 30%;">Entryway:</td> <td>4710 - 121 STREET NW</td> </tr> <tr> <td>Building:</td> <td>4710 - 121 STREET NW</td> </tr> </table>	<b>Property Address(es) and Legal Description(s)</b>		4710 - 121 STREET NW Plan 2420279 Blk 2 Lot 9		<b>Specific Address(es)</b>		Entryway:	4710 - 121 STREET NW	Building:	4710 - 121 STREET NW
<b>Property Address(es) and Legal Description(s)</b>											
4710 - 121 STREET NW Plan 2420279 Blk 2 Lot 9											
<b>Specific Address(es)</b>											
Entryway:	4710 - 121 STREET NW										
Building:	4710 - 121 STREET NW										
<b>Scope of Permit</b>											
To construct a Residential building (136 Dwellings of Multi-unit Housing) with an underground parkade and an Accessory waste enclosure / bicycle parking building.											
<b>Details</b>											
Development Category: Discretionary Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 21 Site Area (sq. m.): 5287	Gross Floor Area (sq.m.): 12331 New Sewer Service Required: N Overlay: Statutory Plan:										
<b>Development Permit Decision</b>											
Approved <b>Issue Date:</b> Mar 02, 2026 <b>Development Authority:</b> BACON, KIRK											
<b>Subject to the Following Conditions</b>											
<ol style="list-style-type: none"> <li>1) This Development Permit is NOT valid until the notification period expires as specified Section 7.190.</li> <li>2) This Development Permit authorizes the development of a Residential building (136 Dwellings of Multi-unit Housing) with an underground parkade and an Accessory waste enclosure / bicycle parking building. The development shall be constructed in accordance with the stamped and approved drawings.</li> <li>3) WITHIN 14 DAYS OF THE END OF THE NOTIFICATION PERIOD WITH NO APPEAL and prior to any demolition or construction activity, the applicant must post on-site a development permit notification sign (Subsection 7.160.2.2).</li> <li>4) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Lot Grading Fee of \$1578.00.</li> <li>4) Outdoor lighting must: be arranged, installed, and maintained to minimize glare and excessive lighting, and to deflect, shade, and focus light away from surrounding Sites to minimize Nuisance; generally be directed downwards, except where directed towards the Site or architectural features located on the Site; be designed to provide an appropriately-lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways; and not interfere with the function of traffic control devices (Subsection 5.120.3).</li> <li>5) All mechanical equipment, except for Solar Collectors, must be concealed by screening in a manner compatible with the architectural character of the building or by incorporating it within the building (Subsection 5.120.1.1.2).</li> <li>6) Indoor Common Amenity Area(s) must include furniture and fixtures that allow for active or passive recreation (Subsection 5.20.7.3).</li> </ol>											
P0702003											

## Development Permit

- 7) The Bicycle parking must be provided in accordance with Subsection 5.80.8.
- 8) Waste collection areas, open storage areas, and outdoor service areas, including loading, unloading, or vehicle service areas, must be screened from view from Abutting Streets with a Landscape Buffer that has a minimum Height of 1.8m (Subsection 5.60.4.7).
- 9) The Surface Parking Lot and Loading Space must be Hard Surfaced (Subsection 5.80.5.7).
- 10) Surface Parking Lots must be designed to include stormwater drainage facilities or provide stormwater retention or detention facilities, where applicable (Subsection 5.80.4.1.2).
- 11) 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 0.1m in Height and located 0.6m from the front of the parking space (Subsection 5.80.5.1.2).
- 12) Pathways connecting the main building entrances to adjacent sidewalks must be a minimum width of 1.8m (Subsection 5.80.3.1.2).
- 13) The proposed small car parking spaces must be clearly signed as such (Subsection 5.80.5.2.2).

### Transportation:

14) **PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW**, the owner must enter into an Agreement with the City for the following improvements:

- Construction of an approximate 7.5m commercial crossing access to 121 Street, located approximately 59m from the north property line; and
- Construction of an approximate 9m commercial crossing access to 121 Street, located approximately 2m from the south property line.

Please email [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca) to initiate the required Agreement. Following this, any further questions regarding this Agreement may be directed to Esther Anderson (780-944-7773) of the Development Servicing Agreements Unit.

### Also:

Engineering Drawings are not required for the Agreement. However, construction must meet the City of Edmonton Complete Street Design and Construction Standards.

This Agreement will require a deposit to act as security on this Agreement. The City requires a Security Deposit in the amount of \$23,000.00 to cover 100% of construction costs. However, based on the City's "GUIDELINES FOR ESTABLISHING SECURITY IN SERVICING AGREEMENT" the amount may be adjusted based upon the owner's previous development history with the City. The applicant must contact Trevor Singbeil of Development Inspections at 780-496-7019 72 hours prior to removal or construction within City road right-of-way.

15) There are planned boulevard trees that are a requirement of the associated subdivision LDA22-0346 (Stage 1 Michener Park); however, the Final Acceptance Certificate (where the City takes ownership) has not been issued. Planned boulevard trees will conflict with the proposed accesses for the subject site on 121 Street.

If the agreement for the subject development application is initiated prior to this Final Acceptance being issued for the associated subdivision and the planned boulevard trees have not yet been planted in road right-of-way, then the applicant must pay the "annual replacement value" for two (2) of the planned boulevard trees on the west side of 121 Street that conflict with the planned accesses, and if trees have received the Final Acceptance Certificate, payment for the removal/relocation of the two (2) planned boulevard trees.

If the agreement for the subject development application is initiated after the boulevard trees are planted and prior to this Final Acceptance being issued for the associated subdivision, the boulevard trees must be removed or relocated from the road right-of-way subsequent to the payment of the "annual replacement value" of the boulevard trees. The boulevard trees must be relocated (onto private property) or removed within 60 days. If at all possible, the boulevard trees should be relocated if the boulevard trees within the subdivision stage have been planted.

However, should the Final Acceptance Certificate be issued prior to the development of the site, all costs associated with the potential removal/relocation of the boulevard trees, as stated in the Corporate Tree Management Policy C456C, will be borne by the



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## Development Permit

owner/applicant. The owner will be required to contact [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca) at City Operations, Parks and Roads Services, prior to construction, to remove and relocate the boulevard trees or to arrange for hoarding and/or root cutting at the discretion and direction of City Operations, Parks and Roads Services.

- 16) A fence must be installed on private property between the on-site paved area used for waste vehicle movements and the sidewalk within the road right-of-way to protect pedestrians from backing vehicles.
- 17) A minimum separation of 1.5m is required between the proposed northerly access and the existing street light.
- 18) A Public Tree Permit will be required for any boulevard trees within 5 meters of the site; trees must be protected during construction as per the Public Tree Bylaw 18825. If tree damage occurs, all tree related costs will be covered by the proponent as per the Corporate Tree Management Policy (C456C). This includes compensation for tree value on full or partial tree loss as well as all operational and administrative fees. The owner/applicant must contact City Operations, Parks and Roads Services at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca) to arrange any clearance pruning or root cutting prior to construction.
- 19) Permanent objects including concrete steps, curbs, ramps, retaining walls, railings, fencing, planters, gate swings, 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.
- 20) Any sidewalk, shared use path or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner.

#### Epcor Water:

21) There is an existing hydrant (H28428) located on the south side of 48 Avenue adjacent to the north property of the subject site. This hydrant must be protected during construction as per Drawing WA-004-004 of the City of Edmonton Design and Construction Standards Volume 4 (April 2021) and access to the hydrant must not be impeded for firefighting purposes. Excavation cannot occur closer than 3m from back of hydrant in order to prevent compromising the existing thrust block. Contact EPCOR Water Asset Protection at [waterdassetprotection@epcor.com](mailto:waterdassetprotection@epcor.com) prior to commencing excavation and set up an on-site meeting to confirm the requirements to protect both the water infrastructure and the integrity of the excavation.

#### Landscaping:

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

23) PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, in accordance with Section 5.60 the applicant or property owner must provide a guaranteed security for \$78,244.87 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:

- Cheque
- Irrevocable letter of credit
- Development bond

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

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

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

26) Landscaping must be installed within 12 months of receiving the Final Occupancy Permit. Landscaping must be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Planner (Section 5.60.9). To request a landscape inspection, visit [www.edmonton.ca/landscapeinspectionrequest](http://www.edmonton.ca/landscapeinspectionrequest).



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

28) If the landscaping is not completed in accordance with the approved Landscape Plan(s) within one growing season after completion of the development, or if the landscaping is not well maintained and in a healthy condition for a minimum of 24 months after completion of the landscaping, the City may draw on the security for its use absolutely (Section 5.60.10.9).

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

30) 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.

The City of Edmonton Public Tree Bylaw

<https://www.edmonton.ca/sites/default/files/public-files/assets/Bylaws/BL18825.pdf?cb=1634287158>

Apply for the Public Tree Permit

<https://www.edmonton.ca/treep permit>

### Subject to the Following Advisements

- 1) Signs require separate Development Applications.
- 2) A Building Permit is Required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.
- 3) An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).
- 4) The Development Officer advises the applicant of and strongly encourages compliance with the security management guidelines contained within subsection 3.1 of the Design Guide for a Safer City.  
It is recommended that the walls and ceiling of the below grade parkade be painted white or other light colour to enhance the efficiency of the lighting.

### Lot Grading:

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

## Development Permit

### Transportation:

6) There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utilityafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removal shall be at the expense of the owner/applicant.

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

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

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

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

### Epcor Water:

8) Any party proposing construction involving ground disturbance to a depth exceeding 2m within 5m of the boundary of lands or rights-of-way (ROW) containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EWSL prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com).

9) The water main providing service to the site has not been issued a Final Acceptance Certificate (FAC) and as-built information was not available at the time of this response. To verify the location of the water service please contact Stantec at 780-917-7000 and reference Michener Park Stage 1A (LDA22-0346).

10) EPCOR Water Services Inc. does not review on-site servicing. It is the applicant's responsibility to obtain the services of a professional to complete on-site water distribution design and to ensure the supply will meet plumbing code and supply requirements.

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


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

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

13) For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at [EWSinspections@epcor.com](mailto:EWSinspections@epcor.com) or 780-412-3850.

14) 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.

15) Completion of the water infrastructure under Michener Park Stage 1A (LDA22-0346) is required prior to or concurrent with the proposed development to ensure the availability of the essential water main feeds.

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<p>16) Development engineering drawings including landscaping and hardscaping must meet Volume 1 (Table of Minimum Offsets) and Volume 4 (April 2021) of the City of Edmonton Design and Construction Standards.</p> <p>17) Dimensions must be provided as part of the engineering drawing submission package where a tree or shrub bed is installed within 5.0m of a valve, hydrant or curb cock, as per 1.6.1.3 of City of Edmonton Design and Construction Standards Volume 4 (April 2021).</p> <p>18) The applicant/owner will be responsible for all costs related to any modifications or additions to the existing municipal water infrastructure required by this application.</p> <p>19) No contractor or private developer may operate any EPCOR valves and only an EPCOR employee or EPCOR authorized agent can remove, operate or maintain EPCOR infrastructure.</p> <p>Fire Rescue Services:</p> <p>20) 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:  <a href="https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771">https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771</a></p> <p>21) Ensure that the building's Sprinkler Fire Department Connection is located in accordance with NBC(2023-AE) 3.2.5.15, and that the travel distance (not radius) from Fire Department Connection to fire hydrant does not exceed 45m.          Reference: NBC(2023-AE) 3.2.5.15. Fire Department Connections          2) The fire department connection for an automatic sprinkler system shall be located so that the distance from the fire department connection to a hydrant is not more than 45 m and is unobstructed.          3) The fire department connection referred to in Sentences (1) and (2) shall be located no closer than 3 m and no further than 15 m from the principal entrance to the building.</p> <p>22) Ensure that the Fire Alarm Annunciator panel is located in close proximity to the building entrance that faces a street or emergency access route.          Reference: NBC(2023-AE) 3.2.4.8 Annunciator and Zone Indication          1)The Fire Alarm Annunciator Panel shall be installed in close proximity to a building entrance that faces a street or an access route for fire department vehicles.</p> <p>23) During Construction          To meet the requirements of the National Fire Code — 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.  <a href="https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-plan-construction-sites">https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-plan-construction-sites</a>          Reference: NFC(2023-AE) 5.6.1.2 Protection of Adjacent Building          1) Protection shall be provided for adjacent buildings or facilities that would be exposed to fire originating from buildings, parts of buildings, facilities and associated areas undergoing construction, alteration or demolition operations.          Reference: Protection of Adjacent Building- STANDATA - Joint fire/building code interpretation:          Measures to mitigate fire spread to adjacent buildings  <a href="https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf">https://open.alberta.ca/dataset/cb3d1662-1354-45c8-aab8-29b91f2a6c35/resource/699821b7-26ed-40ec-a5a0-6ba344cdc514/download/ma-standata-interpretation-building-23-bci-030-23-fci-012-2025-03.pdf.pdf</a></p> <p>24) Please send ALL FRS DP review inquiries to <a href="mailto:cmsfpts@edmonton.ca">cmsfpts@edmonton.ca</a></p>	
P0702003	

## Development Permit

### Waste Services:

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

26) 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.

27) Waste Services Bylaw 20363 notes that as a residential property, your development must receive waste collection from the City of Edmonton.

28) 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.

29) The property with 136 dwellings would receive Communal Collection. It requires 17.0 cubic yards of garbage service, 25.2 cubic yards of recycling service and 3.8 cubic yards of food scraps per week. Below shows the frequency, quantity and size of containers which will be provided.

#### Collection Location 1:

Garbage: 2 x 3 cubic yards container collected 3 times per week.

Recycling: 3 x 3 cubic yards container collected 3 times per week.

Food Scraps: 1 x 2 cubic yards container collected 2 times per week.

\* Container sizes can be found at Edmonton Communal Collection - Bins and Carts Dimensions.

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

31) 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.

32) 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.

33) Waste rooms must be at grade with the road surface or at ground level and have direct exterior access with no slope or steps.

34) The addition of bumper pads for walls and/or doors are required to prevent damage from bin movement.

### Variances

- 1) Building length - the length of the building is 94.1m instead of a maximum length of 80m (Subsection 2.40.4.4.1).
- 2) Individual front entrances - individual entrances are not provided for the main floor Dwellings facing 122 Street (Subsection 2.40.5.6).
- 3) Location of Surface Parking Lot - the proposed Surface Parking Lot (9 Parking Spaces) is located between the building and 121 Street (Subsection 2.40.6.2).

### 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.

**Notice Period Begins:** Mar 10, 2026

**Ends:** Mar 31, 2026



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### Fees

	<b>Fee Amount</b>	<b>Amount Paid</b>	<b>Receipt #</b>	<b>Date Paid</b>
Lot Grading Fee	\$1,578.00	\$1,578.00	10125228	Feb 18, 2026
Major Dev. Application Fee	\$1,020.00	\$1,020.00	09721334	Jul 10, 2025
Development Permit Inspection Fee	\$560.00	\$560.00	10125228	Feb 18, 2026
Dev. Application Fee # of dwelling units	\$10,956.00	\$10,956.00	09721334	Jul 10, 2025
Variance Fee	\$255.00	\$255.00	10125228	Feb 18, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	\$14,369.00	\$14,369.00		

