

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Thursday, 9:00 A.M.

May 28, 2026

River Valley Room

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

AB

SUBDIVISION AND DEVELOPMENT APPEAL BOARD
River Valley Room

TO BE RAISED

I 9:00 A.M. SDAB-D-26-700 An appeal of the Development Authority's
decision to require a Development Permit

9911 - 106 STREET NW
Project No.: 577489079-001

TO BE RAISED

II 9:00 A.M. SDAB-D-26-701 An appeal of the Development Authority's
decision to require a Development Permit

9919 - 106 STREET NW
Project No.: 577491405-001

TO BE RAISED

III 9:00 A.M. SDAB-D-26-702 An appeal of the Development Authority's
decision to require a Development Permit

9923 - 106 STREET NW
Project No.: 577492238-001

IV 1:30 P.M. SDAB-D-26-127 To construct a Residential Use building in the
form of a Multi-unit Housing. Total of 164
Dwellings

2003 - 163 STREET SW
Project No.: 628120191-002

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

TO BE RAISED

ITEM I: 9:00 A.M.

FILE: SDAB-D-26-700

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT AUTHORITY

APPELLANT:

APPLICATION NO.: 577489079-001

APPLICATION: An appeal of the Development Authority's decision to require a Development Permit

DECISION OF THE DEVELOPMENT AUTHORITY: Development Permits for City Centre Temporary Parking must be issued before June 30, 2026

DECISION DATE: March 5, 2026

DATE OF APPEAL: March 24, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9911 - 106 Street NW

LEGAL DESCRIPTION: Plan NB Blk 5 Lot 43

ZONE: RMU - Residential Mixed Use Zone

OVERLAY: N/A

STATUTORY PLAN: Capital City Downtown Plan

DISTRICT PLAN: Central District Plan

Grounds for Appeal

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

I represent Gold Bar Canada Ltd. with respect to the above matter. My client is appealing a decision of the Development Authority set out in the

attached email, dated March 5, 2026. The grounds of appeal are as follows:

The parking lot use has existed for over 50 years and commenced at a time when the City was not consistently requiring development permits for parking lots;

The parking lot use did not require a development permit when it started. It was therefore legal when it started and has continued to operate to date;

The City has been aware of the parking lot use and has treated it as legal, including but not limited to issuing tax notices for the parking lot;

Such further and other grounds as may be raised at the hearing of the within appeal.

<i>General Matters</i>

Appeal Information:

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on April 8, 2026:

“That the appeal hearing be scheduled for May 28, 2026.”

Permit

683 Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.

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.

Non-conforming use and non-conforming buildings

643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

(3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a

non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

(4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

(5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except

- (a) to make it a conforming building,
- (b) for routine maintenance of the building, if the development authority considers it necessary, or
- (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

(6) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw.

(7) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

General Provisions from the Zoning Bylaw 20001:

Under section 3.23.2.4, **Centre City Temporary Parking** is a **Permitted Use** in the **RMU - Residential Mixed Use Zone**.

Under section 8.10, **Centre City Temporary Parking** means:

a temporary Surface Parking Lot that does not have another principal Use on the Site other than Signs and that was operating as a Surface Parking Lot as of January 1, 2024.

Under section 8.20, a **Surface Parking Lot** means “an unenclosed area wholly at ground level that includes 1 or more Parking Areas and 1 or more Drive Aisles.”

Section 3.23.4.4 states “**Centre City Temporary Parking** must comply with **Section 6.120**.”

Section 3.20 states that the **Purpose** of the **Downtown Special Area** is “To designate the Downtown area as a Special Area to achieve the objectives of the Capital City Downtown Plan.”

Section 3.23.1 states that the **Purpose** of the **RMU - Residential Mixed Use Zone** is:

To allow for primarily medium to high density residential mixed use developments, with limited commercial, institutional, office and service Uses distributed on-Site in a manner sensitive to the street environment and adjacent residential areas; to support an urban village where amenities are focused on a local main street; and to enhance the institutional and hotel cluster along the north edge of the sub-area.

7.110 Approvals Required and Development

Section 7.110.1 states:

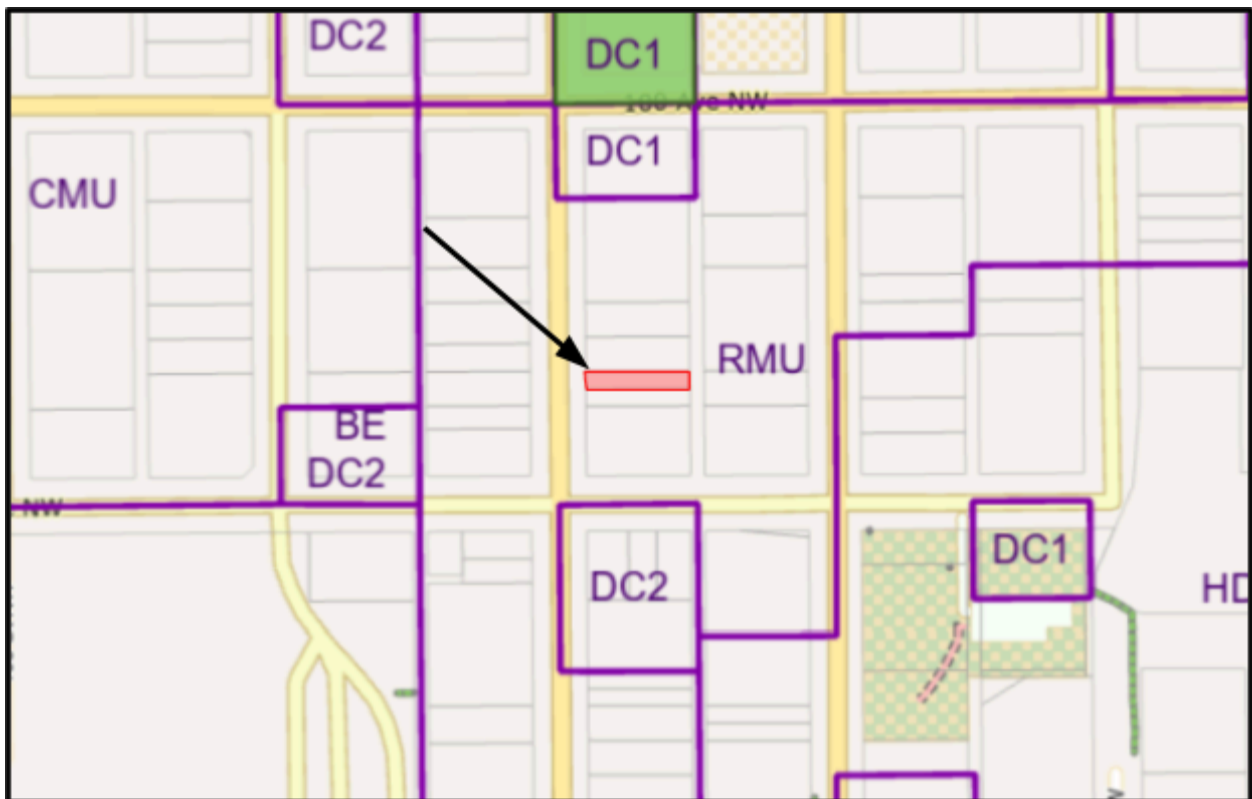
- 1.1. No person may:
 - 1.1.1. undertake, or cause or allow to be undertaken, a development; or
 - 1.1.2. carry on, or cause or allow to be carried on, a development, without a Development Permit issued under this Section.

7.200 Inspections, Enforcement and Penalties

- 2.1. It is an offence for any person to:
 - 2.1.1. contravene; or
 - 2.1.2. cause, permit or undertake a contravention of; or any provisions of this Bylaw.
 - 2.1.3. continue a contravention, regardless of whether the person initially caused, or permitted the contravention of, any provisions of this Bylaw.
- 2.2. Without restricting the generality of Subsection 2.1, if a Development Permit is required but has not been issued or is not valid under this Bylaw, it is an offence for any person to:
 - 2.2.1. construct or allow a building or structure;
 - 2.2.2. make or allow an addition or alteration to a building or structure;
 - 2.2.3. commence or allow a Use or change of intensity of Use; or
 - 2.2.4. place or allow the placement of a Sign on land, or on a building or structure.

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.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-700

▲
N

TO BE RAISED

ITEM II: 9:00 A.M.

FILE: SDAB-D-26-701

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT AUTHORITY

APPELLANT:

APPLICATION NO.: 577491405-001

APPLICATION: An appeal of the Development Authority's decision to require a Development Permit

DECISION OF THE DEVELOPMENT AUTHORITY: Development Permits for City Centre Temporary Parking must be issued before June 30, 2026

DECISION DATE: March 5, 2026

DATE OF APPEAL: March 24, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9919 - 106 STREET NW

LEGAL DESCRIPTION: Plan NB Blk 5 Lot 44

ZONE: RMU - Residential Mixed Use Zone

OVERLAY: N/A

STATUTORY PLAN: Capital City Downtown Plan

DISTRICT PLAN: Central District Plan

Grounds for Appeal

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

I represent Gold Bar Canada Ltd. with respect to the above matter. My client is appealing a decision of the Development Authority set out in the

attached email, dated March 5, 2026. The grounds of appeal are as follows:

The parking lot use has existed for over 50 years and commenced at a time when the City was not consistently requiring development permits for parking lots;

The parking lot use did not require a development permit when it started. It was therefore legal when it started and has continued to operate to date;

The City has been aware of the parking lot use and has treated it as legal, including but not limited to issuing tax notices for the parking lot;

Such further and other grounds as may be raised at the hearing of the within appeal.

<i>General Matters</i>

Appeal Information:

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on April 8, 2026:

“That the appeal hearing be scheduled for May 28, 2026.”

Permit

683 Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.

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.

Non-conforming use and non-conforming buildings

643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

(3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a

non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

(4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

(5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except

- (a) to make it a conforming building,
- (b) for routine maintenance of the building, if the development authority considers it necessary, or
- (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

(6) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw.

(7) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

General Provisions from the Zoning Bylaw 20001:

Under section 3.23.2.4, **Centre City Temporary Parking** is a **Permitted Use** in the **RMU - Residential Mixed Use Zone**.

Under section 8.10, **Centre City Temporary Parking** means:

a temporary Surface Parking Lot that does not have another principal Use on the Site other than Signs and that was operating as a Surface Parking Lot as of January 1, 2024.

Under section 8.20, a **Surface Parking Lot** means “an unenclosed area wholly at ground level that includes 1 or more Parking Areas and 1 or more Drive Aisles.”

Section 3.23.4.4 states “**Centre City Temporary Parking** must comply with **Section 6.120**.”

Section 3.20 states that the **Purpose** of the **Downtown Special Area** is “To designate the Downtown area as a Special Area to achieve the objectives of the Capital City Downtown Plan.”

Section 3.23.1 states that the **Purpose** of the **RMU - Residential Mixed Use Zone** is:

To allow for primarily medium to high density residential mixed use developments, with limited commercial, institutional, office and service Uses distributed on-Site in a manner sensitive to the street environment and adjacent residential areas; to support an urban village where amenities are focused on a local main street; and to enhance the institutional and hotel cluster along the north edge of the sub-area.

7.110 Approvals Required and Development

Section 7.110.1 states:

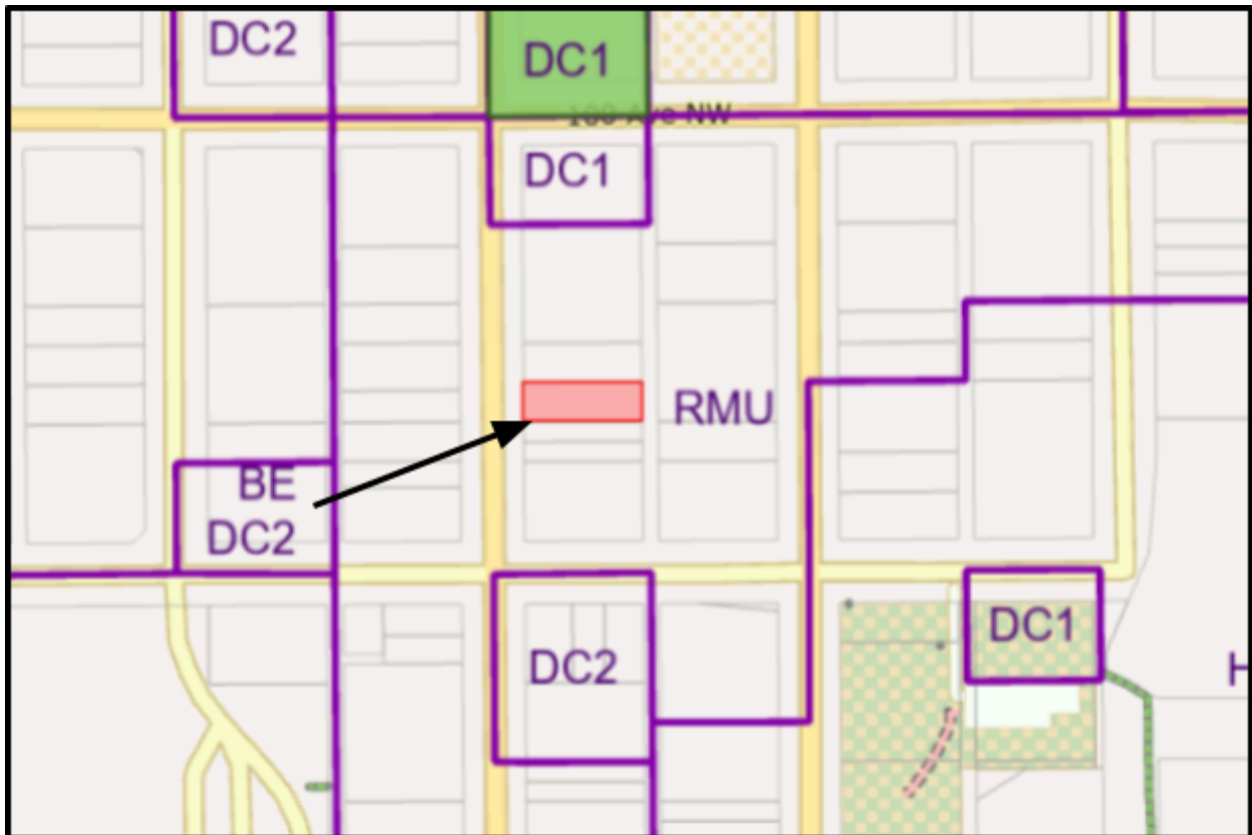
- 1.1. No person may:
 - 1.1.1. undertake, or cause or allow to be undertaken, a development; or
 - 1.1.2. carry on, or cause or allow to be carried on, a development, without a Development Permit issued under this Section.

7.200 Inspections, Enforcement and Penalties

- 2.1. It is an offence for any person to:
 - 2.1.1. contravene; or
 - 2.1.2. cause, permit or undertake a contravention of; or any provisions of this Bylaw.
 - 2.1.3. continue a contravention, regardless of whether the person initially caused, or permitted the contravention of, any provisions of this Bylaw.
- 2.2. Without restricting the generality of Subsection 2.1, if a Development Permit is required but has not been issued or is not valid under this Bylaw, it is an offence for any person to:
 - 2.2.1. construct or allow a building or structure;
 - 2.2.2. make or allow an addition or alteration to a building or structure;
 - 2.2.3. commence or allow a Use or change of intensity of Use; or
 - 2.2.4. place or allow the placement of a Sign on land, or on a building or structure.

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.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-701 **N** ▲

TO BE RAISED

ITEM III: 9:00 A.M.

FILE: SDAB-D-26-702

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT AUTHORITY

APPELLANT:

APPLICATION NO.: 577492238-001

APPLICATION: An appeal of the Development Authority's decision to require a Development Permit

DECISION OF THE DEVELOPMENT AUTHORITY: Development Permits for City Centre Temporary Parking must be issued before June 30, 2026

DECISION DATE: March 5, 2026

DATE OF APPEAL: March 24, 2026

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 9923 - 106 Street NW

LEGAL DESCRIPTION: Plan NB Blk 5 Lot 45

ZONE: RMU - Residential Mixed Use Zone

OVERLAY: N/A

STATUTORY PLAN: Capital City Downtown Plan

DISTRICT PLAN: Central District Plan

Grounds for Appeal

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

I represent Gold Bar Canada Ltd. with respect to the above matter. My client is appealing a decision of the Development Authority set out in the attached email, dated March 5, 2026. The grounds of appeal are as follows:

The parking lot use has existed for over 50 years and commenced at a time when the City was not consistently requiring development permits for parking lots;

The parking lot use did not require a development permit when it started. It was therefore legal when it started and has continued to operate to date;

The City has been aware of the parking lot use and has treated it as legal, including but not limited to issuing tax notices for the parking lot;

Such further and other grounds as may be raised at the hearing of the within appeal.

<i>General Matters</i>

Appeal Information:

The Subdivision and Development Appeal Board (“SDAB”) made and passed the following motion on April 8, 2026:

“That the appeal hearing be scheduled for May 28, 2026.”

Permit

683 Except as otherwise provided in a land use bylaw, a person may not commence any development unless the person has been issued a development permit in respect of it pursuant to the land use bylaw.

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.

Non-conforming use and non-conforming buildings

643(1) If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw.

(2) A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

(3) A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a

non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

(4) A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

(5) A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except

- (a) to make it a conforming building,
- (b) for routine maintenance of the building, if the development authority considers it necessary, or
- (c) in accordance with a land use bylaw that provides minor variance powers to the development authority for the purposes of this section.

(6) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw.

(7) The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

General Provisions from the Zoning Bylaw 20001:

Under section 3.23.2.4, **Centre City Temporary Parking** is a **Permitted Use** in the **RMU - Residential Mixed Use Zone**.

Under section 8.10, **Centre City Temporary Parking** means:

a temporary Surface Parking Lot that does not have another principal Use on the Site other than Signs and that was operating as a Surface Parking Lot as of January 1, 2024.

Under section 8.20, a **Surface Parking Lot** means “an unenclosed area wholly at ground level that includes 1 or more Parking Areas and 1 or more Drive Aisles.”

Section 3.23.4.4 states “**Centre City Temporary Parking** must comply with **Section 6.120**.”

Section 3.20 states that the **Purpose** of the **Downtown Special Area** is “To designate the Downtown area as a Special Area to achieve the objectives of the Capital City Downtown Plan.”

Section 3.23.1 states that the **Purpose** of the **RMU - Residential Mixed Use Zone** is:

To allow for primarily medium to high density residential mixed use developments, with limited commercial, institutional, office and service Uses distributed on-Site in a manner sensitive to the street environment and adjacent residential areas; to support an urban village where amenities are focused on a local main street; and to enhance the institutional and hotel cluster along the north edge of the sub-area.

7.110 Approvals Required and Development

Section 7.110.1 states:

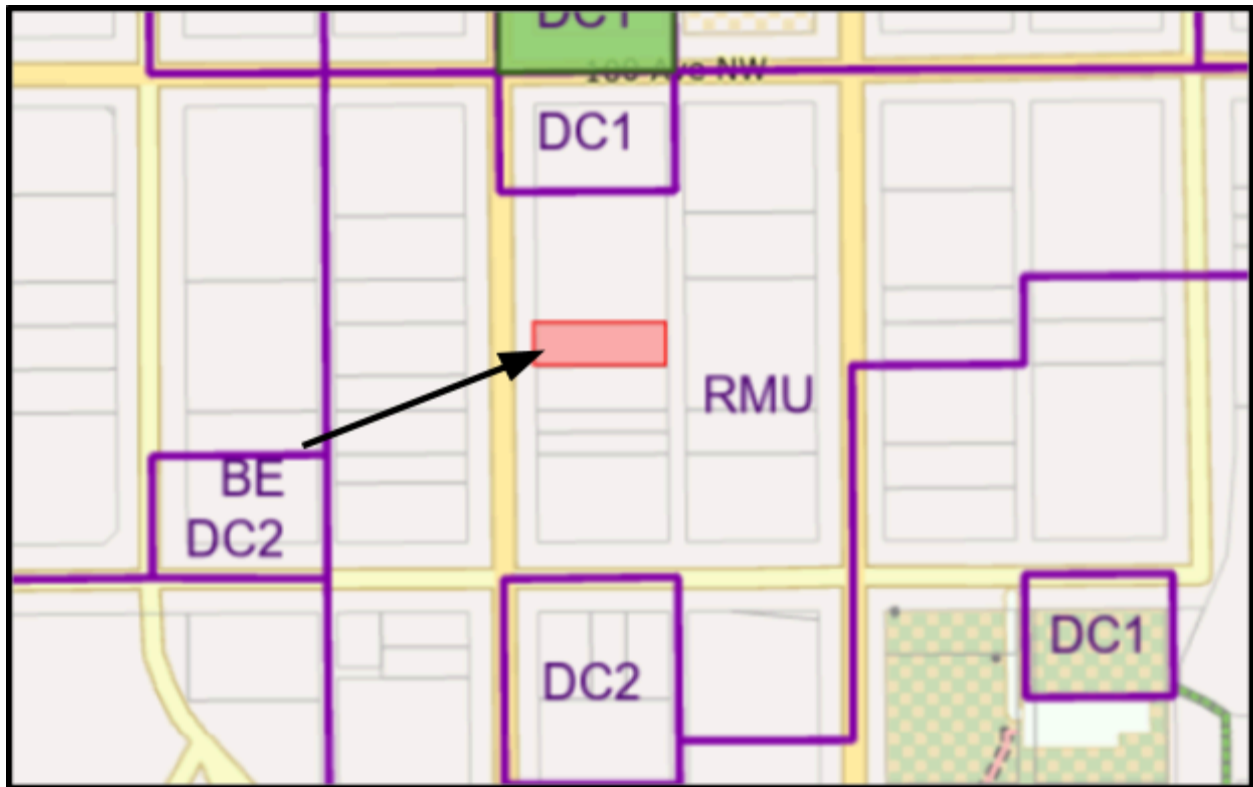
- 1.1. No person may:
 - 1.1.1. undertake, or cause or allow to be undertaken, a development; or
 - 1.1.2. carry on, or cause or allow to be carried on, a development, without a Development Permit issued under this Section.

7.200 Inspections, Enforcement and Penalties

- 2.1. It is an offence for any person to:
 - 2.1.1. contravene; or
 - 2.1.2. cause, permit or undertake a contravention of; or any provisions of this Bylaw.
 - 2.1.3. continue a contravention, regardless of whether the person initially caused, or permitted the contravention of, any provisions of this Bylaw.
- 2.2. Without restricting the generality of Subsection 2.1, if a Development Permit is required but has not been issued or is not valid under this Bylaw, it is an offence for any person to:
 - 2.2.1. construct or allow a building or structure;
 - 2.2.2. make or allow an addition or alteration to a building or structure;
 - 2.2.3. commence or allow a Use or change of intensity of Use; or
 - 2.2.4. place or allow the placement of a Sign on land, or on a building or structure.

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.



SURROUNDING LAND USE DISTRICTS

Site Location ← File: SDAB-D-26-702 ▲
N

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT: J

APPLICATION NO.: 628120191-002

APPLICATION TO: To construct a Residential Use building in the form of a Multi-unit Housing. Total of 164 Dwellings

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: March 31, 2026

DATE OF APPEAL: May 4, 2026

RESPONDENT:

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 2003 - 163 STREET SW

LEGAL DESCRIPTION: Plan 1723398 Blk 11 Lot 2

ZONE: RM - Medium Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: Glenridding Heights Neighbourhood Structure Plan

DISTRICT PLAN: Southwest District Plan

<i>Grounds for Appeal</i>

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

We are filing this appeal regarding the approved development permit for a 164-unit multi-family residential project located at 2003 - 163 Street SW. While I understand the need for residential growth, I have significant

concerns regarding the cumulative impact of this development on parking availability, traffic safety, and functional road use, with the additional concern of the potential for market value erosion of our household properties.

1. Parking Deficiency and Spillover Risk

The surrounding area already consists of multiple townhouse developments heavily reliant on surface and limited on-site parking. Based on observed development patterns in the immediate vicinity, there is a reasonable foreseeability that the proposed development will not adequately accommodate real-world parking demand, particularly when accounting for:

- Multi-vehicle households
- Visitor parking needs
- Seasonal constraints (winter conditions reducing available road width)

This creates a high likelihood of on-street parking overflow, which will further constrain already limited roadway capacity and with parking related issues already reported to 311 by local residents.

2. Winter Road Constraints and Safety Impact

In Edmonton's winter conditions, snow accumulation significantly reduces effective road width. When combined with increased on-street parking demand, this results in:

- Reduced maneuverability for vehicles
- Increased congestion and bottlenecks
- Limited access for emergency vehicles

Given the scale of the proposed development (164 units), the additional vehicle load is expected to exacerbate these seasonal constraints, creating unsafe and inefficient road conditions

3. Unsafe Vehicle Maneuvering and Circulation Concerns

Nearby townhouse developments demonstrate inadequate internal circulation design, where vehicles are often required to reverse out of parking areas due to limited turning radii. This creates:

- Increased collision risk with pedestrians and other vehicles
- Reduced visibility during reversing movements
- Additional hazards under winter conditions

It is reasonably foreseeable that the proposed development, given its scale and density, will intensify traffic volumes in an area already exhibiting constrained and inefficient vehicle movement patterns.

4. Cumulative Density and Infrastructure Capacity

The Glenridding Heights area has seen rapid growth with multiple medium-density developments. The current road network and parking infrastructure appear to be operating near or at capacity.

The addition of a 164-unit development represents a significant increase in density, and there is insufficient evidence that the surrounding infrastructure can safely and efficiently absorb this increase without:

- Degradation of traffic flow
- Increased on-street congestion
- Compromised safety for residents and pedestrians

5. Impact on Emergency Access

The combination of increased vehicle volume, constrained roadway width, and on-street parking creates a credible risk to emergency response access. This is a critical public safety concern that warrants careful reconsideration of the development's scale and functional design.

Resident Requests

I respectfully request that the Subdivision and Development Appeal Board:

- 1.Reconsider the approval of this development permit, and
- 2.Require a more detailed evaluation of:
 - Parking adequacy
 - Traffic impact and circulation
 - Winter accessibility and emergency access
- 3.Maintain a neighbourhood standard commensurate with the area to ensure our property value is not negatively impacted.

I request that conditions be established to ensure that the development does not adversely affect the safety, functionality and residential value of the surrounding area.

Conclusion

This appeal is not an objection to development in principle; rather, it is a request to ensure that any development proceeds in a manner that is safe, functional, and compatible with existing infrastructure constraints. The cumulative impacts outlined above raise legitimate planning concerns that warrant further review. Listed below are the names and addresses of the co-appellants who share these concerns. which are extensive in nature.

<i>General Matters</i>

Appeal Information:

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

Grounds for Appeal

685(1) If a development authority

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

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

...

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

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

Appeals

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

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

issuance of the permit was given in accordance with the land use bylaw.

Hearing and Decision

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

...

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

...

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

and

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

General Provisions from the Zoning Bylaw 20001:

Under section 2.40.2.2, 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, **Mult-unit Housing** means:

means a building that contains:

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

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

Under section 8.20, **Dwelling** means:

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

Section 2.40.1 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

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

Development Planner’s Determination

Excess Building Length- The length of the building facing west is 82.6m instead of the maximum required 80.0m (Section 2.40.4.4.1).

[unedited]

Notice to Applicant/Appellant

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



Project Number: 628120191-002
Application Date: SEP 04, 2025
Printed: April 14, 2026 at 8:55 AM
Page: 1 of 13

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)

2003 - 163 STREET SW
Plan 1723398 Blk 11 Lot 2

Specific Address(es)

- Suite: 100, 2003 - 163 STREET SW
- Suite: 101, 2003 - 163 STREET SW
- Suite: 102, 2003 - 163 STREET SW
- Suite: 103, 2003 - 163 STREET SW
- Suite: 104, 2003 - 163 STREET SW
- Suite: 105, 2003 - 163 STREET SW
- Suite: 106, 2003 - 163 STREET SW
- Suite: 107, 2003 - 163 STREET SW
- Suite: 108, 2003 - 163 STREET SW
- Suite: 109, 2003 - 163 STREET SW
- Suite: 110, 2003 - 163 STREET SW
- Suite: 111, 2003 - 163 STREET SW
- Suite: 112, 2003 - 163 STREET SW
- Suite: 113, 2003 - 163 STREET SW
- Suite: 114, 2003 - 163 STREET SW
- Suite: 115, 2003 - 163 STREET SW
- Suite: 116, 2003 - 163 STREET SW
- Suite: 117, 2003 - 163 STREET SW
- Suite: 118, 2003 - 163 STREET SW
- Suite: 119, 2003 - 163 STREET SW
- Suite: 120, 2003 - 163 STREET SW
- Suite: 121, 2003 - 163 STREET SW
- Suite: 122, 2003 - 163 STREET SW
- Suite: 123, 2003 - 163 STREET SW
- Suite: 124, 2003 - 163 STREET SW
- Suite: 201, 2003 - 163 STREET SW
- Suite: 202, 2003 - 163 STREET SW
- Suite: 203, 2003 - 163 STREET SW
- Suite: 204, 2003 - 163 STREET SW
- Suite: 205, 2003 - 163 STREET SW
- Suite: 206, 2003 - 163 STREET SW
- Suite: 207, 2003 - 163 STREET SW
- Suite: 208, 2003 - 163 STREET SW



Project Number: **628120191-002**
Application Date: SEP 04, 2025
Printed: April 14, 2026 at 8:55 AM
Page: 2 of 13

Development Permit

Specific Address(es)

- Suite: 209, 2003 - 163 STREET SW
- Suite: 210, 2003 - 163 STREET SW
- Suite: 211, 2003 - 163 STREET SW
- Suite: 212, 2003 - 163 STREET SW
- Suite: 213, 2003 - 163 STREET SW
- Suite: 214, 2003 - 163 STREET SW
- Suite: 215, 2003 - 163 STREET SW
- Suite: 216, 2003 - 163 STREET SW
- Suite: 217, 2003 - 163 STREET SW
- Suite: 218, 2003 - 163 STREET SW
- Suite: 219, 2003 - 163 STREET SW
- Suite: 220, 2003 - 163 STREET SW
- Suite: 221, 2003 - 163 STREET SW
- Suite: 222, 2003 - 163 STREET SW
- Suite: 223, 2003 - 163 STREET SW
- Suite: 224, 2003 - 163 STREET SW
- Suite: 225, 2003 - 163 STREET SW
- Suite: 226, 2003 - 163 STREET SW
- Suite: 227, 2003 - 163 STREET SW
- Suite: 228, 2003 - 163 STREET SW
- Suite: 301, 2003 - 163 STREET SW
- Suite: 302, 2003 - 163 STREET SW
- Suite: 303, 2003 - 163 STREET SW
- Suite: 304, 2003 - 163 STREET SW
- Suite: 305, 2003 - 163 STREET SW
- Suite: 306, 2003 - 163 STREET SW
- Suite: 307, 2003 - 163 STREET SW
- Suite: 308, 2003 - 163 STREET SW
- Suite: 309, 2003 - 163 STREET SW
- Suite: 310, 2003 - 163 STREET SW
- Suite: 311, 2003 - 163 STREET SW
- Suite: 312, 2003 - 163 STREET SW
- Suite: 313, 2003 - 163 STREET SW
- Suite: 314, 2003 - 163 STREET SW
- Suite: 315, 2003 - 163 STREET SW
- Suite: 316, 2003 - 163 STREET SW
- Suite: 317, 2003 - 163 STREET SW
- Suite: 318, 2003 - 163 STREET SW



Project Number: **628120191-002**
Application Date: SEP 04, 2025
Printed: April 14, 2026 at 8:55 AM
Page: 3 of 13

Development Permit

Specific Address(es)

- Suite: 319, 2003 - 163 STREET SW
- Suite: 320, 2003 - 163 STREET SW
- Suite: 321, 2003 - 163 STREET SW
- Suite: 322, 2003 - 163 STREET SW
- Suite: 323, 2003 - 163 STREET SW
- Suite: 324, 2003 - 163 STREET SW
- Suite: 325, 2003 - 163 STREET SW
- Suite: 326, 2003 - 163 STREET SW
- Suite: 327, 2003 - 163 STREET SW
- Suite: 328, 2003 - 163 STREET SW
- Suite: 401, 2003 - 163 STREET SW
- Suite: 402, 2003 - 163 STREET SW
- Suite: 403, 2003 - 163 STREET SW
- Suite: 404, 2003 - 163 STREET SW
- Suite: 405, 2003 - 163 STREET SW
- Suite: 406, 2003 - 163 STREET SW
- Suite: 407, 2003 - 163 STREET SW
- Suite: 408, 2003 - 163 STREET SW
- Suite: 409, 2003 - 163 STREET SW
- Suite: 410, 2003 - 163 STREET SW
- Suite: 411, 2003 - 163 STREET SW
- Suite: 412, 2003 - 163 STREET SW
- Suite: 413, 2003 - 163 STREET SW
- Suite: 414, 2003 - 163 STREET SW
- Suite: 415, 2003 - 163 STREET SW
- Suite: 416, 2003 - 163 STREET SW
- Suite: 417, 2003 - 163 STREET SW
- Suite: 418, 2003 - 163 STREET SW
- Suite: 419, 2003 - 163 STREET SW
- Suite: 420, 2003 - 163 STREET SW
- Suite: 421, 2003 - 163 STREET SW
- Suite: 422, 2003 - 163 STREET SW
- Suite: 423, 2003 - 163 STREET SW
- Suite: 424, 2003 - 163 STREET SW
- Suite: 425, 2003 - 163 STREET SW
- Suite: 426, 2003 - 163 STREET SW
- Suite: 427, 2003 - 163 STREET SW
- Suite: 428, 2003 - 163 STREET SW




Project Number: **628120191-002**
Application Date: SEP 04, 2025
Printed: April 14, 2026 at 8:55 AM
Page: 4 of 13

Development Permit

Specific Address(es)

- Suite: 501, 2003 - 163 STREET SW
- Suite: 502, 2003 - 163 STREET SW
- Suite: 503, 2003 - 163 STREET SW
- Suite: 504, 2003 - 163 STREET SW
- Suite: 505, 2003 - 163 STREET SW
- Suite: 506, 2003 - 163 STREET SW
- Suite: 507, 2003 - 163 STREET SW
- Suite: 508, 2003 - 163 STREET SW
- Suite: 509, 2003 - 163 STREET SW
- Suite: 510, 2003 - 163 STREET SW
- Suite: 511, 2003 - 163 STREET SW
- Suite: 512, 2003 - 163 STREET SW
- Suite: 513, 2003 - 163 STREET SW
- Suite: 514, 2003 - 163 STREET SW
- Suite: 515, 2003 - 163 STREET SW
- Suite: 516, 2003 - 163 STREET SW
- Suite: 517, 2003 - 163 STREET SW
- Suite: 518, 2003 - 163 STREET SW
- Suite: 519, 2003 - 163 STREET SW
- Suite: 520, 2003 - 163 STREET SW
- Suite: 521, 2003 - 163 STREET SW
- Suite: 522, 2003 - 163 STREET SW
- Suite: 523, 2003 - 163 STREET SW
- Suite: 524, 2003 - 163 STREET SW
- Suite: 525, 2003 - 163 STREET SW
- Suite: 526, 2003 - 163 STREET SW
- Suite: 527, 2003 - 163 STREET SW
- Suite: 528, 2003 - 163 STREET SW
- Suite: 601, 2003 - 163 STREET SW
- Suite: 602, 2003 - 163 STREET SW
- Suite: 603, 2003 - 163 STREET SW
- Suite: 604, 2003 - 163 STREET SW
- Suite: 605, 2003 - 163 STREET SW
- Suite: 606, 2003 - 163 STREET SW
- Suite: 607, 2003 - 163 STREET SW
- Suite: 608, 2003 - 163 STREET SW
- Suite: 609, 2003 - 163 STREET SW
- Suite: 610, 2003 - 163 STREET SW

	Project Number: 628120191-002 Application Date: SEP 04, 2025 Printed: April 14, 2026 at 8:55 AM Page: 5 of 13		
Development Permit			
	Specific Address(es) Suite: 611, 2003 - 163 STREET SW Suite: 612, 2003 - 163 STREET SW Suite: 613, 2003 - 163 STREET SW Suite: 614, 2003 - 163 STREET SW Suite: 615, 2003 - 163 STREET SW Suite: 616, 2003 - 163 STREET SW Suite: 617, 2003 - 163 STREET SW Suite: 618, 2003 - 163 STREET SW Suite: 619, 2003 - 163 STREET SW Suite: 620, 2003 - 163 STREET SW Suite: 621, 2003 - 163 STREET SW Suite: 622, 2003 - 163 STREET SW Suite: 623, 2003 - 163 STREET SW Suite: 624, 2003 - 163 STREET SW Suite: 625, 2003 - 163 STREET SW Suite: 626, 2003 - 163 STREET SW Suite: 627, 2003 - 163 STREET SW Suite: 628, 2003 - 163 STREET SW Entryway: 2003 - 163 STREET SW Building: 2003 - 163 STREET SW		
Scope of Permit To construct a Residential Use building in the form of a Multi-unit Housing. Total of 164 Dwellings.			
Details <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Development Category: Discretionary Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 24 Site Area (sq. m.): 7994.59 </td> <td style="width: 50%; border: none;"> Gross Floor Area (sq.m.): 14703.59 New Sewer Service Required: N/A Overlay: Statutory Plan: </td> </tr> </table>		Development Category: Discretionary Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 24 Site Area (sq. m.): 7994.59	Gross Floor Area (sq.m.): 14703.59 New Sewer Service Required: N/A Overlay: Statutory Plan:
Development Category: Discretionary Development Lot Grading Needed?: Y NumberOfMainFloorDwellings: 24 Site Area (sq. m.): 7994.59	Gross Floor Area (sq.m.): 14703.59 New Sewer Service Required: N/A Overlay: Statutory Plan:		
Development Permit Decision Approved Issue Date: Mar 31, 2026 Development Authority: ANGELES, JOSELITO Subject to the Following Conditions GENERAL CONDITIONS: This Development Permit authorizes the construction of a Residential Use building in the form of a Multi-unit Housing. Total of 164 Dwellings. The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application.			
P0702003			

Development Permit

The Development Permit is not valid unless and until any conditions of approval, except those of a continuing nature, have been fulfilled (Subsection 7.190.2.1.1).

This Development Permit is NOT valid until the notification period expires (Subsection 7.160.1.3 and Section 7.170).

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).

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

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).

Venting systems for Parkades must be oriented away from Abutting Sites, on-Site Amenity Areas and pedestrian circulation areas (Subsection 5.120.1.1.4).

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. It must also generally be directed downwards, except where directed towards the Site or architectural features located on the Site. Outdoor lighting must be designed to provide an appropriately -lit environment at building entrances, outdoor Amenity Areas, parking facilities, and Pathways, and must not interfere with the function of traffic control devices (Subsection 5.120.3).

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

LANDSCAPING:

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

2. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, in accordance with Section 5.60 the applicant or property owner must provide a guaranteed security for \$104,601.57 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 to submit the required Landscape Security.

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

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

5. 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.

6. 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).

7. If the landscaping is not completed in accordance with the approved Landscape Plan(s) within one growing season after

Development Permit

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).

Applicants **MUST** adhere to the following:

8. 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.

9. 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>

SUBDIVISION PLANNING (TRANSPORTATION) - CONDITIONS:

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

a) Construction of an 7.5m commercial crossing access to 163 Street located approximately 2.2m from the north property line.

Please email 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 \$8,000.00 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.

2. Permanent objects including concrete steps, ramps, retaining walls, railings, planter boxes, fencing & 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 and only grass is permitted to be planted within the boulevard.

3. ONE (1) boulevard tree along 163 Street has been identified for removal for construction of the access. As per the Corporate Tree Management Policy (C456C) the estimate to remove one (1) boulevard tree is \$2,100.00 which includes asset value, operational removal costs and administrative fees. Please note this does not include stump grinding costs. Contact to Urban Forestry must be made a minimum of 4 weeks prior to construction by calling 311. No trees will be removed prior to the approval of the development permit.

All remaining trees must be protected as per Public Tree Bylaw 18825. Prior to construction the project must apply for a Public Tree Permit for all trees on City of Edmonton property within 5m of the construction site or active haul route. These trees will

Development Permit

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

4. There is an existing fire hydrant in the vicinity of the proposed access to 163 Street. The access must maintain a minimum clearance of 1.5 m from the fire hydrant. Should relocation of this water infrastructure be required, it will be at the cost of the owner/applicant. The owner must contact EPCOR at waterdtnfrastructure@epcor.com at least 1 year in advance, to design and schedule relocation.

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

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

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

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

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

7. Any 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.

EPCOR WATER SERVICES CONDITIONS:


1. There are two existing fire hydrants (H24023 and H24022), located on the east side of 163 Street SW adjacent to the west property line of the subject site. These hydrants 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 hydrants 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 waterdttassetprotection@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.

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 EW/SI, prior to performing the ground disturbance. Additional information and requirements can be found in the City of Edmonton Bylaw 19626 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.

Subject to the Following Advise ments

GENERAL ADVISE MENTS:

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

	Project Number: 628120191-002 Application Date: SEP 04, 2025 Printed: April 14, 2026 at 8:55 AM Page: 9 of 13
<h2>Development Permit</h2>	
<p>Zoning Bylaw.</p> <p>2. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.</p> <p>3. An issued Development Permit means that the proposed development has been reviewed against the provisions of the Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).</p> <p>4. Any proposed change from the original issued Development Permit is subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request.</p> <p>5. A Building Permit may be required for any construction or change in use of a building. Please contact the 311 Call Centre for further information.</p> <p>6. All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation.</p> <p>7. In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.</p> <p>8. City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection and click 'ONLINE APPLICATION' for instructions on the plan submission process. The lot must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval.</p> <p>9. Signs require separate Development Permit application(s).</p>	
<p>FIRE RESCUE SERVICES ADVISEMENTS:</p>	
<p>Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal however, has the following advisements for your implementation and information.</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 accepted in writing by the fire department and the authority having jurisdiction. Edmonton Fire Rescue Services will review your plan at the initial construction site safety inspection upon commencement of construction. Reference: NFC(2023-AE) 5.6.1.3. Fire Safety Plan</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</p>	
<p>P0702003</p>	

Development Permit

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=169210277>

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

Reference: NFC(2023-AE) 5.6.3.6. Hydrant Access

- 1) Hydrants on construction, alteration, or demolition site shall
 - a) be clearly marked with a sign,
 - b) be accessible, and
 - c) have an unobstructed clearance of not less than 2m at all times.

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.

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.

Identify Emergency Access Route

Reference: NBC(2023-AE) 3.2.5.4. Access Routes

- 1) A building which is more than 3 storeys in building height or more than 600 m² in building area shall be provided with access routes for fire department vehicles
 - a) to the building face having a principal entrance

Reference: NBC(2023-AE) 3.2.5.5. Location of Access Routes

- 1) Access routes required by the Article 3.2.5.4 shall be located so that the principal entrance and every access opening required by Article 3.2.5.1 and 3.2.5.2 are located not less than 3m and not more than 15m from the closest portion of the access route required for the fire department use, measured horizontally from the face of the building.

During Construction

To meet the requirements of the National Fire Code — 2023 Alberta Edition, Sentence 5.6.1.2.(1), protection of adjacent properties during construction must be considered.

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

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

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

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

Measures to mitigate fire spread to adjacent buildings

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

Kind regards,

Development Permit

Matthew McKellar
 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 200 mm water service (S118524) located 31 m south of the north property line of Lot 2 off of 163 Street. If this service will not be utilized for the planned development, it must be abandoned back to the water main prior to any on-site excavation. The applicant is to contact EPCOR's Water Meter Inspector at 780-412-4000 a minimum of four weeks prior to commencing any work on the site including demolition, excavation or grading for direction on the correct process to follow to have the service isolated and meter removed.
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 300 mm water main along 163 Street adjacent to the subject site.
4. For information on water and/or sewer servicing requirements, please contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444. EPCOR Strongly encourages all applicants to contact IWASS early in development planning to learn about site specific minimum requirements for onsite water and/or sewer servicing.
- 4a. For information and to apply for a new water service please go to www.epcor.com/ca/en/ab/edmonton/operations/service-connections.html.
5. For information on service abandonments contact EPCOR Infill Water and Sewer Servicing (IWASS) at wass.drainage@epcor.com or at 780-496-5444.
6. For information on metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWSinspections@epcor.com or 780-412-3850.
7. The applicant must submit bacteriological test results to EPCOR Water Dispatch and must have a water serviceman turn on the valve. Contact EPCOR Water Dispatch at 780-412-4500 for more information on how to provide the test results. EPCOR Water Dispatch can provide information on the tie-in and commissioning procedure.
8. 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.
9. 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).
10. 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.
11. 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.
12. 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.



Project Number: 628120191-002
Application Date: SEP 04, 2025
Printed: April 14, 2026 at 8:55 AM
Page: 12 of 13

Development Permit

WASTE MANAGEMENT SERVICES ADVISEMENTS:

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

Waste Services has reviewed the proposed plan "SITE PLAN DP100" dated 2026-02-04 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 property with 164 dwellings would receive Communal Collection. It requires 20.5 cubic yards of garbage service, 30.3 cubic yards of recycling service and 4.5 cubic yards of food scraps per week. Below shows the frequency, quantity and size of containers which will be provided.

Collection Location 1:

Garbage:

- 1 x 3 cubic yard container collected 3 times per week, and
- 1 x 4 cubic yard container collected 3 times per week.

Recycle:

- 1 x 3 cubic yard container collected 3 times per week, and
- 2 x 4 cubic yard containers collected 3 times per week.

Food Scrap:

- 1 x 2 cubic yard container collected 3 times per week.

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

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.



Project Number: **628120191-002**
 Application Date: SEP 04, 2025
 Printed: April 14, 2026 at 8:55 AM
 Page: 13 of 13

Development Permit

LOT GRADING ADVISEMENT:

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/business_economy/lot-grading-commercial

Variances

Excess Building Length- The length of the building facing west is 82.6m instead of the maximum required 80.0m (Section 2.40.4.4.1).

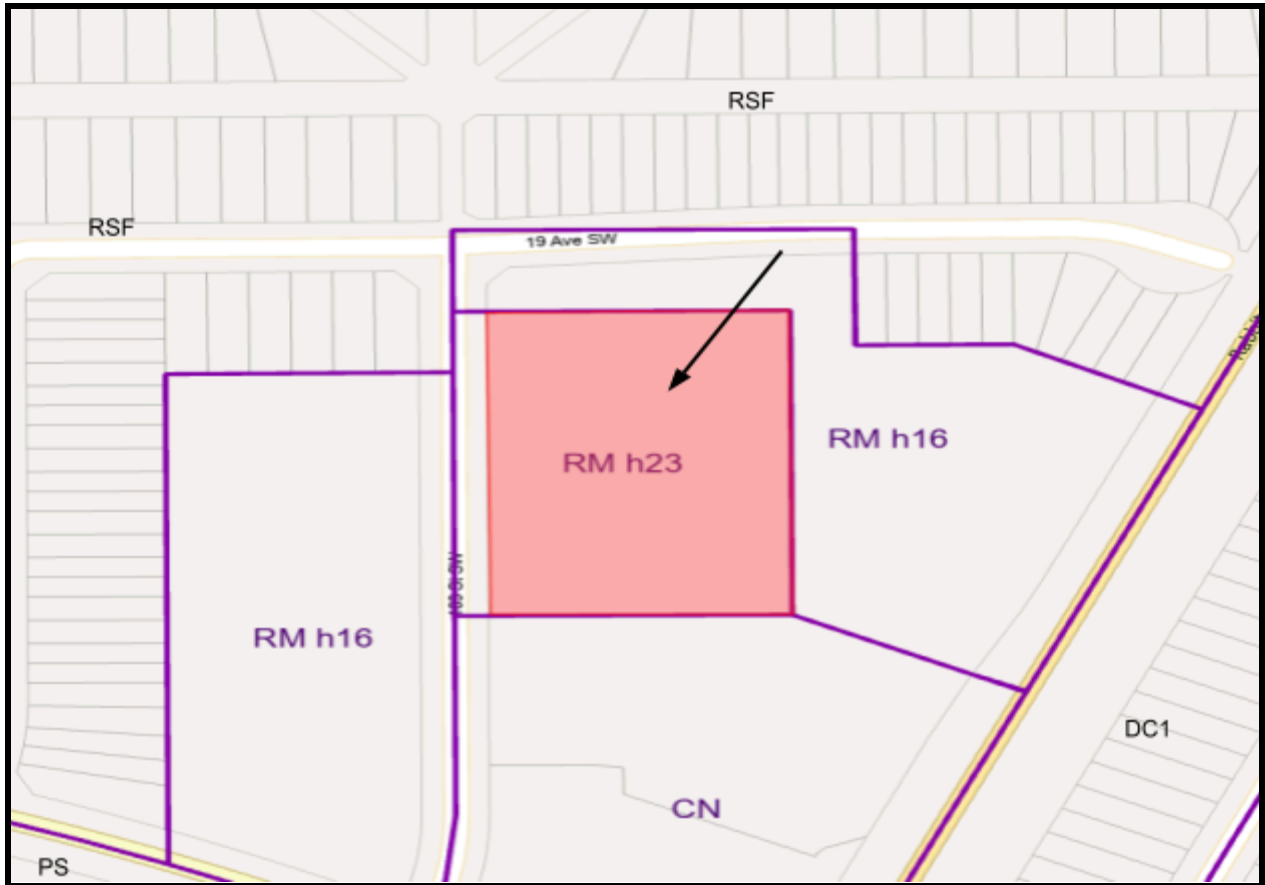
Rights of Appeal

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: Apr 14, 2026 **Ends:** May 05, 2026

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$1,770.00	\$1,770.00	071520250926000	Sep 28, 2025
Major Dev. Application Fee	\$1,020.00	\$1,020.00	071520250926000	Sep 28, 2025
Development Permit Inspection Fee	\$560.00	\$560.00	071520250926000	Sep 28, 2025
Dev. Application Fee # of dwelling units	\$13,280.00	\$13,280.00	071520250926000	Sep 28, 2025
Variance Fee	\$255.00	\$255.00	004705000002610	Feb 04, 2026
Total GST Amount:	\$0.00			
Totals for Permit:	\$16,885.00	\$16,885.00		



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-127

