

SUBDIVISION

AND

DEVELOPMENT APPEAL BOARD

AGENDA

Wednesday, 9:00 A.M.
July 29, 2026

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

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

I	9:00 A.M.	SDAB-D-26-175	Construct a Residential Use building in the form of a multi-unit Backyard House (2 Dwellings without Garage and 2 Secondary Suites) 7706 - 97 AVENUE NW Project No.: 631124272-002
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II	9:00 A.M.	SDAB-D-26-176	Construct a Residential Use building in the form of a Semi-Detached House with unenclosed front porches, balconies, and to develop Secondary Suite(s) in the Basement and main floors 7706 - 97 AVENUE NW Project No.: 631121790-002
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III	1:30 P.M.	SDAB-D-26-177	Construct a Residential Use development in the form of Cluster Housing with Multi-unit Housings (total of 158 Dwellings) with Commercial Uses and Community Uses (Child Care for a maximum of 100 children) on main floor and with an underground Parkade 6720 - 2 AVENUE SW Project No.: 604956135-002
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NOTE: *Unless otherwise stated, all references to “Section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM II: 9:00 A.M.

FILE: SDAB-D-26-175

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANER

APPELLANT:

APPLICATION NO.: 631124272-002

APPLICATION TO: Construct a Residential Use building in the form of a multi-unit Backyard House (2 Dwellings without Garage and 2 Secondary Suites)

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: June 22, 2026

DATE OF APPEAL: July 6, 2026

RESPONDENT: EIGHT BLOCK LTD

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 7706 - 97 AVENUE NW

LEGAL DESCRIPTION: Plan 6258HW Blk 5 Lot 48, Plan 2522483 Blk 5 Lot 48B

ZONE: RS - Small Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

DISTRICT PLAN: Southeast District Plan

<i>Grounds for Appeal</i>

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

I have multiple concerns including, but not limited to; drainage, impact to utilities, height, setbacks, parking etc.

<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).

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(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)

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- (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;

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- (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.

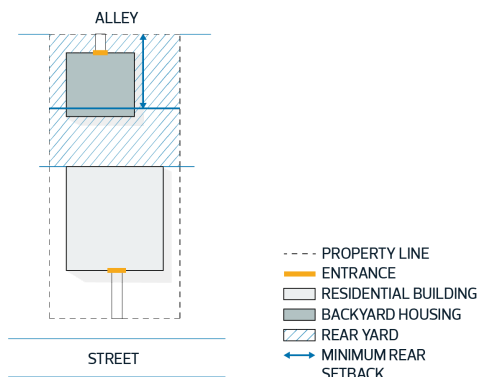
Under section 8.20, **Semi-detached Housing** means:

a building that contains 2 principal Dwellings that share, in whole or in part, a common vertical party wall. Each Dwelling has individual, separate and direct access to ground level. This does not include Duplex Housing.



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, **Secondary Suite** means:

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

Under section 8.20, **Dwelling** means:

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

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

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

<i>Previous Subdivision and Development Appeal Board Decisions</i>

Application Number	Description	Decision
SDAB-D-26-094	To construct a Residential Use building in the form of a 4 Dwelling Backyard House with Garage.	May 8, 2026; The appeal is DENIED and the decision of the Development Authority is CONFIRMED . The development is GRANTED as applied for to the Development Authority.
SDAB-D-26-093	To construct a Residential Use building in the form of a Semi-Detached House with unenclosed front porches, balconies, and to develop Secondary Suite(s) in the Basement and main floors.	May 8, 2026; The appeal is DENIED and the decision of the Development Authority is CONFIRMED . The development is GRANTED as applied for to the Development Authority.

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: 631124272-002 Application Date: SEP 29, 2025 Printed: June 22, 2026 at 1:47 PM Page: 1 of 5			
		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) 7706 - 97 AVENUE NW Plan 2522483 Blk 5 Lot 48B			
		Specific Address(es) Suite: G1, 7706 - 97 AVENUE NW Suite: G2, 7706 - 97 AVENUE NW Suite: G3, 7706 - 97 AVENUE NW Suite: G4, 7706 - 97 AVENUE NW Entryway: G1, 7706 - 97 AVENUE NW Entryway: G2, 7706 - 97 AVENUE NW Entryway: G3, 7706 - 97 AVENUE NW Entryway: G4, 7706 - 97 AVENUE NW Building: G1, 7706 - 97 AVENUE NW			
Scope of Permit To construct a Residential Use building in the form of a multi-unit Backyard House (2 Dwellings without Garage and 2 Secondary Suites).					
Details <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 50%;"> 1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping </td> <td style="vertical-align: top; width: 50%;"> 2. Number of Principal Dwelling Units To Construct: 0 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development </td> </tr> </table>				1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 0 4. Number of Secondary Suite Dwelling Units to Construct: 4 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
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Development Permit Decision Approved Issue Date: Jun 22, 2026 Development Authority: ZENG, KATHY Subject to the Following Conditions Zoning Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a multi-unit Backyard House (2 Dwellings without Garage and 2 Secondary Suites). The development must be constructed in accordance with the approved drawings. 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). A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2). Pathway(s) connecting the main entrance of the 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). Facades facing an Alley must have outdoor lighting that complies with Section 5.120 (Subsection 6.10.12).					
P0702003					

Development Permit

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).

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).

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

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

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

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

Subject to the Following Advisements

Zoning Advisements:

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

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

Vehicles parking within legal alley/ road right-of-way may result in enforcement measures.

An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act, or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).

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

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

In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.

City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage.

The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval. For more information on Lot Grading requirements, plans and inspections refer to the website: https://www.edmonton.ca/residential_neighbourhoods/residential-lot-



Project Number: **631124272-002**
 Application Date: SEP 29, 2025
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Development Permit

grading

Future inspections may occur to ensure the building is not operating as a Lodging House.

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

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

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

The fire safety plan required for construction and demolition sites in accordance with Article 2.8.1.1. of Division B shall be provided to the fire department as the authority having jurisdiction. Edmonton Fire Rescue Services may review your plan prior to a site visit and/or at the initial construction site safety inspection upon commencement of construction.

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

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

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

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

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

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

Reference: NFC(2023-AE) 5.6.1.2 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.

https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-plan-construction-sites

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,

Matthew McKellar

FSCO Group B, Level II

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



Project Number: **631124272-002**
 Application Date: SEP 29, 2025
 Printed: June 22, 2026 at 1:47 PM
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Development Permit

Waste Services Advisements:

Waste Services has reviewed the proposed plan "PLOT PLAN" dated 2026-04-02 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.

Refer to Developer Standards for Residential Waste Collection for developments receiving residential collection.

To help in planning and designing your development, please refer to Bylaw 20363 to review clauses related to:

Access to containers and removal of obstructions.

Container set out, and

The responsibility for wear and tear or damages.

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

Please note:

Residents would be required to share their food scraps carts.

Residents will be required to set out garbage and food scraps carts on collection day as per the set-out instructions.

Residents would use blue bags for recycling.

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

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

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

P0702003



Project Number: **631124272-002**

Application Date: SEP 29, 2025

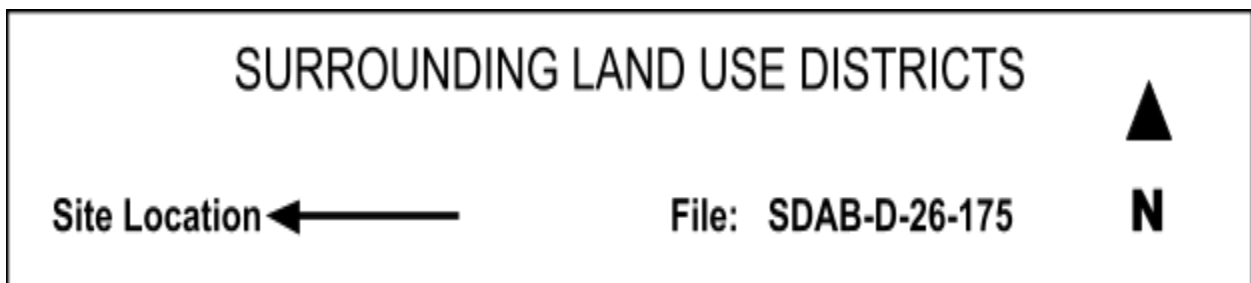
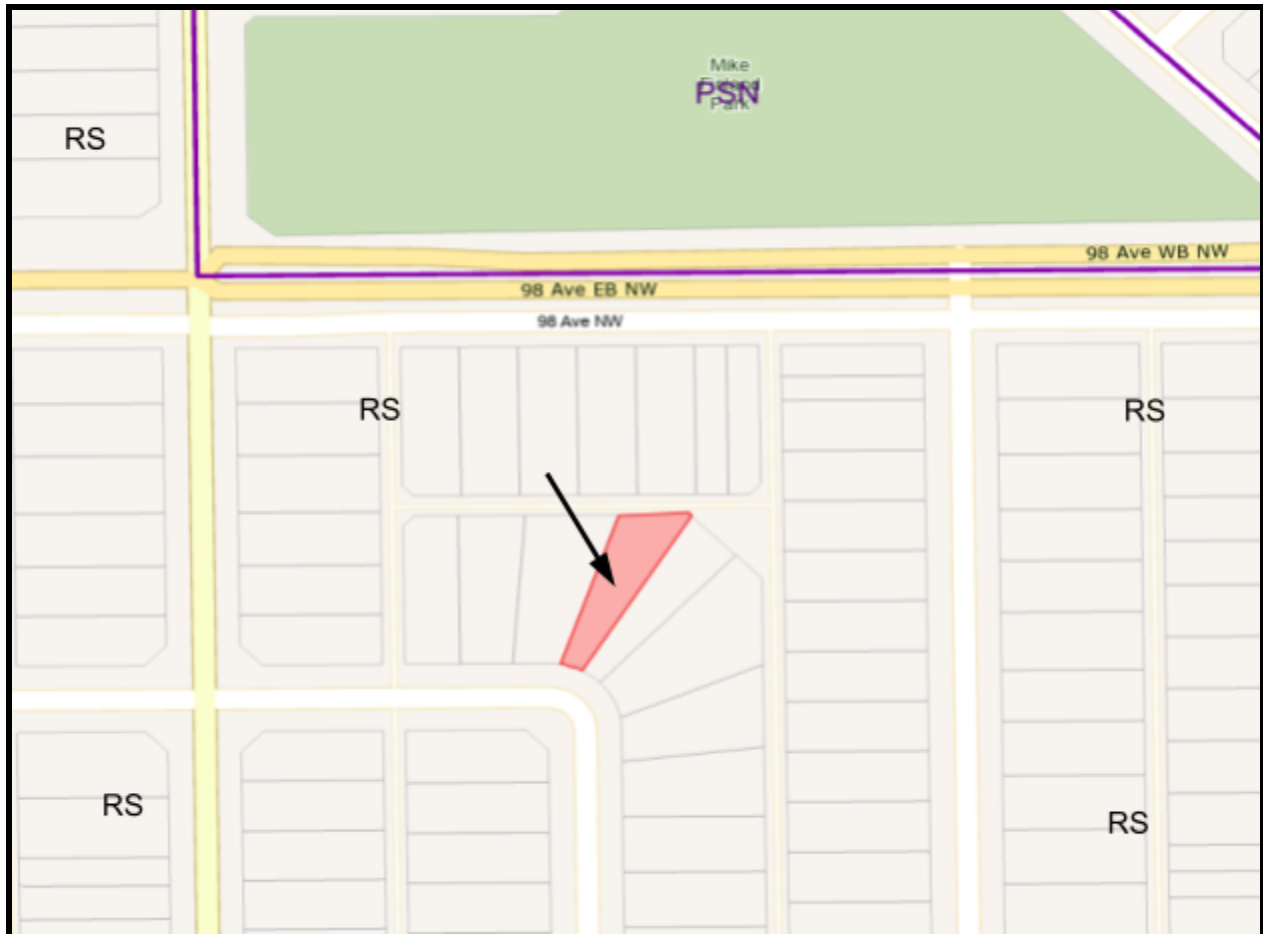
Printed: June 22, 2026 at 1:47 PM

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Development Permit

Fees	Fee Amount	Amount Paid	Receipt #	Date Paid
Dev. Application Fee	\$615.00	\$615.00	264071001001837	Sep 29, 2025
Lot Grading Fee	\$490.00	\$490.00	264071001001837	Sep 29, 2025
Total GST Amount:	\$0.00			
Totals for Permit:	\$1,105.00	\$1,105.00		

P0702003



ITEM I: 9:00 A.M.

FILE: SDAB-D-26-176

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 631121790-002

APPLICATION TO: Construct a Residential Use building in the form of a Semi-Detached House with unenclosed front porches, balconies, and to develop Secondary Suite(s) in the Basement and main floors

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DEVELOPMENT AUTHORITY: Approved with Conditions

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OF SUBJECT PROPERTY: 7706 - 97 AVENUE NW

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

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Details <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> 1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping </td> <td style="width: 50%; vertical-align: top;"> 2. Number of Principal Dwelling Units To Construct: 2 4. Number of Secondary Suite Dwelling Units to Construct: 2 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development </td> </tr> </table>				1. Titled Lot Zoning: R5 3. Overlay: 5. Statutory Plan: 7. Neighbourhood Classification: Redeveloping	2. Number of Principal Dwelling Units To Construct: 2 4. Number of Secondary Suite Dwelling Units to Construct: 2 6. Backyard Housing or Secondary Suite Included?: Yes 8. Development Category / Class of Permit: Permitted Development
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Development Permit Decision Approved Issue Date: Jun 22, 2026 Development Authority: ZENG, KATHY Subject to the Following Conditions Zoning Conditions: This Development Permit authorizes the construction of a Residential Use building in the form of a Semi-Detached House with unenclosed front porches, balconies, and to develop Secondary Suite(s) in the Basement and main floors. The development must be constructed in accordance with the approved drawings. 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). Landscaping must be installed and maintained in accordance with Section 5.60. A minimum Soft Landscaped area equal to 30% of the total Lot area must be provided (Subsection 5.60.3.2). Pathway(s) connecting the main entrance of the Dwelling directly to an Abutting sidewalk or to a Driveway must be a minimum unobstructed width of 0.9 m (Subsection 5.80.2.1.1). Unenclosed steps require a minimum setback of 0.6 m from Lot lines (Subsection 2.10.4.6.). If the unenclosed steps are oriented					
P0702003					

Development Permit

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 m², 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.)

Vehicular access from 97 Avenue is not permitted. (Subsection 2.10.6.1).

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

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

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

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

Transportation Conditions:

The existing sidewalk connection in the right-of-way must be removed and the boulevard restored to grass, as per the City of Edmonton Complete Streets Design and Construction Standards.

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

There may be utilities within the road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Utility Safety Partners (Online: <https://utilitysafety.ca/wheres-the-line/submit-a-locate-request/>) (1-800-242-3447) 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.

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:

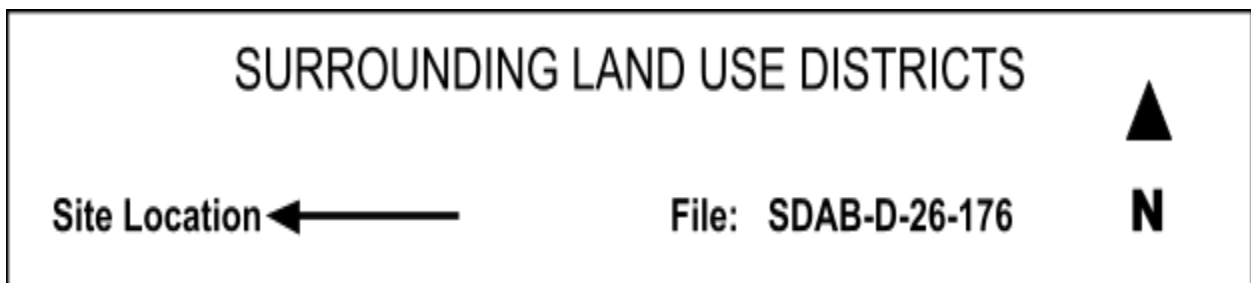
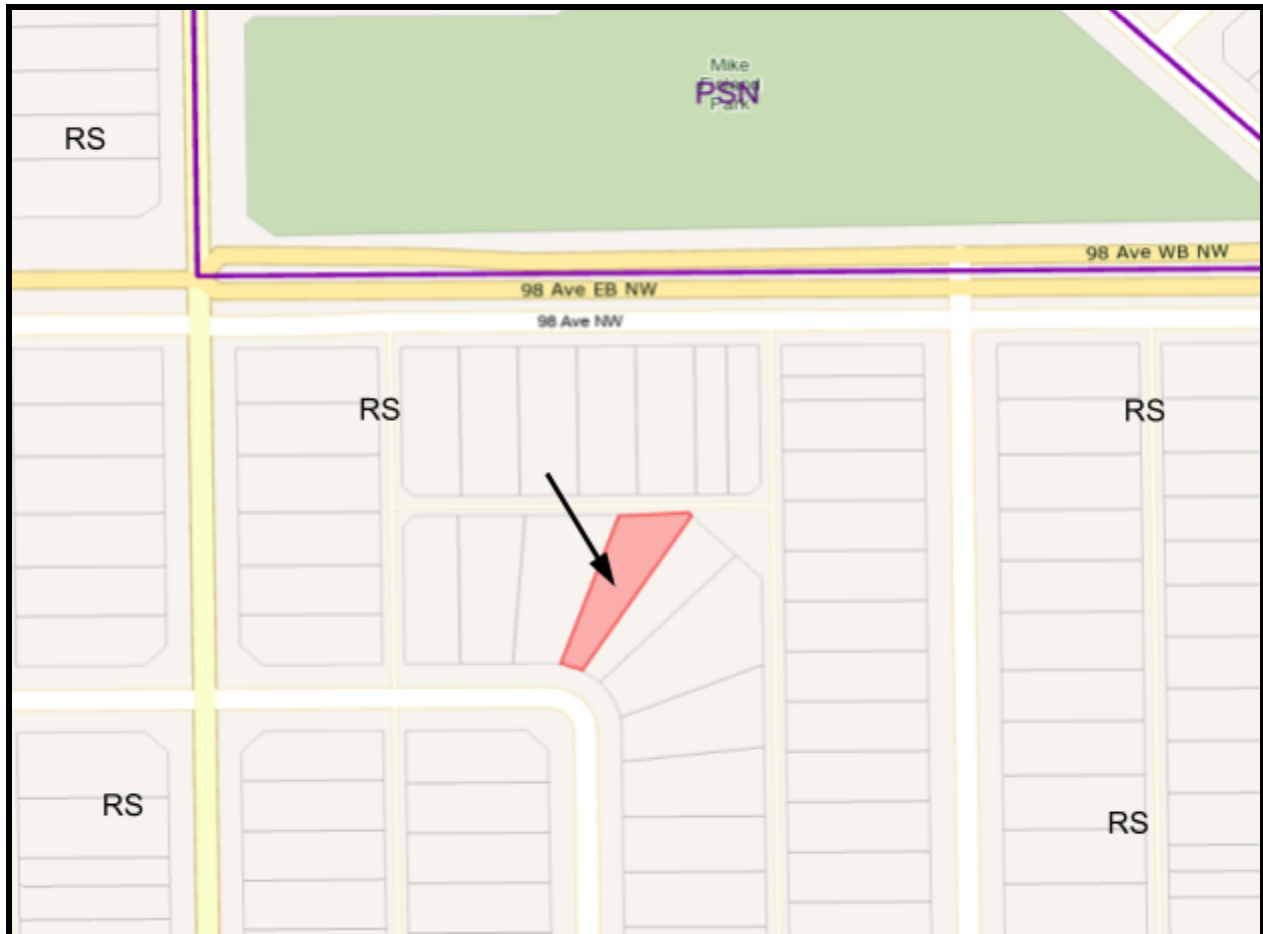
https://www.edmonton.ca/business_economy/oscam-permit-request.aspx

Any alley, sidewalk or boulevard, shared use path damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner. The applicant is responsible to contact Trevor Singbeil of Development Inspections at trevor.singbeil@edmonton.ca for an onsite inspection 72 hours prior to and following construction of the access. In Trevor's absence, please contact developmentinspections@edmonton.ca

Subject to the Following Advisements

Zoning Advisements:

	Project Number: 631121790-002 Application Date: SEP 29, 2025 Printed: June 22, 2026 at 11:47 AM Page: 3 of 3																									
Development Permit																										
Unless otherwise stated, all above references to "subsection numbers" refer to the authority under the Zoning Bylaw. Any future deck enclosure or cover requires a separate development and building permit approval. Vehicles parking within legal alley/ road right-of-way may result in enforcement measures. An issued Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act, or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1). Any proposed change from the original issued Development Permit may be subject to a revision/re-examination fee. The fee will be determined by the reviewing planner based on the scope of the request and in accordance with current fee schedules. A review fee may be collected for each change request. All work within 5 metres of City of Edmonton trees or 10 metres of a City of Edmonton natural stand will require a Public Tree Permit in accordance with Bylaw 18825. For more information on tree protection and Public Tree Permits please see https://www.edmonton.ca/residential_neighbourhoods/gardens_lawns_trees/public-tree-permit. All new installations, above and below ground, within 5m of a City tree require forestry consultation. In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees. City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. The site must be graded in accordance with its approved lot grading plan. Any proposed change from the original approved lot grading plan must be submitted to lot.grading@edmonton.ca for review and approval. For more information on Lot Grading requirements, plans and inspections refer to the website: https://www.edmonton.ca/residential_neighbourhoods/residential-lot-grading Future inspections may occur to ensure the building is not operating as a Lodging House. 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.																										
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ITEM III: 1:30 P.M.FILE: SDAB-D-26-177AN APPEAL FROM THE DECISION OF THE DEVELOPMENT PLANNER

APPELLANT:

APPLICATION NO.: 604956135-002

APPLICATION TO: Construct a Residential Use development in the form of Cluster Housing with Multi-unit Housings (total of 158 Dwellings) with Commercial Uses and Community Uses (Child Care for a maximum of 100 children) on main floor and with an underground Parkade

DECISION OF THE
DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: June 5, 2026

DATE OF APPEAL: June 30, 2026

RESPONDENT: EFG Architects Inc

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY: 6720 - 2 AVENUE SW

LEGAL DESCRIPTION: Plan 3027KS Blk 1 Lot Q

ZONE: RM - Medium Scale Residential Zone

OVERLAY: N/A

STATUTORY PLAN(S): Ellerslie Area Structure Plan
Ellerslie Neighbourhood Structure Plan

DISTRICT PLAN: Ellerslie District Plan

Grounds for Appeal

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

I'd like to file an appeal for the building of 158 multi unit housing plus 100 children childcare center on the corner of 66st and 2av SW Edmonton.

I have huge safety concerns about adding anymore developments to 66st between 23av and Ellerslie Rd. This section is the only part of 66st that crosses the whole city that isn't twinned.

Between 23av and Ellerslie there is already 2 schools, 1 Islamic school/Mosque, 1 Temple another Temple being built, 1 Massive church that already uses police to direct traffic every Sunday. It's bumper to bumper most days from 23av NW to Ellerslie. How is the city permitting more development on a road that can't handle the traffic that it already has now. People use 2av SW (residential road) to bypass 66 st already and it will only get worse if this is approved to build before infrastructure is built to support it.

Also how is the city permitting a 100 childrens childcare center next to 3 schools already and 1 daycare that will share the property line with this building? This doesn't seem logical / legal zoning at all.

I have parking concerns as these building also charge tenants for the underground arcade and units rent them out to long term parking to make up money. Then the tenants parking all over residents streets, which the city has to come in and then charge permits to park there. It already happens on 4av SW and 50st. I know this isn't something this board deals with. But it adds to the need to deal with the small roads in the area first.

Theres car crashes weekly if not every other week at the intersection of 66st and 2av SW because of bus stops and people trying to turn into the Treehouse daycare center there already.

Please this is a huge safety concern, nothing should get built in this area before dealing with twinning 66st and or if the city is adding On and Off ramps from 66st to Anthony Henday ring road. It will cost the city so much more money to deal with these issues later.

<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 2.40.2.10, a **Child Care Service** is a **Permitted Use** in the **RM - Medium Scale Residential Zone**.

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

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.

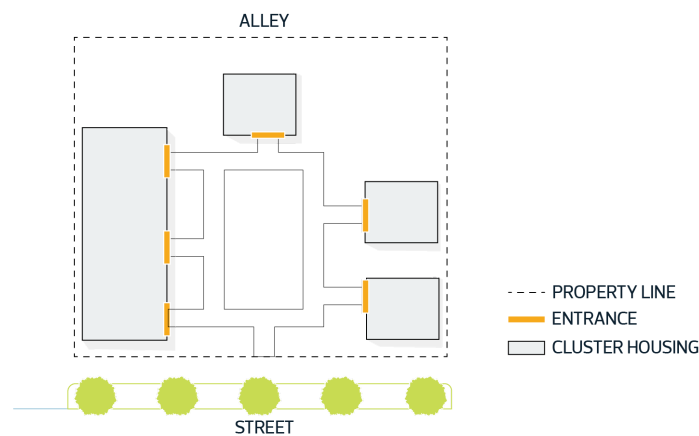
Under section 8.10, a **Child Care Service** means:

a development that provides temporary care and supervision of children. This Use includes facility-based early learning and child care programs. This Use does not include a Home Based Business operating as Home Based Child Care.

Typical examples include: daycares, out-of-school care, and preschools.

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

a housing arrangement consisting of 2 or more principal residential buildings, other than Backyard Housing, on a Site that includes common property, such as communal Parking Areas, private roadways, Pathways, Amenity Areas, or maintenance areas that are shared.



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.

Under section 8.20, **Parkade** means:

a structure that includes 1 or more Parking Areas and 1 or more Drive Aisles and which may be composed of multiple levels above or below ground. It does not include a Surface Parking Lot.

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.

Setbacks

Section 2.40.4.4 states:

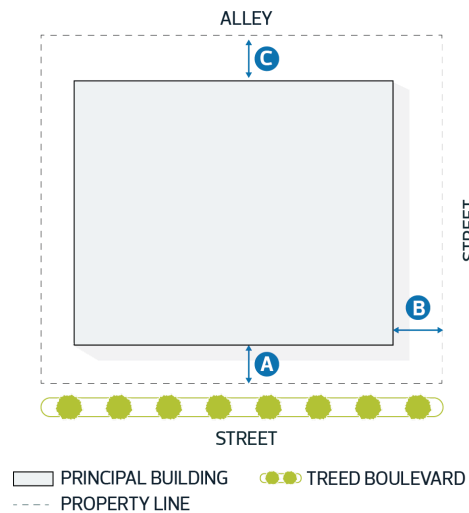
Development must comply with Table 4.4:

Table 4.4. Building Regulations

Setbacks Abutting Streets

Subsection	Regulation	Value	Symbol
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4.4.3.	Minimum Setback where a Treed Boulevard is not present	4.5 m	B
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Diagram for Subsections 4.4.2, 4.4.3, and 4.4.5

Under section 8.20, **Setback** means “the distance that a development, or a specified portion of a development, must be from a Lot line. A Setback is not a Yard. A Setback only applies to development on or above ground level.”

Development Planner’s Determination

Setback- The minimum Setback where a Treed Boulevard is not present is 3.0m instead of 4.5 m; (Subsection 2.40.4.4.3)

[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: 604956135-002 Application Date: JUN 02, 2025 Printed: June 8, 2026 at 10:33 AM Page: 1 of 14	
	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)	
	6720 - 2 AVENUE SW Plan 3027KS Blk 1 Lot Q	
	Specific Address(es) Suite: 1, 6748 - 2 AVENUE SW Suite: 1, 6752 - 2 AVENUE SW Suite: 1, 6756 - 2 AVENUE SW Suite: 1, 6760 - 2 AVENUE SW Suite: 1, 6764 - 2 AVENUE SW Suite: 1, 6768 - 2 AVENUE SW Suite: 101, 6772 - 2 AVENUE SW Suite: 102, 6772 - 2 AVENUE SW Suite: 103, 6772 - 2 AVENUE SW Suite: 104, 6772 - 2 AVENUE SW Suite: 105, 6772 - 2 AVENUE SW Suite: 106, 6772 - 2 AVENUE SW Suite: 107, 6772 - 2 AVENUE SW Suite: 108, 6772 - 2 AVENUE SW Suite: 109, 6772 - 2 AVENUE SW Suite: 110, 6772 - 2 AVENUE SW Suite: 111, 6772 - 2 AVENUE SW Suite: 112, 6772 - 2 AVENUE SW Suite: 113, 6772 - 2 AVENUE SW Suite: 114, 6772 - 2 AVENUE SW Suite: 2, 6748 - 2 AVENUE SW Suite: 2, 6752 - 2 AVENUE SW Suite: 2, 6756 - 2 AVENUE SW Suite: 2, 6760 - 2 AVENUE SW Suite: 2, 6764 - 2 AVENUE SW Suite: 2, 6768 - 2 AVENUE SW Suite: 201, 6740 - 2 AVENUE SW Suite: 201, 6772 - 2 AVENUE SW Suite: 202, 6740 - 2 AVENUE SW Suite: 202, 6772 - 2 AVENUE SW Suite: 203, 6740 - 2 AVENUE SW Suite: 203, 6772 - 2 AVENUE SW Suite: 204, 6740 - 2 AVENUE SW	
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Details <table border="1"> <tbody> <tr> <td>Development Category: Discretionary Development</td> <td>Gross Floor Area (sq.m.): 15649.15</td> </tr> <tr> <td>Lot Grading Needed?: Y</td> <td>New Sewer Service Required: N</td> </tr> <tr> <td>NumberOfMainFloorDwellings: 63</td> <td>Overlay: APO - Airport Protection Overlay</td> </tr> <tr> <td>Site Area (sq. m.): 11834.09</td> <td>Statutory Plan: Ellerslie ASP Consolidation</td> </tr> </tbody> </table>		Development Category: Discretionary Development	Gross Floor Area (sq.m.): 15649.15	Lot Grading Needed?: Y	New Sewer Service Required: N	NumberOfMainFloorDwellings: 63	Overlay: APO - Airport Protection Overlay	Site Area (sq. m.): 11834.09	Statutory Plan: Ellerslie ASP Consolidation
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Development Permit Decision Approved Issue Date: Jun 05, 2026 Development Authority: ANGELES, JOSELITO Subject to the Following Conditions GENERAL CONDITIONS: This Development Permit authorizes the construction of a Residential Use development in the form of Cluster Housing with Multi-unit Housings (total of 158 Dwellings) with Commercial Uses and Community Uses (Child Care for a maximum of 100 children) on main floor and with an underground Parkade. The development must be constructed in accordance with the approved plans. Any revisions to the approved plans require a separate Development Permit application. 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). 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).									
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Development must comply with the Edmonton International Airport Zoning Regulations, C.R.C., c. 81, as amended, and the Edmonton International Airport Vicinity Protection Area Regulation, Alta Reg 55/2006, as amended (Subsection 2.270.3.1).

LANDSCAPING:

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 \$152,816.48 to ensure 100% of the minimum landscaping is provided and maintained for two growing seasons. The Landscape Security may take the following forms:

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

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

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

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

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

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).

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

TRANSPORTATION PLANNING 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 2 Avenue SW to an urban collector roadway standard, including the removal of the existing 4.3 m wide culvert crossing site access to 2 Avenue SW, located approximately 52 m west of the east property line;
- b) Construction of a southbound right turn-bay on 66 Street SW at the 2 Avenue SW intersection, with removal and reconstruction of the shared-use path and installation of utilities as required;
- c) Construction of a 7.5 m commercial crossing access to 2 Avenue SW, located approximately 35 m from the east property line; and,
- d) Construction of a 7.5 m commercial crossing access to 2 Avenue SW, located approximately 38 m from the west 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 Susana Maki (susana.maki@edmonton.ca) of the Development Servicing Agreements Unit.

- Engineering Drawings are required for the Agreement. The owner is required to have a Civil Engineer submit stamped engineering drawings for approval by the City of Edmonton.
- This Agreement will require a deposit to act as security for this Agreement.
- The applicant must contact Trevor Singbeil of Development Inspections at 780-496-7019 to arrange for a pre-construction

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meeting, 72 hours prior to removal or construction within City road right-of-way.

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

3. 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.

4. 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

5. Any sidewalk, boulevard or shared use path damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Subsection 7.150.5.6 of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner. The applicant is responsible to contact Trevor Singbeil of Development Inspections at trevor.singbeil@edmonton.ca for an onsite inspection 72 hours prior to and following construction. In Trevor's absence, please contact developmentinspections@edmonton.ca.

EPCOR WATER SERVICES CONDITIONS:

1. Prior to the release of drawings for Building Permit review (except for Building Permits for demolition, excavation, or shoring), a servicing agreement is required.

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.

Subject to the Following Advisements

GENERAL ADVISEMENTS:

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

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.

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3. An issued Development Permit means that the proposed development has been reviewed against the provisions of the Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act, the Historical Resource Act or any caveats, restrictive covenants or easements that might be attached to the Site (Subsection 7.110.2.1).

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

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

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

7. In the event that tree removal or relocation is required on City of Edmonton land, including road right-of-way, all costs associated with the removal or relocation will be borne by the owner/applicant as per the City of Edmonton Corporate Tree Management Policy (C456C). City of Edmonton Forestry will schedule and carry out any and all required tree work. Contact Urban Forestry at City Operations, Parks and Roads Services (311) a minimum of 4 weeks prior to construction, to remove and/or relocate the trees.

8. City of Edmonton Drainage Bylaw 18093 requires this site to obtain an approved lot grading plan prior to the construction of any buildings, additions to buildings, or alterations of surface drainage. A site mechanical plan stamped by a professional engineer showing water and sewer services, stormwater management calculations and the proposed lot grading design must be submitted to EPCOR Infill Water and Sewer Servicing for review. Following EPCOR's review, the grading plan is forwarded to Development Services for final review and approval. New plan submissions can be made via EPCOR's Builder and Developer web portal in My Account. Visit epcor.com/newconnection 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.

9. Contact Customer Engineering Services at CES@epcor.com for any requests for the modification, relocation, and/or removal of existing EPCOR facilities. Ensure to consult with EPCOR power regarding limits of approach while constructing or working in close proximity to power lines. Any costs associated with relocations and/or removal shall be at the expense of the owner/applicant.

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

FIRE RESCUE SERVICES ADVISEMENTS:

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

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

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

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

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A Fire SCO may attend a site at any reasonable hour and will review the FSP. The owner or constructor must have the FSP in place and ready for review in accordance with section 5.6 of the NFC(AE).	
You can locate a copy of the FSP guide for your reference here: https://www.edmonton.ca/sites/default/files/public-files/FireSafetyPlanGuide.pdf?cb=1692102771	
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,⁹ b) be accessible, and c) have an unobstructed clearance of not less than 2 m at all times.	
Kind Regards, Gisele Godwin FSCO Group B, Level II, Group C, Group E Please send ALL FRS DP review inquiries to cmsfpts@edmonton.ca	
EPCOR WATER SERVICES ADVISEMENTS:	
1. To meet the requirements of City of Edmonton Design and Construction Standards Volume 4 (April 2021), and as indicated in LDA21-0152, the construction of a 300 mm water main along 2 Avenue SW is required. The infrastructure includes extension of the existing watermain on 2 Avenue SW from the flush point (FP2714) west of 66 Street SW to the west property line of Lot Q with hydrants at 90 m spacing, more or less as shown in the attachment (DP604956135-002_EPCOR Water Enclosure) will be required to support development of the site at the applicant's/owner's expense. This work can be undertaken under a City of Edmonton Servicing Agreement (Development.Coordination@edmonton.ca).	
1a. All new water infrastructure must be designed by a qualified engineer and reviewed by EPCOR Water.	
2. The site is currently not serviced with water. A new service may be constructed off the required infrastructure along 2 Avenue SW.	
3. 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.	
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 metering and inquiries regarding meter settings please contact EPCOR's Water Meter Inspector at EWSinspections@epcor.com or 780-412-3850.	
6. 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.	
7. In reference to City of Edmonton Bylaw 19626 (EPCOR Water Services Bylaw), a private service line must not cross from one	
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separately titled property to another separately titled property even if these properties are owned by the same owner. Refer to the City of Edmonton Design and Construction Standards, Volume 4, Water Service Requirements drawings WA-005-11a and WA005-11b for permitted water service configurations. 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. DRAINAGE ASSESSMENT ADVISEMENTS: This advice identifies the development assessments applicable to the property at 6772 - 2 Avenue SW, Plan 3027KS Blk 1 Lot Q, Ellerslie. APPLICABLE ASSESSMENTS 1. Permanent Area Contribution (PAC) The PACs must be paid by entering into a servicing agreement, which will be prepared by Sustainable Development. The applicant/owner should contact Susana Maki at 780-423-6889 upon issuance of the Development Permit when he/she is ready to initiate the servicing agreement and make payment. The proposed development area is 1.1822 ha. The assessment area is obtained from the City's information, a computer program called POSSE. The following is for information purposes, and the rates are in the year 2026. The final PAC amounts will be based on the prevailing rates at the time the applicant/owner pays and enters into a servicing agreement with the City. <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Development Assessment</th> <th style="text-align: left;">Rate</th> <th style="text-align: left;">Permanent Area Contributions</th> </tr> </thead> <tbody> <tr> <td>Ellerslie Interchange Storm Sewer (2025 Rate):</td> <td>1,910/ha</td> <td></td> </tr> <tr> <td>Ellerslie Area Master Plan (2025 Rate):</td> <td>\$225/ha</td> <td></td> </tr> <tr> <td>Whitemud/Blackmud Creek Erosion Protection (2025 Rate):</td> <td>\$3,046/ha</td> <td></td> </tr> <tr> <td>Arterial Roadway Assessment (ARA) – Ellerslie (2025 Rate):</td> <td>\$213,492/ha</td> <td></td> </tr> <tr> <td>Signal (2025 Rate):</td> <td>\$10,722/ha</td> <td></td> </tr> </tbody> </table> 2. Sanitary Sewer Trunk Charge (SSTC) · SSTC applies to the lot in question; however, SSTC charges are being paused until December 31, 2026. Therefore, SSTC is deferred for this development permit application, DP#604956135-002. SSTC may be applied for at the time of a future subdivision, development permit, or servicing connection application. For informational purposes, the following SSTC rates apply to the year 2026. SSTC rate depends on the type of development: 1 – Industrial / Commercial / Institution: \$8,818 per hectare 2 – One or two Dwelling Residential (no secondary, garden, or garage suite): \$1,764 per dwelling 3 – Two Dwellings Residential (one secondary, garden, or garage suite): \$1,764 per dwelling for secondary garden or garage suite \$781 4 – Multi-Family Residential: \$1,259 per dwelling The SSTC charge should be paid when the development permit or sanitary services connection application is made.		Development Assessment	Rate	Permanent Area Contributions	Ellerslie Interchange Storm Sewer (2025 Rate):	1,910/ha		Ellerslie Area Master Plan (2025 Rate):	\$225/ha		Whitemud/Blackmud Creek Erosion Protection (2025 Rate):	\$3,046/ha		Arterial Roadway Assessment (ARA) – Ellerslie (2025 Rate):	\$213,492/ha		Signal (2025 Rate):	\$10,722/ha	
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Development Permit

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

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

Additional Notes

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

Permanent Area Contributions

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

Sanitary Servicing Strategy Expansion Assessment

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

Arterial Roadway Assessment

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

Sanitary Sewer Trunk Charge

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

WASTE MANAGEMENT SERVICES ADVISEMENTS:

Waste Services has reviewed the proposed plan "A1.0" dated 08/06/2025 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 110 dwellings would receive Communal Collection. It requires 13.8 cubic yards of garbage service, 20.4 cubic yards of recycling service and 3.0 cubic yards of food scraps per week. Below shows the frequency, quantity and size of containers which will be provided.

Collection Location 1:

Garbage:

1 x 3 cubic yard container collected 2 times per week, and

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

Recycle:

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

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

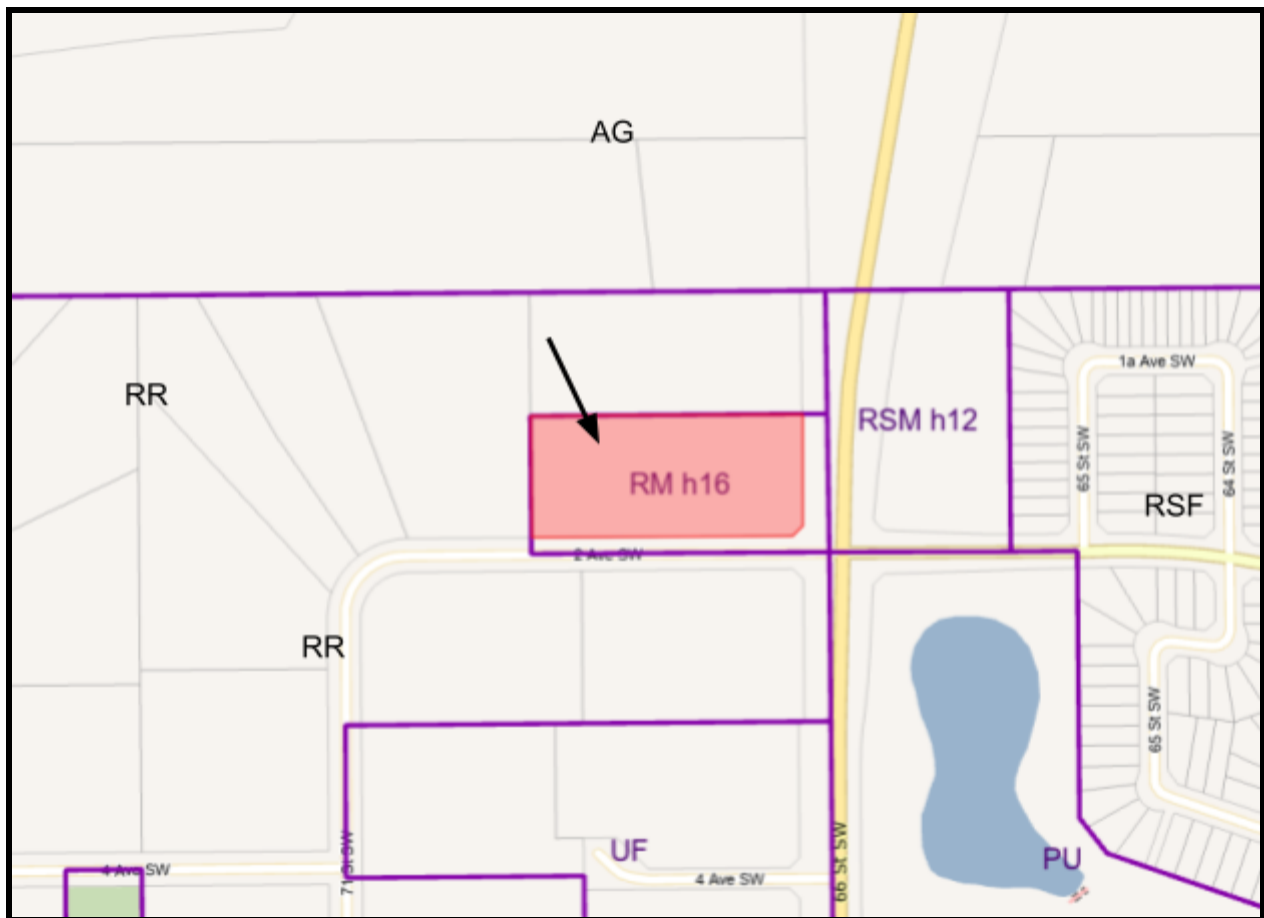
Food Scrap:

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

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.

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SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-26-177

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