

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Thursday, 9:00 A.M.
January 31, 2019**

**Hearing Room No. 3
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

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

I	9:00 A.M.	SDAB-D-19-013	Construct additional 58 Dwellings (new total number of Dwellings 236) to an existing Lodging House/Apartment Housing (Court building - 8403 142 Street NW) and construct exterior alterations (reconfigure the parking and landscaping area) 8311 - 142 Street NW 8403 - 142 Street NW Project No.: 277039391-002
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II	9:00 A.M.	SDAB-D-19-014	Construct additions and interior alterations to an existing Lodging House/Apartment Housing (expansions/landscaping, pergola on main floor, a roof patio on 2nd floor and to reduce the total number of Dwellings from 236 to 209 for Court building - 8403 142 Street NW) 8311 - 142 Street NW 8403 - 142 Street NW Project No.: 277039391-004
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NOTE: *Unless otherwise stated, all references to “section numbers” refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-19-013

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY
ADJACENT PROPERTY OWNERS

APPELLANT(S):

APPLICATION NO.:

277039391-002

APPLICATION TO:

Construct additional 58 Dwellings (new total number of Dwellings 236) to an existing Lodging House/Apartment Housing (Court building - 8403 142 Street NW) and construct exterior alterations (reconfigure the parking and landscaping area)

DECISION OF THE
DEVELOPMENT AUTHORITY:

Approved with conditions

DECISION DATE:

December 14, 2018

DATE OF APPEAL(S):

January 7, 8, and 9, 2019

NOTIFICATION PERIOD:

December 20, 2018 through January 10, 2019

RESPONDENT:

ONPA Architects

MUNICIPAL DESCRIPTION
OF SUBJECT PROPERTY:

8311 - 142 Street NW
8403 - 142 Street NW

LEGAL DESCRIPTION:

Plan 6269KS Blk 21 Lots 3U, 2, 4, and 1B
Plan 8821521 Blk 21 Lot 1A

ZONE:

DC2.970 Site Specific Development
Control Provision

OVERLAY:

N/A

STATUTORY PLAN:

N/A

Grounds for Appeal

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

T. H. (Appellant No. 1)

This development permit is confusing and needs further review.

Reference City File # 277039391 - 002 (8319 - 142 Street, Canterbury Manor)

and # 277039391 - 004 (8403 - 142 Street, Canterbury Court)

I received the above development permit notices just before the start of the Christmas Holiday Season and was only recently able to access the plans. I was able to meet with Joselito Angeles at development services on Friday, January 4, who patiently reviewed the plans with me. I questioned the use of two development permits, with separate addresses as I found this to be confusing and misleading. Mr Angeles had no explanation for the two separate addresses; he assured me that it was all one development, so I have lumped the two together in submitting my appeal.

The number of parking stalls planned (114 in total: 66 underground, 38 surface stalls) is inadequate for the projected development. As the property now falls under DC 2 zoning there is some room for special considerations. I was told the proposed development - expansion of an existing retirement residence - met the minimum parking requirement at the time the rezoning was approved. This needs to be re-evaluated. With the new addition there will be 128 units in the 'manor', 155 in the 'court' and 58 in the new building. This is a total of 341 dwellings. Parking is required for residents. The nature of the development also carries with it a high need for visitor parking: friends and family of the residents, medical personnel and volunteers. There is also a high ratio of staff to residents which must be considered. I would estimate staff alone for 341 units to be approximately 80 - 100 individuals or more.

I am aware that at the time of the rezoning application, on street parking was considered to be under-utilized. Since that time two significant changes have taken place which have reversed the situation. Problems are already occurring without the new addition.

1. A new staff entrance was created on the rear of Canterbury Court, opening directly onto 141 street. Staff are directed to park on the street. This has led to congestion on 141 street. The corner of 85 avenue and 141 street is a particular concern. Two vehicles can no longer pass in the roadway, and vehicles parked near the corner are obstructing visibility for both drivers and pedestrians. This is especially dangerous for neighbourhood children crossing the intersection to reach Laurier Heights Elementary School on 142 street.

85 avenue is a major entrance into the Laurier Heights neighbourhood streets located east of Canterbury Court. 141 street is the only road access into the crescent on 140 street between 82 and 84 avenues.

I have had the personal experience of a family member with an unstable medical condition which resulted in numerous 911 calls. I question whether emergency vehicles would now be able to access 141 street or the 140 street crescent with the current roadway congestion.

2. 142 street between 85 avenue and 80 avenue is now designated as a 30 km per hour school zone. Neighbourhood drivers, including Canterbury residents entering the underground parkade on 80 avenue, are using 141 street as an alternative to driving through the school zone. The traffic has increased. 141 street is a narrow residential street, it was not designed with the set back found on 142 street. While I agree it is prudent to reduce the traffic past the school, the line of parked vehicles now present on 141 is further narrowing the roadway and creating a problem.

My home is located on 141 street directly east of Canterbury court. I would like to see the parking requirements reviewed and increased now, before construction of the new building begins.

722383 Alberta Inc. (Appellant No. 2)

The increase in the number of dwellings will exacerbate parking. Visitors and staff park on our shopping center lot which interferes with the malls tenants' businesses. Their staff and customers will have difficulty parking on the shopping centre's lot. The number of parking lots approved by the City to deal with parking on the proposed development does not accord with reality.

S. C. (Appellant No. 3)

What are the costs of one child being killed by traffic? We ask you to hold Canterbury Foundation accountable for their actions and mitigate the risk of a serious accident.

We ask to cancel any permit for additional construction for Canterbury Court and mandate additional underground parking or parking arrangement be made to accommodate staff and visitor parking.

The concerns are as follows

1. Near misses with Children being hit at the crosswalks due to parking infractions by Canterbury staff and blindspots created at the intersections of 85ave/141street and 80ave/141Street
2. Canterbury's staff disregard for safety as U-Turns at all hours, driving over lawns, flashing light into houses at night, speeding, noise from speeding, and short cuts through the neighborhood.
3. Congested parking making access for emergency vehicles access difficult
4. Consistent violations by staff in no parking zones causing potential accidents
5. Canterbury has been non-communicative and helpful in mitigating the risk. Some examples include: to move the staff entrance, not directing staff to park on the back, tree removal that creates a hazard for and intersection blind spot, or a recourse for negligent parking by staff.
6. One area of concern is number of employees. The Canterbury Annual report for 2014 indicates 170 employees, 2018 indicates 195 and LinkedIn (managed by Canterbury) indicates over 200 employees. The true number of employees as this information appears misleading and increasing with no consideration for parking and traffic.

We ask you to hold Canterbury accountable for creating this hazard, and not working with community and city for resolution to this hazard. We ask the city to support the people who pay taxes and feel we're being bullied by corporations. Meetings with Scott Belarnisca the board chair has proven too be very difficult as there appears to be non-accommodating to help on small items (i.e: two hour parking, moving staff entrance, or trimming of tree, etc).

Thank on behalf of many concerned residents and business owners for consideration of this request

ITEM II: 9:00 A.M.

FILE: SDAB-D-19-014

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN ADJACENT PROPERTY OWNER

APPELLANT:

APPLICATION NO.: 277039391-004

APPLICATION TO: Construct additions and interior alterations to an existing Lodging House/Apartment Housing (expansions/landscaping, pergola on main floor, a roof patio on 2nd floor and to reduce the total number of Dwellings from 236 to 209 for Court building - 8403 142 Street NW)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with conditions

DECISION DATE: December 14, 2018

DATE OF APPEAL: January 7, 2019

NOTIFICATION PERIOD: December 20, 2018 through January 10, 2019

RESPONDENT: PGA Architects

ADDRESS OF RESPONDENT: 8311 - 142 Street NW
8403 - 142 Street NW

LEGAL DESCRIPTION: Plan 6269KS Blk 21 Lots 3U, 2, 4, and 1B
Plan 8821521 Blk 21 Lot 1A

ZONE: DC2.970 Site Specific Development Control Provision

OVERLAY: N/A

STATUTORY PLAN: N/A

Grounds for Appeal

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

We are writing to you regarding the Development of 8319-142 Street NW, and 8403-142 Street NW, Canterbury Court, and to say that we vehemently oppose this change in development and want to be heard.

The Canterbury Foundation want to add an additional 58 dwellings to an already overcrowded piece of land. This new building will be built in the space that currently is used as parking for visitors and staff. There is already a huge lack of parking spaces available so losing these ones will create even more of a problem. We think there is enough going on with this piece of property and it should stay as it is. There is assisted living and independent living currently with many empty suites.

What they really need is more parking for staff and guests. The cars parked on 142 Street are an accident waiting to happen. They park right up to the corners making it difficult for people pulling out onto 142 St and children crossing from the school. The yield sign on the corner of 141St and 85 Ave. is not properly visible because of parked cars and there are near accidents daily by people blowing right through the intersection. Children walking home from school have narrowly escaped being hit several times.

Snow removal and street sweeping is not able to be done because the cars are not moved when the equipment comes to do it, leaving our street dirty for three seasons and snow covered all winter.

We have lived on 141 St since 1968 when the first application came to build Canterbury Court. At the original neighbourhood/town hall meetings, the residences were promised that there would never be cars parked along 141 St. Again in the 1980's they applied to build Canterbury Manor and again we were promised that parking would not be allowed on 141 street. Well, they haven't kept their promise and every day, staff cars are lined up and down the entire 5 blocks. The staff come to work around 6:30 am and loudly greet each other, slam their car doors, use their keyfobs to beep or honk their car doors closed. They have changed to staff entrance to a door right across from my house on 141 St. This entrance change is in preparation for the loss of parking spaces due to the new building plans. We have called the manager at Canterbury many times about this and it still continues. They don't care about the folks that have been here for many years before them and only care about making more money. At the meeting at city hall earlier in the year, it was clear that the city only cares about businesses and tax revenue and not "the people" who have valid concerns since they approved the development even after listening to several residences pleas.

We really feel that this parking issue and new building is affecting the value of our home. Since 1968 we have enjoyed a quiet, clean, safe street until this parking change was decided for Canterbury staff on 141 St.

What the Canterbury Foundation should concentrate on is more off the streets parking for the current staff and guests. An additional building would mean more staff and more

guests requiring parking. They should be required to dig a deep foundation to accommodate underground parking. They claim it is too expensive, but what about our homes going down in value because of their building and congested, dangerous parking..... Canterbury needs to be good neighbours and arrange for parking for their staff. There is a shopping centre kitty corner from their property that sits empty. They could ask the owner to rent parking spaces. People that work downtown have to pay for their daily parking or take a bus to work.

There needs to be some give and take. We were here first and should have a lot of say in this decision and not be brushed off by city council planning boards and corporations with deep pockets.

Again, we vehemently oppose this and want our appeal to be heard.

General Matters for SDAB-D-19-013 and 014

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 to the subdivision and development appeal board.

Appeals

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

- (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, [...]

685(4) Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district

- (a) ...
- (b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

General Provisions from the *Edmonton Zoning Bylaw*:

Under DC2.970.3.a, **Apartment Housing** is a **listed Use** in the **DC2.970 Site Specific Development Control Provision**.

Under DC2.970.3.g, **Lodging Houses** is a **listed Use** in the **DC2.970. Site Specific Development Control Provision**.

Under section 7.2(1), **Apartment Housing** means:

development consisting of one or more Dwellings contained within a building in which the Dwellings are arranged in any horizontal or vertical configuration, which does not conform to the definition of any other Residential Use.

Under section 7.3(6), **Lodging Houses** means:

a building or part of building, used for Congregate Living, containing Sleeping Units and four or more persons, and where there is no provision of on-site care, treatment or professional services of a physical or mental health nature. This Use does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Group Homes, and Limited Group Homes.

Under section 6.1, **Dwelling** means:

a self contained unit comprised of one or more rooms accommodating sitting, sleeping, sanitary facilities, and a principal kitchen for food preparation, cooking, and serving. A Dwelling is used permanently or semi-permanently as a residence for a single Household.

Under section 6.1, **Site** means “an area of land consisting of one or more abutting Lots.”

DC2.970.1 states that the **General Purpose** of the **DC2.970 Site Specific Development Control Provision** is “To accommodate low and mid rise residential development with limited supporting Uses, while ensuring compatibility with adjacent existing development in Laurier Heights.”

<i>Class B Discretionary Development</i>

Section 12.4(1) states:

This class includes all developments for which applications are required and are for a Discretionary Use or require a variance to any of the regulations of this Bylaw. This class of Development Permit also includes all applications on Sites designated Direct Control not noted in Section 12.3.

Development Officer’s Determination (277039391-002)

Discretionary Development - The Site is designated as a Site Specific Development Control Provision (DC2.970). (Section 12.4) [unedited]

Development Officer's Determination (277039391-004)

Discretionary Development - The Site is designated as a Site Specific Development Control Provision (DC2.970). (Section 12.4) [unedited]

Grade

Section 52.4(f) states The Development Officer shall determine Grade by selecting, from the methods listed below, the method that best ensures compatibility with surrounding development:

...

- f. the Development Officer may use his variance power to determine Grade by a method other than the ones described in subsection 52.4. If so, this shall be a Class B Discretionary Development.


Under section 6.1, **Grade** means “a geodetic elevation from which the Height of a structure is measured, calculated in accordance with Section 52.”

Development Officer's Determination (277039391-002)

Grade - Grade was calculated based on the average of 3 specific points on the property (which is an alternative method to those in Section 52.4). [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.

	<p>Project Number: 277039391-002 Application Date: AUG 02, 2018 Printed: December 14, 2018 at 11:37 AM Page: 1 of 4</p>		
<h2 style="margin: 0;">Major Development Permit</h2>			
<p>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 Edmonton Zoning Bylaw 12800 as amended.</p>			
<p>Applicant</p>	<p>Property Address(es) and Legal Description(s)</p> <p>8311 - 142 STREET NW Plan 6269KS Blk 21 Lot 3U</p> <p>8311 - 142 STREET NW Plan 6269KS Blk 21 Lots 2,4</p> <p>8311 - 142 STREET NW Plan 8821521 Blk 21 Lot 1B</p> <p>8403 - 142 STREET NW Plan 8821521 Blk 21 Lot 1A</p> <hr/> <p>Specific Address(es)</p> <p>Entryway: 8319 - 142 STREET NW Building: 8319 - 142 STREET NW</p>		
<p>Scope of Permit</p> <p>To construct additional 58 Dwellings (new total number of Dwellings 236) to an existing Lodging House/Apartment Housing (Court building- 8403 142 Street NW) and construct exterior alterations (reconfigure the parking and landscaping area).</p>			
<p>Permit Details</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: Y Site Area (sq. m.): 13126.3 </td> <td style="width: 50%; border: none;"> Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: 6 Stat. Plan Overlay/Annex Area: (none) </td> </tr> </table>		Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: Y Site Area (sq. m.): 13126.3	Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: 6 Stat. Plan Overlay/Annex Area: (none)
Class of Permit: Class B Gross Floor Area (sq.m.): New Sewer Service Required: Y Site Area (sq. m.): 13126.3	Contact Person: Lot Grading Needed?: Y NumberOfMainFloorDwellings: 6 Stat. Plan Overlay/Annex Area: (none)		
<p>I/We certify that the above noted details are correct.</p> <p>Applicant signature: _____</p>			
<p>Development Permit Decision</p> <p>Approved</p> <p>Issue Date: Dec 14, 2018 Development Authority: ANGELES, JOSELITO</p>			



Project Number: **277039391-002**
 Application Date: AUG 02, 2018
 Printed: December 14, 2018 at 11:37 AM
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Major Development Permit

Subject to the Following Conditions

This Development Permit authorizes the proposed development of additional 58 Dwellings (new total number of Dwellings 236) to an existing Lodging House/Apartment Housing (Court building- 8403 142 Street NW) and construct exterior alterations (reconfigure the parking and landscaping area). The Site shall be developed in accordance with the stamped, signed, and conditionally approved drawings.

When an application for a Development Permit has been approved by the Development Officer, the Development Permit shall not be valid unless and until:

- a. any conditions of approval, except those of a continuing nature, have been fulfilled; and
- b. the time for filing a notice of appeal to the Subdivision and Development Appeal Board as specified in subsection 21.1 of this Bylaw and the Municipal Government Act has passed.

This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21(1). (Reference Section 17 (1))

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Sanitary Sewer Trunk Charge fee of \$67,454.00. The SSTC charge is quoted at year 2018 rate. Please contact Private Development, Drainage Services, at 780-496-5665 for further details regarding the fee. However, the final SSTC is based on the prevailing rate at the time the applicant/owner makes payment at the 2nd Floor, Edmonton Tower, 10111 104 Avenue NW, Edmonton AB T5J 0J4.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Lot Grading Fee of \$580.00.

A minimum of one development permit notification sign on Site must be posted by the applicant in accordance with Section 20.2 of this Bylaw. (Reference Section 15.9).

The Development Permit Notification Sign must be posted on-site prior to any demolition or construction activity and within 14 days after the Notification Period expires with no appeal.

Landscaping shall be in accordance with the approved landscaping plan and Section 55 of the Zoning Bylaw, to the satisfaction of the Development Officer.

Any changes to an approved Landscape Plan require the approval of the Development Officer prior to the Landscaping being installed.

Landscaping shall be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Officer.

All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the building or Use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind. (Reference Section 54.1(1.c))

Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices. (Reference Section 51).

ADVISEMENTS:

Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.

An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or



Project Number: **277039391-002**
 Application Date: AUG 02, 2018
 Printed: December 14, 2018 at 11:37 AM
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Major Development Permit

easements that might be attached to the Site.

A Building Permit is Required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.

Signs require separate Development Applications.

NOTE: 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.

TRANSPORTATION CONDITIONS:

1. This development is proposed to be constructed up to the property line. The owner/applicant must enter into an Encroachment Agreement with the City for any pilings, shoring & tie-backs to remain within road right-of-way. The owner/applicant must email encroachmentagreements@edmonton.ca for information on the agreement. The applicant is responsible to provide Development and Zoning Services with a plan identifying all existing utilities on road right-of-way within the affected area of the encroachment.
2. Access from the site to 142 Street exists, as shown on Enclosure I. Any modification to the existing access requires the review and approval of Subdivision Planning.
3. Sidewalk connections must be maintained from the building to the public sidewalk, as shown on Enclosure I.
4. No objects (i.e. railings) are permitted to encroach onto, over or under road right-of-way, as shown on Enclosure I.
5. All required landscaping for the development must be provided on site, as shown on Enclosure I.
6. There may be utilities within road right-of-way not specified that must be considered during construction. The owner/applicant is responsible for the location of all underground and above ground utilities and maintaining required clearances as specified by the utility companies. Alberta One-Call (1-800-242-3447) and Shaw Cable (1-866-344-7429; www.digshaw.ca) should be contacted at least two weeks prior to the work beginning to have utilities located. Any costs associated with relocations and/or removals shall be at the expense of the owner/applicant.
7. There are existing boulevard trees adjacent to the site that must be protected during construction. Prior to construction, the owner/applicant must contact to arrange for hoarding and/or root cutting. All costs shall be borne by the owner/applicant. Please contact Mark Walz at City Operations, Parks and Roads Services (780-496-4953).
8. Garbage enclosures must be located entirely within private property and gates and/or doors of the garbage enclosure must not open or encroach into road right-of-way, as shown on Enclosure I.
9. 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 vehicles during construction;
 - accommodation of pedestrian connectivity during all phases of construction for access to the adjacent roadways and intersections
 - 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/licences_permits/oscam-permit-request.aspx



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Major Development Permit

and, <https://www.edmonton.ca/documents/ConstructionSafety.pdf>

10. Any sidewalk or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Development Inspections, as per Section 15.5(f) of the Zoning Bylaw. All expenses incurred for repair are to be borne by the owner.

TRANSPORTATION ADVISEMENTS:

1. Subdivision Planning is currently reviewing a Development Application (DA# 277039391-004) for the subject site which includes a reduction of the number of units within the existing Court Building from 236 to 209. This reduction is for the original interior units of the Court Building and the new addition remains the same. An addition of amenity areas and landscaping are also included for DA# 277039391-004.

2. Vehicular and bicycle parking should meet the requirements of the DC2 Zoning Bylaw.

Variances

Discretionary Development - The Site is designated as a Site Specific Development Control Provision (DC2.970). (Section 12.4)

Grade - Grade was calculated based on the average of 3 specific points on the property (which is an alternative method to those in Section 52.4).


Rights of Appeal

This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Notice Period Begins: Dec 20, 2018 **Ends:** Jan 10, 2019

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$835.00	\$835.00	05235467	Aug 03, 2018
Dev. Application Fee # of dwelling units	\$4,050.00	\$4,050.00	05235467	Aug 03, 2018
Lot Grading Fee	\$580.00			
Sanitary Sewer Trunk Fund 2012+	\$67,454.00			
Development Permit Inspection Fee	\$0.00			
Total GST Amount:	\$0.00			
Totals for Permit:	\$72,919.00	\$4,885.00		
(\$68,034.00 outstanding)				

	<p>Project Number: 277039391-004 Application Date: AUG 02, 2018 Printed: December 14, 2018 at 12:08 PM Page: 1 of 3</p>		
<h2 style="margin: 0;">Major Development Permit</h2>			
<p>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 Edmonton Zoning Bylaw 12800 as amended.</p>			
<p>Applicant</p>	<p>Property Address(es) and Legal Description(s)</p> <p>8311 - 142 STREET NW Plan 6269KS Blk 21 Lot 3U 8311 - 142 STREET NW Plan 6269KS Blk 21 Lots 2,4 8311 - 142 STREET NW Plan 8821521 Blk 21 Lot 1B 8403 - 142 STREET NW Plan 8821521 Blk 21 Lot 1A</p> <hr/> <p>Specific Address(es)</p> <p>Entryway: 8403 - 142 STREET NW Building: 8403 - 142 STREET NW</p>		
<p>Scope of Permit</p> <p>To construct additions and interior alterations to an existing Lodging House/Apartment Housing (expansions/landscaping, pergola on main floor, a roof patio on 2nd floor and to reduce the total number of Dwellings from 236 to 209 for Court building- 8403 142 Street NW).</p>			
<p>Permit Details</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Class of Permit: Gross Floor Area (sq.m.): 142 New Sewer Service Required: N Site Area (sq. m.): </td> <td style="width: 50%; border: none;"> Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none) </td> </tr> </table>		Class of Permit: Gross Floor Area (sq.m.): 142 New Sewer Service Required: N Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
Class of Permit: Gross Floor Area (sq.m.): 142 New Sewer Service Required: N Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)		
<p>I/We certify that the above noted details are correct.</p> <p>Applicant signature: _____</p>			
<p>Development Permit Decision</p> <p>Approved</p> <p>Issue Date: Dec 14, 2018 Development Authority: ANGELES, JOSELITO</p>			



Project Number: **277039391-004**
 Application Date: AUG 02, 2018
 Printed: December 14, 2018 at 12:08 PM
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Major Development Permit

Subject to the Following Conditions

This Development Permit authorizes the proposed development of additions and interior alterations to an existing Lodging House/Apartment Housing (expansions/landscaping, pergola on main floor, a roof patio on 2nd floor and to reduce the total number of Dwellings from 236 to 209 for Court building- 8403 142 Street NW). The Site shall be developed in accordance with the stamped, signed, and conditionally approved drawings.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Development Permit Inspection Fee of \$510.00 (This can be paid by phone with a credit card - 780-442-5054)

Landscaping shall be in accordance with the approved landscaping plan and Section 55 of the Zoning Bylaw, to the satisfaction of the Development Officer.

Any changes to an approved Landscape Plan require the approval of the Development Officer prior to the Landscaping being installed.

Landscaping shall be maintained in a healthy condition for a minimum of 24 months after the landscaping has been installed, to the satisfaction of the Development Officer.

A Guaranteed Landscaping Security shall be provided to the City of Edmonton at the time of Development Permit Inspection, to the satisfaction of the Development Officer.

Notes:

Upon the first Development Permit Inspection and determination that landscape construction has been completed in compliance with the approved Landscape Plan, 20% of the approved Guaranteed Landscape Security shall be collected and retained for a period of 24 months from the date of first Development Permit Inspection.

Sites that are not completed or are not compliant with approved Landscape Plans at the first Development Permit Inspection, shall be required to submit a Security for incomplete work, up to and including the full value of the approved Guaranteed Landscape Security value.

All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the building or Use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind. (Reference Section 54.1(1.c))

Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices. (Reference Section 51).

ADVISEMENTS:

Unless otherwise stated, all above references to "section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.

An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.

A Building Permit is Required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.

Signs require separate Development Applications.



Project Number: **277039391-004**
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Major Development Permit

NOTE: 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.

Variations

Discretionary Development - The Site is designated as a Site Specific Development Control Provision (DC2.970). (Section 12.4)

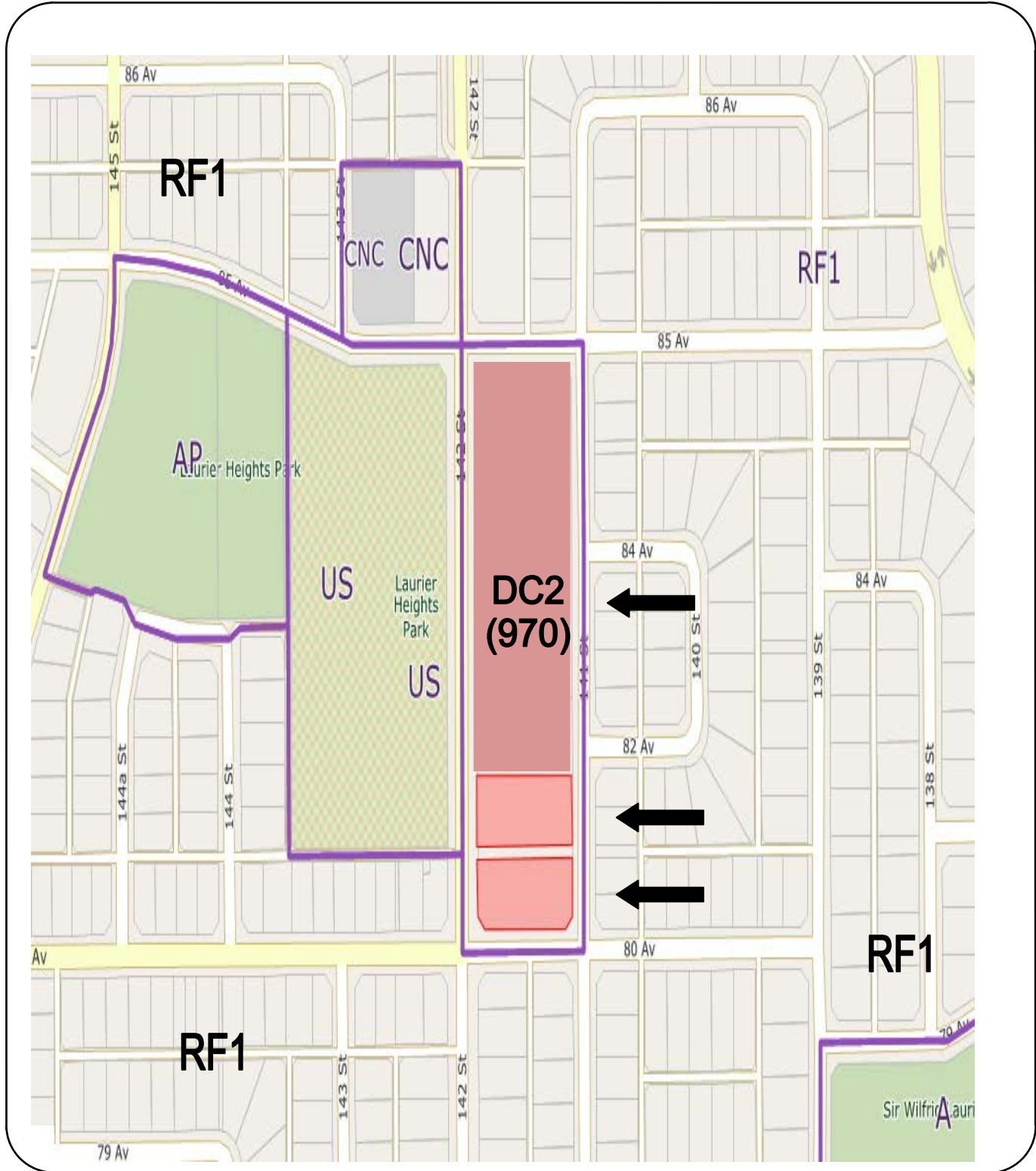
Rights of Appeal

This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Notice Period Begins: Dec 20, 2018 **Ends:** Jan 10, 2019

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$948.00	\$948.00	05235464	Aug 03, 2018
Development Permit Inspection Fee	\$510.00			
Total GST Amount:	\$0.00			
Totals for Permit:	\$1,458.00	\$948.00		
(\$510.00 outstanding)				



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-19-013 and 014

