PRE-APP MEETING RECORD

CURRENT PLANNING

Meeting Date: JAN 23, 2019
Meeting Time: 11:00 AM
HSBC Bank Place, Boardroom 1001

Address of Proposed Development: 10740 - 19 AVENUE NW
POSSE #: 299267237-001 **(**reference on your future Development Permit application**)**
Proposal Summary: To construct a 24 Dwelling Apartment House building on Site with an existing Religious Assembly building.
Meeting Record Reviewed by Planner/Development Officer: Kirk Bacon

City and Agency Attendees:

- Kirk Bacon, Development Approvals
- Cory Plummer, Waste Management
- Swapnil Brahmbhatt, Fire Rescue Services
- Wayne Alaeddine, Transportation
- Sarah Ramey, Planning Coordination

Applicant/Project Team Attendees:

- Peter Amerongen, Butterwick Projects Ltd

None of the comments provided through the Pre-Application Meeting are to be taken to imply or suggest a commitment or decision by City Administration to either approve or refuse your proposal. Undertaking the complete Development Permit process is the only way to be provided with a decision by City Administration.

CITY and AGENCY COMMENTS

The following comments are for you to consider, resolve, or respond to in your future Development Permit application. By ensuring these comments are reflected in your complete application you help reduce the processing time.

The comments and attachments (if applicable) provided reflect your submitted materials, preliminary review by City staff and the discussions at the meeting.

Current Planning Branch

1. Development Approvals - Preliminary Zoning Bylaw Review

The site is within the Urban Services (US) Zone.

The proposed Development is for a 24 Dwelling Apartment House building.

Apartment Housing is neither a Permitted nor Discretionary Use within the US Zone.

The Development Officer does not have the authority to approve an Apartment House on this Site. The Site will need to be rezoned to a Zone that will allow Apartment Housing.

Discussion items:

1) Zoning implications of proposed Apartment House on this Site.

A rezoning application is needed prior to a Development Permit application. See comments below from Planning Coordination (Sarah Ramey).

2) Parking Analysis.

By my calculation the Apartment House as currently proposed would require a minimum of 35 stalls, and the existing Religious Assembly (based on current parking requirements) would require 58 stalls for a total of 93 onsite parking stalls required.

Apartment House:
12 x 1 bdrm = 12 stalls
4 x 2 bdrm = 6 stalls
8 x 3+ bdrm = 14 stalls
Visitor = 24-7=17/7 = 3 stalls
Total minimum required = 35 stalls

Existing Church:
Originally approved requiring 35 stalls
Current requirements: 1566sq.m. / 27sq.m. = 58 stalls

Total minimum required = 93 stalls

3) Site access

See Transportation comments below.

4) Other concerns?

- Onsite pedestrian connections are required. Provide a Sidewalk connection from the main entrance of the Apartment House to the abutting City sidewalk(s).
- A detailed landscape plan will be required with a development permit application.
  - Retention of existing onsite landscaping is strongly encouraged where possible. Existing landscaping will be credited toward the landscaping requirements for the development.
  - When considering adding surface parking stalls to the site, do so in a way that retains the existing landscaped parking islands.
  - Consider some kind of edge treatment (fence / landscaping) along north and east property lines to define public vs. private property. However, maintain pedestrian access to the park to take advantage of this amenity
- Building elevations drawings must clearly indicate all proposed exterior materials and colours.
  - Consider more façade articulation, an use of a variety of materials and colours to break up the visual massing of the building. And to clearly define individual ground level Dwellings.

    - Consider individual front entrances for the main floor 'townhome' Dwellings.
- Are there any requirements for a new onsite transformer or switching cubicle? Find out now and incorporate into the Site Plan.
- Amenity Area is required required (See Section 46).
- If an underground parkade is proposed,
    - A Crime Prevention Through Environmental Design (CPTED) Assess will be required. See Section 54.7 of the Zoning Bylaw and subsection 3.1 of the Design Guide for a Safer City (http://webdocs.edmonton.ca/InfraPlan/safer_city.pdf) for more information.
    - See Section 54.24.a(iv) of the Zoning Bylaw – wider stalls are required where the stalls are beside a wall or column. NOTE: Parking stall widths are measured to the outside surface of any wall or column.
- If you are relocating the existing shed, that can be included in the development application for the Apartment House.

2. Landscaping

A landscape plan is to be provided based on the requirements outlined in Section 55 of the Zoning Bylaw.

For more information on landscape plan requirements refer to Landscaping your Development webpage (https://www.edmonton.ca/business_economy/licences_permits/landscaping-your-development.aspx)
Section 55 of the Edmonton Zoning Bylaw (http://webdocs.edmonton.ca/zoningbylaw/ZoningBylaw/Part1/Development/55__Landscaping.htm)
Volume 5 of the Edmonton Design and Construction Standards (https://www.edmonton.ca/documents/Design_and_Construction_Landscaping.pdf)

For further information, contact Kassaundra Charuk.

Landscape Reviews - Development and Zoning Services
3rd Floor, Edmonton Tower
10111 104 Avenue
Edmonton AB T5J 0J4
Phone: 780-496-6203
E-mail: kassaundra.charuk@edmonton.ca

Financial Services and Utilities Department

3. Assessment – Drainage Branch

Further to your inquiry dated December 18 2018, we wish to offer the following comments with regard to the development assessments applicable to 10740 – 19 Avenue NW (Plan 9821211 Blk 5 Lot 15, Keheewin).

APPLICABLE ASSESSMENTS

1. Permanent Area Contribution (PAC)

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

2. Expansion Assessment (EA)

· Expansion Assessment is not applicable, since the property is outside the current Expansion Assessment Area.

3. Arterial Roadway Assessment (ARA)

· Arterial Roadway Assessment is not applicable, since the property is outside the current ARA Catchment Area.

4. Sanitary Sewer Trunk Charge (SSTC)

SSTC is applicable to the lot in question. For information purposes the following SSTC rates are for year 2018. SSTC rate depends on the type of development:

1 – Industrial / Commercial / Institution: $8,148 per hectare
2 – One or two Dwelling Residential (no secondary, garden or garage suite): $1,629 per dwelling
3 – Two Dwellings Residential (one secondary, garden or garage suite): $1,629 per dwelling; for secondary garden or garage suite $721
4 – Multi Family Residential: $1,163 per dwelling

The SSTC charge should be paid when the development permit application is made or when a sanitary services connection is applied.

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

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

Additional Notes

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

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

· In addition to the above items, the applicant/owner may need to pay for the installation cost of sewer services to the property line. For details, please contact EPCOR Drainage.

· More information about the above charges can be found on the City of Edmonton’s website:

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

Sanitary Servicing Strategy Expansion Assessment
https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-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

4. Lot Grading – Drainage Branch

A Lot Grading Plan is required for review and approval. The plan specifies design elevations, surface gradients, swale locations, and other drainage information required for lot grading. The approval of this plan provides an effective basis for control of surface drainage and establishes the drainage relationship between adjacent properties. Information on requirements can be found on the website by following this Path: www.edmonton.ca > Business & Economy > Commercial Lot Grading > Approvals > Lot Grading Plan Approval

For more information, please contact our office at 780-496-5576.

Regards,

City of Edmonton, Urban Form and Corporate Strategic Development,
Development and Zoning Services, Lot Grading
2nd Floor, Edmonton Tower
10111 104 Avenue
Edmonton AB T5J 0J4
Phone: 780-496-5576
Fax: 780-496-2865
E-mail: lot.grading@edmonton.ca
Website: www.edmonton.ca/lotgrading

5. Water and Sewer – Drainage Branch

It is required under the EPCOR Drainage Services Bylaw 18100 and EPCOR Water Standards, that each separately titled parcel must be individually serviced with sewer and water services directly off city mains and must drain entirely to its own private drainage system. Sewer and water services cannot cross from one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.

As per the Drainage Bylaw 18093, no owner shall drain their property in such a manner as to cause or have the potential to cause a nuisance, hazard, or damage to their property or to adjacent properties. Cross lot overland drainage must not occur.

All surface flows and minor storm drainage from this development must be self-contained and drain entirely to its own private storm system within private property.

Our records indicate existing water and sewer services off 19 Avenue which may be utilized for the proposed development. 1-50mm water service, 1-150mm sanitary service and 1-250mm storm service exist at 60.6m West of the East Property Line of Lot 15. The owner/developer is responsible for digging and locating these services within private property in order to confirm the location(s) and determine the suitability as to size, depth and condition of pipe.

If new services for this development are required off EPCOR mains, EPCOR crews must make these connections within the EPCOR right-of-way and construction costs will apply based on the size, location, and type of new service requested.

Any unused sewer service(s) must be cut and plugged within private property in order to prevent infiltration and soil from entering the EPCOR sewer system.

On-site servicing plans stamped by a professional engineer shall be submitted directly to our Drainage Services group for review and approval of the onsite water and sewer infrastructure, as well as the proposed lot grades and surface drainage design.

6. Waste Management Services Branch

Information on some of the requirements below is available on our https://www.edmonton.ca/programs_services/documents/City_of_Edmonton_Waste_Storage_Requirements.pdf

Please feel free to send a copy of the proposed building and location of the waste storage to ensure the City standards are met and the design will be functional for the waste pickup.

I have reviewed the site plan for this project and offer the following comments:

This is a residential property and therefore falls under the City of Edmonton bylaw 17555, requiring the waste services is provided by the City of Edmonton.

This site with 24 units would receive approximately 6 cubic yards of garbage service and 3 cubic yards of recycle service per week for the residential units.

The waste storage enclosure needs to be adequately sized for the approx. one 6 cubic yard non-wheeled garbage bins and one 6 cubic yard non wheeled recycle bins required to service the residential units. The frequency for pickup with these amounts of bins would be 1 times per week for garbage and recycle.

The commercial units have the option of being serviced by the City of Edmonton or with private waste removal companies. If the commercial units choose to go with private waste removal, separate waste loading areas will need to be considered for the commercial component which is not mandated for City provided service. This will also require additional bins to be sited in the waste storage area. If this is not possible, the retail component will be required to use City provided services at City determined rates.

Other issues to include:
• transition from waste storage room to service area must be smooth (no lip) and at grade
• unobstructed overhead space (min. 23') to allow the waste bins to be tipped in the service area
• reinforced tip area (tip apron 10') to prevent wheel hollows forming from collection activities
• using a commercial grade asphalt in the drive areas of the waste vehicle to reduce the impact caused by the waste vehicle when servicing a site. A link is provided to the City of Edmonton Complete Streets Design and Construction Standards.
https://www.edmonton.ca/city_government/documents/PDF/CompleteStreets_DesignStandards_Sept2018.pdf

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

Cory Plummer B.Tech CET
Multi-unit Billing Assessor
City Operations | Waste Services
780-442-5428 OFFICE
780-554-0318 MOBILE
City of Edmonton
2nd Floor Century Place
9803 - 102A Avenue
Edmonton AB T5J 3A3

Transportation Services Department

7. Transportation Planning Services

Two accesses to 19 Avenue exist.

The proposed parking stalls to 108 Street are not supported.

Required on-site parking should comply with the Zoning Bylaw.

A connector sidewalk should be provided from the building entrance to the City sidewalk.

On street parking is available on 108 Street and restricted seasonal parking is available on 19 Avenue.

Community Services Department

8. Fire Rescue Services

Edmonton Fire Rescue Services will be looking for the following to be shown on drawings for development permit review. (Please ensure ALL items are shown on a "Fire Access Plan" to ensure efficient review of the DP application package)
https://www.edmonton.ca/documents/Fire_Access_Plan.pdf

1. Building - Building size (in square meters), number of storeys, Alberta Building Code Classification, and identify whether the building is sprinklered or not and if the building will have a fire alarm system or not.

2. Identify Emergency Access Route and ensure design is in conformance to Alberta Building Code 3.2.5.6
Dimensions to be specific include:
- the width and turning radii along the length of the access route, the travel distance from public thoroughfare to the building
- provide turnaround facilities for any dead-end portion of the access route >90m long
- provide a second emergency access when dead-end portions of access route are >120m
- if access route is congested/requires complicated turning movements, a swept-path analysis may be required
https://www.edmonton.ca/documents/Swept_Path_Analysis_Fire_Rescue_Services.pdf
the analysis must use the Edmonton Fire Services vehicle dimensions, include an annotation on the drawing indicating the model inputs used.

- identify hydrants along access route
- identify principal entrance

3. For sprinklered buildings:
- identify fire department connection (Siamese)
- confirm FDC proximity to principal entrance (3-15m from entrance)
- confirm travel distance (not radius) from hydrant to FDC < 45m

or

3. For non-sprinklered buildings:
- confirm travel distance (not radius) from fully functional fire hydrant to principal entrance < 90m

4. Fire Alarm
- ensure that the fire alarm and sprinkler system are integrated with existing systems if any.
- Identify the Fire Alarm Annunciator panel and ensure it is located in close proximity to the building entrance

5. For “High” buildings: (reference ABC 3.2.6.)
- ensure that the building has a Central Alarm and Control Facility Room.

6. Advisements for Construction Phase:
- ensure a fire safety plan is prepared for this proposal
https://www.edmonton.ca/programs_services/fire_rescue/fire-safety-planning-for-const.aspx
- ensure that an all-weather access road is constructed prior to construction.
- ensure that the protection of adjacent properties has been provided in accordance with the 2014 Alberta Fire Code
https://www.edmonton.ca/programs_services/fire_rescue/adjacent-property-protection.aspx

- partial occupancy conditions per AFC 5.6.1.14. (http://www.municipalaffairs.alberta.ca/documents/ss/STANDATA/building/bcb/06BCB002.pdf)

7. If tanks will be installed on site:
- ensure storage tank systems are approved and installed according to the Alberta Fire Code (Division C Part 2)
- if tanks are installed on site, (eg. generator, fire pump, used oil storage, temporary fuel storage tanks during construction, etc.), you are required to submit an application for a fuel tank permit to remove and install tanks. Applications may be submitted online at

http://www.edmonton.ca/programs_services/fire_rescue/fuel-tank-permits.aspx

City Planning Branch

9. Planning Coordination

- The Kaskitayo Outline Plan applies to this area and generally designates this parcel for elementary school/park uses. The plan is conceptual, but reviewing the history of amendments to the OP, it does appear that all recent major land use changes have been noted. Keeping with this practice, and in the interests of promoting transparency to the community, Planning Coordination requires the OP to be amended to note this change. Specifically, text should be added to section "IV(B)(6a) Residential" indicating that the church site adjacent to the school/park site was reconfigured to include a family-and seniors-oriented, medium density housing development. The OP otherwise supports this development.
- The Site is zoned US, a rezoning would be required. Through discussion at the meeting, we would recommend a DC2 "Direct Control" rezoning. This would accommodate both the church and future apartments and will provide certainty with respect to the Development Permit process. A similar DC2 was used for the Westmount Church project and could be a model, it is located here: https://webdocs.edmonton.ca/ZoningBylaw/DC2/900/DC2_903.htm
- Fees will be based on our current fee schedule. In 2019, this is: $2,748 (for the OP amendment), $6,658 (for the rezoning), and approximately $2,800 (for the advertising). We may be able to waive the OP fee as the nature of the amendment is small and the application otherwise confirms, but we will review this closer to submission.
- Information on the rezoning process is located here: https://www.edmonton.ca/city_government/urban_planning_and_design/rezoning.aspx . Note that an ESA Phase I would be required with this application as a submission requirement. As well, a DC2 application requires a pre-consultation process with the community, if you do wish to proceed with the rezoning, please contact us and we can walk you through that process.
- If you need more information on the rezoning/plan amendment process, please **contact Sarah Ramey, 780-496-6214, sarah.ramey@edmonton.ca**

10. Oil and Gas Liaison

I've looked into the site and there is an abandoned well near the northwestern corner of the subject site.

Since the well location as shown on SLIM map is approximate, I've pulled the historical survey of the well site and the well location. When you convert the distance to Metric and superimpose the well location on SLIM, the well (per survey) seems to fall within 108 Street road ROW. However, this is only my educated guess.

Given the well's proximity to the site and a potential for lateral migration of methane gas, I'd request that the applicant first contact the well licensee (Husky Energy), and request them to locate the well on site, and check for methane gas leak around the well site to satisfy the AER regulation. For the applicant's convenience, here is the actual contact personnel information: *Ms. Shayla Bennato / shayla.bennato@huskyenergy.com / 403-750-1394*

If the well is located on the outside of the subject parcel and not currently leaking methane, then that would be all the applicant would have to do. If the well is found leaking, then the licensee would have to fix the leak at their own cost, likely prior to site development. In an unfortunate circumstance where the well is confirmed to be located within the subject parcel, we may have to utilize the zoning process to address the issue. In any case, the first step would be for the licensee to confirm the exact well location and the physical condition (= presence / absence of methane leak).

Please feel free to contact me with questions/clarification.

Kuni Niina
Oil and Gas Liaison Officer
780-496-3460
Kuni.niina@edmonton.ca

External

11. EPCOR Water

1. The site is currently serviced by a 50mm service, located at 79.5m east of the east property line of 108 St. The applicant is to contact customer services at 780-412-4000 a minimum of four weeks prior to commencing any work on the site, including demolition, excavation, or grading for direction on the correct process to follow to have the service isolated and meter removed.

2. The existing service will be insufficient to provide water to the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to ensure adequate water supply to the proposed development. If Multiple services are required to provide service to the subject site. A Caveat of Restrictive Covenant for Check Valve Installation must be registered on title. Please contact waterlandadmin@epcor.com for more information.

3. For information on Service abandonments, and the provisioning of a new water service contact EPCOR Drainage, Water and Sewer Servicing at wass.drainage@epcor.com.

4. The depth of the site means that on-street fire protection will be unable to provide coverage over the complete site area. The applicant is advised to contact Fire Rescue Services for additional on-site fire protection requirements.

5. 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 15816 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.

If there are any questions or concerns regarding this response, please contact Sarah Chileen at schileen@epcor.com.

MEETING ITEMS
Below are any specific comments identified to the Clerk for inclusion in the Pre-Application Meeting Record:

ATTACHMENTS
The following attachments are provided to support the comments provided:

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Thank you for participating in a Pre-Application Meeting!
More information needed? Visit our website for guidelines, regulations, fees, application forms and more!
www.edmonton.ca/preapplication