

Major 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 Edmonton Zoning Bylaw 12800 as amended.

<p>Applicant</p> <p>ROADRUNNER GARDEN INC. Care of: MOHAMED BHANJI 10412 - 63 AVENUE NW EDMONTON, ALBERTA CANADA T6H 4J5</p>	<p>Property Address(es) and Legal Description(s)</p> <p>10410 - ALLENDALE ROAD NW Plan 4976KS Blk 34 Lots 9,12 6303 - 105 STREET NW Plan 4976KS Blk 34 Lot 11U</p> <hr/> <p>Specific Address(es)</p> <p>Entryway: 10410 - ALLENDALE ROAD NW Entryway: 10414 - ALLENDALE ROAD NW Entryway: 10418 - ALLENDALE ROAD NW Entryway: 10422 - ALLENDALE ROAD NW Entryway: 10426 - ALLENDALE ROAD NW Entryway: 10430 - ALLENDALE ROAD NW Entryway: 10434 - ALLENDALE ROAD NW Building: 10410 - ALLENDALE ROAD NW</p>
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Scope of Permit

To construct a Hotel (118 sleeping units) and General Retail Stores Use building, and to demolish existing motel (Gateway Motel) - Comfort Inn & Suites.

Permit Details

Class of Permit: Class B
 Gross Floor Area (sq.m.): 7293
 New Sewer Service Required: Y
 Site Area (sq. m.): 5956

Contact Person:
 Lot Grading Needed?: Y
 NumberOfMainFloorDwellings:
 Stat. Plan Overlay/Annex Area: Strathcona

I/We certify that the above noted details are correct.

Applicant signature: _____

Development Permit Decision

Approved

The permit holder is advised to read the reverse for important information concerning this decision.

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Subject to the Following Conditions

This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)

[1] The development shall meet the following TRANSPORTATION PLANNING AND ENGINEERING CONDITIONS in accordance to Section 53:

1. The existing commercial access to 105 Street approximately 24 m in width located approximately 4 m from the southwest corner pin of Lot 12 must be removed and the curb & gutter constructed and boulevard restored, as shown on Enclosure I.

2. The existing easterly commercial access to Allendale Road approximately 10 m in width located approximately 13 m from the east property line of Lot 11U must be removed and the curb & gutter constructed and boulevard restored, as shown on Enclosure I.

3. The owner must construct a 1.5 m concrete sidewalk that will transition to a monowalk, located on the east side of 105 Street, to tie into the City sidewalk on Allendale Road and continue to the north property line of Lot 11U for an approximate length of 65 m, as shown on Enclosure I. The sidewalk alignment will be determined with the review of engineering drawings submitted by the applicant for a Municipal Improvement Agreement and must be to the satisfaction of Transportation Planning and Engineering.

4. A portion of the boulevard on the east side of 105 Street has been hard surfaced for an approximate length of 9 m located approximately 10 m from the north property line of Lot 11U. The hard surfacing must be removed and the boulevard restored, as shown on Enclosure I.

5. There is a boulevard tree located along the east side of 105 Street that will require removal, as shown on Enclosure I. The applicant must provide proof that the Community League has been notified of the tree removal request. The cost to remove the tree is estimated to be \$1,390.00 as stated in the Corporate Tree Management Policy (C456A). All costs associated with the removal, replacement or transplanting of trees shall be covered by the owner/applicant. Forestry will schedule and carry out all required tree work involved with this project. Please contact Urban Forester Melissa Campbell at 780-442-5437 or Melissa.campbell@edmonton.ca to arrange this meeting at least 4 weeks prior to the start of construction.

6. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the owner must enter into a Municipal Improvement Agreement with the City for the following improvements:

- remove the existing commercial access to 105 Street approximately 24 m in width located approximately 4 m from the southwest corner pin of Lot 12, and the curb & gutter constructed and boulevard restored;
- remove the existing easterly commercial access to Allendale Road approximately 10 m in width located approximately 13 m from the east property line of Lot 11U, and the curb & gutter constructed and boulevard restored;
- construct a 1.5 m concrete sidewalk that will transition to a monowalk, located on the east side of 105 Street to tie into the City sidewalk on Allendale Road and continue to the north property line of Lot 11U for an approximate length of 65 m;
- remove the hard surfacing on the 105 Street boulevard for an approximate length of 9 m located approximately 10 m from the north property line of Lot 11U and boulevard restored; and
- remove a boulevard tree on the east side of 105 Street.

The Municipal Improvement Agreement must be signed PRIOR to the release of the drawings for Building Permit review. The Agreement must be signed by the property owner and returned to Transportation Planning and Engineering to the attention of Annie Duong (780-496-1799) including an irrevocable Letter of Credit in the amount of \$42,000.00 to cover 100% of construction costs. The Agreement will be forwarded directly to the owner for his signature. Once signed, the owner is required to have a Civil Engineer submit stamped engineering drawings for approval by Transportation Planning and Engineering.

7. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the owner must enter into a Sidewalk Utility Right-of-Way Agreement to create a 14 m x 1.0 m easement for the portion of public sidewalk to be constructed on private property starting at the northwest corner of Lot 11U and continuing south, as shown on Enclosure I. The land owner must register the Agreement on the Certificate of Title (Lot 11U). The City of Edmonton Law Branch has prepared the agreement for the land owner to complete, as shown on Enclosure II. The completed Agreement must be returned to Matthew Bennett of the Law Branch for review prior to registration at the Land Titles Office. The land owner must register the Agreement at the Land Titles office

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once the agreement has been fully executed. The Agreement must be registered on the Certificate of Title prior to the release of the drawings for the Building Permit review. The land owner should contact Matthew Bennett of the Law Branch (matthew.bennett2@edmonton.ca) for more information on the Agreement.

8. Access from the site to Allendale Road exists, as shown on Enclosure I. Any modification to the existing right-in, right-out access requires the review and approval of Transportation Planning and Engineering.

9. The proposed connector sidewalk from the west property line of the subject site to tie into the proposed City sidewalk on the east side of 105 Street, and the proposed connector sidewalk from the south property line of the subject site to tie into the City sidewalk on the north side of Allendale Road, as shown on Enclosure I, are acceptable to Transportation Planning and Engineering.

10. 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 sdencroachmentagreements@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.

11. 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.

12. There is an existing boulevard tree on the east side of 105 Street that must be protected during construction, as shown on Enclosure I. Tree protection fencing will be required at a minimum of 3 m along the boulevard as per the Corporate Tree Management Policy (C456A). A minimum clearance of 3 m must be maintained between any excavated area of the grassed boulevard and the trunk of the tree. A site meeting with Forestry will be required to review construction plans and tree protection during construction. This meeting will need to be scheduled a minimum of 4 weeks in advance of the construction start date. Please contact Urban Forester Melissa Campbell at 780-442-5437 or Melissa.campbell@edmonton.ca to arrange this meeting. The costs for any required hoarding and/or root-cutting shall be borne by the owner/applicant.

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

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

It should be noted that the hoarding must not damage boulevard trees. The owner or Prime Contractor must apply for an OSCAM online at: http://www.edmonton.ca/transportation/on_your_streets/on-street-construction-maintenance-permit.aspx

14. Any alley, sidewalk, or boulevard damage occurring as a result of construction traffic must be restored to the satisfaction of Transportation Planning and Engineering, as per Section 15.5(f) of the Zoning Bylaw. The alley, sidewalks and boulevard will be inspected by Transportation Planning and Engineering prior to construction, and again once construction is complete. All expenses incurred for repair are to be borne by the owner.

[2] The development shall meet the following DRAINAGE PLANNING AND ENGINEERING CONDITIONS in accordance to Section 15:

This advisement identifies the drainage assessments applicable to the property located at 10412 – 63 Avenue NW (Plan 4976KS, Blk 34, Lots 9, 12 & 11U; Allendale).

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

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Assessment area.

3. Sanitary Sewer Trunk Charge (SSTC) - Based on our records, SSTC for the property was never assessed. SSTC is applicable to the entire property of 0.5955 ha at the rate of \$7,832/ha. The area is obtained from the City's information computer program called POSSE. The above SSTC charge is quoted at year 2016 rate. However, the final SSTC is based on the prevailing rate at the time the applicant/owner makes payment at the 5th Floor cashiers, Sustainable Development, 10250 - 101 Street NW.

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Sanitary Sewer Trunk Fund fee of \$4259.02. All assessments are based upon information currently available to the City. The SSTF charges are quoted for the calendar year in which the development permit is granted. The final applicable rate is subject to change based on the year in which the payment is collected by the City of Edmonton.

Additional Notes

The above assessment is made based on information currently available to our Department. Should such information change in the future, a new assessment will have to be made. In addition to the above items, if required, the applicant/owner shall pay for the installation cost of sewer services to property line. For detail, please contact Derek Kucy of Public Services Section, at 780-496-5450.

[3] The development shall meet the following FIRE RESCUE SERVICES CONDITIONS in accordance to Section 15:

Upon review of the noted development application, and revised Fire Access Plan (attached), Edmonton Fire Rescue Services has no objections to this proposal however, has the following advisements for your implementation and information

1. Ensure that emergency access route/fire lane signage is posted as per the 2014 AFC 2.5.1.5 (3)

Reference: 2.5.1.5. Maintenance of Fire Department Access

3) Signs posted in conformance with Sentence (2) shall be permanently installed not more than 20 m apart and not more than 2.3 m above surrounding ground level to ensure that they are clearly visible to approaching vehicles.

2. Ensure that a Fire Safety Plan is prepared for this project, in accordance with the EFRS Construction Site Fire Safety Plan

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

A formal submission of your Fire Safety Plan will be required for a Building Permit to be issued (please do not forward your Fire Safety Plan at this time). If you have any questions at this time, please contact Technical Services at cmsfpts@edmonton.ca.

Reference: 5.6.1.3. Fire Safety Plan

1) Except as required in Sentence (2), prior to the commencement of construction, alteration or demolition operations, a fire safety plan, accepted in writing by the fire department and the authority having jurisdiction, shall be prepared for the site and shall include...

For additional information please contact Christina Stockdale (cmsfpts@edmonton.ca) at our office.

[4] The development shall meet the following EPCOR WATER SERVICES CONDITIONS in accordance to Section 15:

1) The applicant is required to enter into a contract with EPCOR Water under the New Water Distribution Mains program to complete the following works:

a. Abandon the existing 150mm/100mm cast iron main from the existing church service (S-15161) to the lane west of 104 Street

b. Construct a 250mm main from the existing 406 Steel main to the existing tee in lane west of 104 Street, reconnecting to the existing infrastructure to the satisfaction of EPCOR Water

c. Construct a public hydrant located within the Allendale Road right-of-way in proximity to the work from b., above

d. Any other works deemed necessary to facilitate the development of the site

Contact Amanda Kuzek at akuzek@epcor.com or 780-412-3955 to obtain the necessary agreements.

2) Servicing to the lot must be provided from the reconstructed mains from 1), above. The service size is to be determined by the developer and is to be constructed as part of the above construction.

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- a. Service valve operation can only occur under the direct supervision of EPCOR Water personnel.
 - b. Prior to the turning on of the services, bacteriological test results must be submitted to EPCOR Water Dispatch.
- 3) A private hydrant has been proposed to be installed directly from the existing 406 STL water main. This hydrant will be provided as a fire line service, and must be registered as such with the City of Edmonton Water and Sewer Servicing group. The service must be installed by EPCOR Water as part of the construction in 1), above. The service control valve cannot be used as the hydrant's control valve, a private hydrant control valve will need to be installed with the hydrant outside of the EPCOR right-of-way.
- 4) This project involves construction within an EPCOR-held easement (URW368). Work within the easement cannot commence until an encroachment agreement has been entered into with EPCOR Water. Please contact waterlandadmin@epcor.com for more information
- a. Any utilities crossing the EPCOR easement must have crossing agreements obtained for the crossings
- 5) Any party proposing construction involving ground disturbance to a depth exceeding 2.0m within 5.0m of the boundary of lands or rights-of-way containing EPCOR Water facilities is required to enter into a Facility Proximity Agreement with EPCOR Water, 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). Contact waterlandadmin@epcor.com for more information

[5] The development shall meet the following DEVELOPMENT SERVICES CONDITIONS in accordance to Section 15:

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Notification Fee of \$100.00.

Landscaping shall be in accordance to the approved landscape, Section 55 and to the satisfaction of the Development Officer. In no case shall there be less than one tree per parking area island (Reference Section 55.3(1)(b)(iii)).

PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall provide a guaranteed security to ensure that landscaping is provided and maintained for two growing seasons. The Landscape Security may be held for two full years after the landscaping has been completed. This security may take the following forms:

- a) cash to a value equal to 100% of the established landscaping costs;
- or
- b) an irrevocable letter of credit having a value equivalent to 100% of the established landscaping costs.

Any letter of credit shall allow for partial draws. 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 two growing seasons after completion of the landscaping, the City may draw on the security for its use absolutely. Reference Section 55.6

The development shall comply to the Direct Development Control Provision of CPR West, Bylaw no: 16136 of the Edmonton Zoning Bylaw.

All mechanical equipment, including roof mechanical units, shall be concealed by screening so that the equipment is not visible from the viewpoint of a pedestrian viewing the building from any abutting public or private roadway, in a manner compatible with the architectural character of the building or concealed by incorporating it within the building (Reference Section DC1, Bylaws no: 17112(7(p))).

The applicant is advised of the approved crime prevention design guidelines contained in the Design Guide for a Safer City, such as the layout and design of buildings and associated parking and loading areas, yards and landscaped areas, to promote a safe, well-lit physical environment. Reference Section 58.

No dangerous goods, or flammable or combustible liquids, shall be permitted within a Parking Garage, other than as contained within, or permanently installed or connected to the fuel system of a motor vehicle using the Parking Garage. Reference Section 54.7(1)(c)

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Entrapment spots in a Parking Garage shall be eliminated wherever possible. Potential entrapment areas such as storage rooms shall be provided with locking mechanisms. Entrapment areas can be closed with chain link fence or other types of intrusion resistant material. Reference Section 54.7(1)(e)

Clear safety glass panels shall be incorporated in all doors leading to stairwells, corridors and entrances including elevator lobbies to allow for clear sightlines. Reference Section 54.7(1)(f)

Sharp blind corners on stairs or corridors in a Parking Garage shall be eliminated wherever possible. If blind corners can not be avoided, security mirrors or others devices such as video cameras shall be utilized. Reference Section 54.7(1)(g)

Directional and information signage consistent in design, colour, symbols and graphics shall be provided to: direct patrons to pedestrian exits; direct patrons to vehicular exits; identify areas so that patrons can locate their vehicles; advise patrons to lock their vehicles and remove all valuables; direct patrons to the nearest intercom system; advise patrons of the presence of security patrols; and advise patrons of the presence of CCTV security cameras. Reference Section 54.7(1)(i)

The Development Officer shall advise the applicant of and strongly encourage compliance with the security management guidelines contained within subsection 3.1 of the Design Guide for a Safer City. Reference Section 54.7(3)

No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

Immediately upon demolition/ alterations of the building, the site shall be cleared of all debris.

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)

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)

Parking spaces for the disabled shall be provided in accordance with the Alberta Building Code in effect at the time of the Development Permit application, for which no discretion exists and be identified as parking spaces for the disabled through the use of appropriate signage, in accordance with Provincial standards. Reference Section 54.1(3)

Bicycle parking shall be provided in accordance to Section 54.3 and to the satisfaction of the Development Officer.

The off-street parking, loading and unloading (including aisles or driveways) shall be hard surfaced, curbed, drained and maintained in accordance to Section 54.6.

All outdoor trash collection areas shall be located and screened to the satisfaction of the Development Officer in accordance with Sections 55(4) & (5).

NOTES :

1) This Development Permit is not a Business Licence. A separate application must be made for a Business Licence. You must require Development and Building permit approvals prior to issue a Business Licence.

2) Signs require separate Development Applications.

3) 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.

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4) The Development Permit shall not be valid unless and until the conditions of approval, save those of a continuing nature, have been fulfilled; and no notice of appeal from such approval has been served on the Subdivision and Development Appeal Board within the time period specified in subsection 21.1 (Ref. Section 17.1).

5) 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.

6) 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.

VariANCES

Discretionary Development - The Site is designated Direct Control (Direct Control (DC1 - Bylaw no:17112) (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.

Issue Date: Mar 09, 2017 **Development Authority:** SHAH, NIKHIL

Signature: _____

Notice Period Begins: Mar 16, 2017

Ends: Mar 30, 2017

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Lot Grading Fee	\$220.00	\$220.00	02713377	Aug 31, 2015
Dev. Application Fee for GFA	\$5,984.00	\$5,984.00	02713377	Aug 31, 2015
Major Dev. Application Fee	\$811.00	\$811.00	02713377	Aug 31, 2015
DP Notification Fee	\$100.00			
Sanitary Sewer Trunk Fund 2012+	\$4,259.02			
Total GST Amount:	\$0.00			
Totals for Permit:	\$11,374.02	\$7,015.00		
(\$4,359.02 outstanding)				

The permit holder is advised to read the reverse for important information concerning this decision.