



PRE-APPLICATION MEETING RECORD

DEVELOPMENT SERVICES

Report Created Date: Aug 17, 2020

Meeting Date: AUG 12, 2020

Meeting Time: 9:00 AM

Meeting Location: Teleconference

Pre Application Summary Information

Address of Proposed Development	12825 - 115 AVENUE NW
City File Number *	367383749-001
Applicant File Number	
Proposal Summary	To construct a 97 Dwelling Group Home (Emmanuel Home)
Meeting Record Reviewed by File Manager	Kerry Bauer

** Please reference your City File Number on all future communications regarding your submission*

Attendees

City and Agency Attendees:

- Kerry Bauer, File Planner
- Marty Vasquez, Planner
- Cory Plummer, Waste Management
- Karen Faryna, Fire Protection Service
- Pat Atkinson, Transportation Service
- Sarah Chileen, Epcor Water

Proponent Meeting Attendees:

- Gene Dub - Architect
- Darren Sinke - Emmanuel
- Graeme Vriend - Contractor
- John - Mechanical

- Burt - Board Member

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/support or refuse/not support your proposal. Undertaking the complete Application process is the only way to be provided with a decision/recommendation by City Administration.

City and Agency Comments

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

File Manager Comments

The application proposes a 97 Dwelling Group Home. The site is located within the Site Specific Development Control Provision (DC2 (956) area C). This area lists Apartment Housing and Group Home as a listed Use.

There is a Land Development Applicant submission to modify the Direct Control. This review is based on current regulations.

A. Confirm Use class

There is a large area for staffing = Group Home

a) 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.

b) Group Home means a building or part of a building used for Congregate Living for residents who have moderate and non-severe physical, cognitive or behavioral health issues and who require daily or frequent professional care and supervision to perform daily living tasks, improve wellness, achieve stable and harmonious tenancy, or to exit safely in case of an emergency event. This Use does not include Extended Medical Treatment Services, Detention and Correction Facilities, Fraternity and Sorority Housing, Limited Group Homes, and Lodging Houses.

B. Development Regulations

Site Plan shall provide the following information

1. Building and surface parking locations - dimension and clarify parking space types (visitor, barrier free)
2. Amenity Areas - will follow current regulations;
3. Vehicular and pedestrian access points; and
4. On-Site vehicular and pedestrian circulation systems.
5. The proposed site design does not match the appendix (proposed LDA to address this)
6. Site plan is missing

- a) property dimension - used for landscape calculations
- b) building setbacks
- c) Parking - will follow current regulations (label types: barrier-free, visitor, resident)
- 7. Emergency access from 114 Avenue - modified (regulations refer to this)
- 8. Building design
 - a) there are regulations that discuss build form
- 9. Landscape plan
 - a) To be completed by a Landscape Architect (DC2.956.7(c))
 - b) 10% extra trees/ shrubs ((DC2.956.7(b))
- 10. CPTED - required

C. Agreements

- a) Off-Site Improvements to the park at 115 Ave and 127 Street (DC2.956.7(l))
- b) Municipal Improvement Agreement (DC2.956.7(m))
- c) Historical Resources Management Branch of Alberta Culture and Community Spirit - Alberta Historical Resources Act (DC2.956.7(v))
- d) C852 agreement - affordable housing (DC2.956.7(w))
- e) Artwork required at 128 Street/ 114 Avenue ((DC2.956.7(e))
 - 1. Need to provide more detailed information

MDP - Transportation Review Circulation Notes

A. Background:

This site is zoned DC2.956 and is part of Area C of the zone. Area C includes a north/south private road north of 114 Avenue that will provide access for the residential lots in Area E located east of this parcel, west of 127 Street, and south of the public park parcel.

The subdivision plan reviewed with LDA18-0128 for the residential lots in Area E was conditionally approved on May 28, 2020. The subdivision conditions included: the construction of the north/south private road from 114 Avenue north to east-west private road, including the construction of the crossing to 114 Avenue, registration of cross-lot easements on all affected parcels for the purpose of providing rear access from proposed lots 9-16 to 114 Avenue through a private road, construction of a paved 7 m private road to a minimum residential alley standard for rear access to lots 9-16 (Area E) (no CCC or FAC will be issued for the private road, and Construction of an alley crossing to 114 Avenue at the north/south private road.

Inglewood Gardens Phase 1, approved under DP# 149999562-001 in May 2015, included a significant amount of off-site work. The off-site improvements included in the executed Municipal

Improvement Agreement for the development permit (Agreement number E16.92; \$330,000 LOC received) are along the north and west boundaries of the site and include:

- Construction of two 7.5 m curb return accesses to 115 Avenue
- Construction of a 7.5 m curb return access to St. Albert Trail
- Removal of three curb return accesses to 115 Avenue and a removal of a commercial crossing to St. Albert Trail
- Construction of a 1.5 m sidewalk on the southside of 115 Avenue from 127 Street to St. Albert Trail
- Removal of an existing crosswalk on 115 Avenue west of 128 Street
- Removal of trees, and
- Modifications of catch basins.

Building Great Neighbourhoods (BGN) is completing Neighbourhood Renewal in the Inglewood Neighbourhood as part of the 2019-2021 program. This year BGN is working in the immediate vicinity of the site. The BGN plans did not originally include many of the anticipated changes and requirements associated with this development along 114 Avenue. However, BGN, the owner/applicant and other City Departments are working together to capitalize on the opportunity for some/all of the development related work to be completed as part of the BGN work to minimize future throw away.

B. The comments associated with the current Pre-Application includes the following:

An overall updated site plan of the entire site is required. The configuration of the proposed development site varies from Inglewood Gardens Phase 1 approved under DP# 149999562-001 and the subdivision plan reviewed with LDA18-0128. The property line for this development must match the subdivision plan that was conditionally approved on May 28, 2020.

Any modifications to the approved 7.5 m curb return access to St. Albert Trail approved with DP #149999562-001 requires the review and approval of Subdivision Planning.

There are a number of off-site improvements that are required with the development of this site as per the regulations of DC2.956 and the submitted site plan including:

1. Removal of the two existing accesses to 114 Avenue, with construction of curb and gutter and restoration of the boulevard,
2. Removal of an existing access to St. Albert Trail north of 114 Avenue, with construction of curb and gutter and restoration of the boulevard,
3. Construction of a new access to 114 Avenue for the north/south private road between 127 Street and 128 Street,
4. Construction of a 1.5 m boulevard sidewalk on the north side of 114 Avenue, between 128 Street and St. Albert Trail,
5. Removal of the existing abandoned bus pad and curb line sidewalk on the northwest corner of 114 Avenue and 128 Street intersection,

6. Removal of the existing bus stop pad and shelter pad on the north side of 114 Avenue between 127 Street and 128 Street,
7. Construction of a bus pad and shelter pad on the north side of 114 Avenue between 127 Street and 128 Street, and
8. Removal of the connector walk on the north side of 114 Avenue, between 128 Street and St. Albert Trail.

As noted above, BGN is undertaking neighbourhood reconstruction in Inglewood currently. Subdivision Planning (Transportation), the Development Officer and Transit Planning have worked directly with BGN in the review of this application to ensure off-site road improvements are coordinated with the renewal construction work along 114 Avenue and St. Albert Trail in the vicinity of the site. BGN is updating their design for the work to be done in the area to take into account the improvements associated with this development.

Should the BGN plans be updated to include some or all of the above improvements as part of the areas neighbourhood renewal work, the owner/applicant may be required to pay for the change in the BGN scope of work to accommodate this development.

Any of the above improvement work not completed by BGN as part of their neighbourhood renewal project would have to be completed by the owner/applicant as part of the development permit associated with this pre-application. If that is the case, the owner may be required to enter into a Servicing Agreement with the City for off-site improvements.

For any further information related to the BGN neighbourhood renewal work in the area, please contact Matthew Mohr, matthew.mohr@edmonton.ca, the Project Manager for the Inglewood Renewal Project.

C. Other considerations/comments:

1. Has the public access easement been registered per DP# 149999562-001?
2. In the DC2, it stated that the pedestrian easement connection from 114 Avenue north is required to be constructed to a 3 m width to accommodate emergency access. This must be identified on the site plan.
3. The sidewalk along the west side of the north/south private road and the pedestrian /emergency access on the west side of the proposed building (as shown on the DC2) must be included on the site plan and constructed with this development. The requirement for crosswalk markings and signs will be reviewed with the development permit application.
4. An easement is required for the north/south sidewalk on the west side of the north/south private road to allow the public to use the facility (the access easement is required for

the pedestrian walkway from 114 Avenue to 115 Avenue). Easements are also required for the pedestrian walkway/emergency access shown on the DC2 Appendix II on the west side of the proposed building.

5. There should be a pedestrian connection from the end of the sidewalk shown on the site plan (east of the proposed building) to the sidewalk on the north/south private road.
6. Will there be any sidewalk connectors from the site to 114 Avenue?
7. The north/south private road on the east side of the site must be in place or included with this development. The north/south private road must extend and tie into the north/south private road and the east/west private road to be constructed with DP# 149999562-001.
8. Access easements are required on all affected parcels for the purpose of providing rear access from proposed Lots 9 16 to 114 Avenue through the north/south private road on Lot 17, Block 6, Plan 852 2173. The City of Edmonton will be a party to this easement, and the easement must stipulate that the owners may not discharge the easement without the express written consent of the City of Edmonton.
9. The internal roadway must be signed Private Road. The sign is to be located on private property at the site entrance.
10. Continued coordination with Forestry for any conflicts that may occur with this development with existing mature boulevard trees is required. Identify any removal of existing boulevard trees on the site plan if any are required for this development.
11. The site plan must include all existing/proposed surface utilities within road right-of-way and all existing and approved accesses. Provide dimensions on the site plan for the width of all approved and existing accesses at the property line and their location relative to the nearest property line/corner pin on the site plan.
12. The DC2 mentions the construction of the drop-off/lay-by. If a drop-off/lay-by is planned to be constructed on road right-of-way in the vicinity of the site, please include it on the site plan.
13. 114 Avenue adjacent to the south property line is a dedicated bus road with no entry to other vehicles, between 128 Street and St. Albert Trail. With the Bus Network Redesign (implementation in 2021), 114 Avenue will be a Frequent Transit Route continuing to provide connection to Westmount Transit Centre. This property has good access to transit.

MDP - Building Permit / Safety Code Circulation Notes

The proposal will be required to meet National Building Code 2019 Alberta Edition and Energy Code 2017

Building permit can be applied online by visiting edmonton.ca/permits

For assistance please contact our team of building technical advisors

tel: 780.496.3149

email: buildingsafetycodes@edmonton.ca

A few things to review/confirm

Occupancy type: Group B3 Care facility

If you choose to comply with Group C residential facility, a detail occupancy/use plan will be required

Exiting requirements

Travel to distance to an exit is required to be 45m maximum. Review travel distance at each level.

Barrier-free requirements

Review article 3.8.3.6.(11) The clearances are required both within the suite as well as the corridor. Exiting a residential suite including in an emergency is important for the reason of safety. It is all a part of the barrier-free path of travel.

MDP - Landscaping - Current Planning Circulation Notes

A landscape plan is to be provided based on the requirements found 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/multi-family-commercial-industrial-landscaping.aspx)

Section 55 of the Edmonton Zoning Bylaw

(http://webdocs.edmonton.ca/zoningbylaw/ZoningBylaw/Part1/Development/55__Landscaping.htm)

1. New trees and shrubs shall be provided on the following basis:

- the proportion of deciduous to coniferous trees and shrubs shall be approximately 50:50;
- approximately 50% of required deciduous trees shall be minimum of 50 mm Caliper and approximately 50% shall be a minimum 70 mm Caliper;

-- approximately 75% of required coniferous trees shall be a minimum of 2.5 m in Height and approximately 25% shall be a minimum of 3.5 m in Height; and
-- minimum shrub size shall be 300 mm in Height for deciduous and a spread of 450 mm for coniferous

2. Provide a plant list with common name, botanical name, quantity and size at planting (based on minimum requirements listed above). If including existing trees include their approximate size (caliper/height). Cross reference plant list with the symbols on the plan.

3. Provide tree and shrub planting details as part of the landscape plan submission - found in Volume 5 of Design and Construction Standards.
https://www.edmonton.ca/city_government/documents/Design_and_Construction_Landscaping.pdf

4. Indicate what surface treatment is existing/being proposed for landscaping. Provide the area in square meters of all newly proposed landscape surface treatments such as sod or mulched planting beds.

For further information, contact Kassaundra Charuk.

Landscape Reviews - Development and Zoning Services
Phone: 780-496-6203
E-mail: kassaundra.charuk@edmonton.ca

MDP - Waste Management Services Circulation Notes

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 18590, requiring the waste and recycle services are provided by the City of Edmonton.

This site with 97 units would receive approximately 24.5 cubic yards of garbage service and 12.5 cubic yards of recycle service per week for the residential units.

The waste storage enclosure needs to be adequately sized for the approx. two 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 2 times per week for garbage and recycle.

If the loading area is situated over an underground parkade, a letter from an engineering firm stating that the area will be able to withstand the weight of the collection vehicle during loading activities will be required.

Other issues to include:

bumper pads for the walls and/or doors to prevent damage from the movement of the bins
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
snow removal on a daily basis in winter months to prevent snow and ice accumulations that can prevent movement of the bins in winter months.

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

MDP - Assessment - Drainage Services Circulation Notes

Further to your inquiry dated July 13, 2020, we wish to offer the following comments with regard to the drainage assessment applicable to 12825 115 Avenue NW_Plan 8522173 Blk 6 Lot 7; Inglewood).

APPLICABLE ASSESSMENTS

1. Permanent Area Contribution (PAC)

Storm and sanitary PACs are not applicable, since the property is not within any active PAC basins.

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)

Note: Based on our record, this property was assessed for 232 multi-family dwellings for SSTC under DP#149999562-001. However, the SSTC will be applicable in case of increase the dwelling unit or change of the scope of the property.

SSTC is applicable to the lot in question. For information purposes the following SSTC rates are for year 2020. SSTC rate depends on the type of development:

- 1 Industrial / Commercial / Institution: \$8,560 per hectare
- 2 One or two Dwelling Residential (no secondary, garden or garage suite): \$1,712 per dwelling
- 3 Two Dwellings Residential (one secondary, garden or garage suite): \$1,712 per dwelling for secondary garden or garage suite \$758
- 4 Multi Family Residential: \$1,222 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

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 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 Edmontons website:

- o Permanent Area Contributions
https://www.edmonton.ca/city_government/utilities/permanent-area-contributions.aspx
- o Sanitary Servicing Strategy Expansion Assessment
https://www.edmonton.ca/city_government/utilities/expansion-assessment-charge-ea.aspx
- o Arterial Roadway Assessment
https://www.edmonton.ca/projects_plans/roads/design_planning/arterial-roadway-assessments.aspx
- o Sanitary Sewer Trunk Charge
https://www.edmonton.ca/city_government/utilities/sanitary-sewer-trunk-charge-sstc.aspx

MDP - Fire Rescue Services Circulation Notes

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)

1. Building - Building size (in square meters), number of storeys, National 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 NBC (2019 - AE) 3.2.5.6 and the City of Edmontons Complete Streets Design and Construction Standard Section 3.6.11 Emergency Access.

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
- the analysis must use the Edmonton Fire Services vehicle dimensions, including 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 NBC (2019 - AE) 3.2.6.7.)

- ensure that the building has a Central Alarm and Control Facility Room if required.

6. Advisements for Construction Phase:

- ensure a fire safety plan is prepared for this proposal
- ensure requirements are applied to the fire safety plan for Occupancy of Buildings Under Construction Standata

(<http://www.municipalaffairs.alberta.ca/documents/ss/STANDATA/building/bcb/06BCB002.pdf>)

- 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 NFC (2019 - AE) 5.6.1.2.

7. If tanks will be installed on site:

- ensure storage tank systems are approved and installed according to the NFC (2019 - AE) Division C Part 2, application for 2.2.5. Storage Tank Registration
- 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

Kind regards,
Karen Faryna
FSCO Group B, Level II
cmsfpts@edmonton.ca

MDP - Lot Grading - Development Services Circulation Notes

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

Fax: 780-496-2865

E-mail: lot.grading@edmonton.ca

Website: http://www.edmonton.ca/business_economy/lot-grading-commercial.aspx

A Lot Grading Plan is required for review and approval for 12825 - 115 Avenue NW.
A 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 lot grading relationship between adjacent properties.

Information on requirements can be found on the website by following this Path:
www.edmonton.ca > Business & Economy > Permits, Development & Construction > Commercial & Multi-Family Lot Grading > Approvals > Lot Grading Plan Approval

MDP - EPCOR Water Circulation Notes

1. The proposed site is currently serviced by a 150mm asbestos cement service (N49726) 0.6m east of the east property line of 128 St on 114 Ave. Additionally the existing site before subdivision is serviced by a 200mm PVC service, that reduces to a 150mm CI just north of the

property line, located at 44m west of the west property line of 127 St on 115 Ave and by a 150mm cast iron service approximately 83m south of the south property line of 115 Ave on St. Albert Trail. 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. For information on Service abandonments, and the provisioning of a new water service contact EPCOR Infill Water and Sewer Servicing at wass.drainage@epcor.com or at 780-496-5444.

3. Prior to the turning on the water service, 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 780-412-6800 for more information on how to provide the test results. Water Dispatch can provide information on the tie-in and commissioning procedure.

4. As per EPCOR Water Services, Inc.s response to LDA18-0128 SUB, our records indicate that one existing water service currently enters proposed Lot 8MR off 115 avenue west of 127 street and passes through proposed lots 8MR, 9 and 17. In reference to our Terms of Service, water services cannot extend from one property to another. Any private service lines crossing existing or proposed property lines must be identified and relocated at the owners expense.

5. Multiple services are providing service to the subject site. If subdivision is not completed or if multiple services are required for the subject site a Caveat of Restrictive Covenant for Check Valve Installation must be registered on title. Where looping of the water main back to the public system is planned check valves must be installed and maintained at the owner/applicant's expense. Please contact waterlandadmin@epcor.com for more information on the restrictive covenant.

6. As per EPCOR Water Services, Inc.s response to LDA18-0128 SUB, there is a deficiency in on-street hydrant spacing (distance between fire hydrants) adjacent to the property. City of Edmonton Standards requires hydrant spacing of 90m for the proposed zoning. Hydrant spacing in the area is approximately 175m along 114 avenue and does not meet the spacing requirement.

7. The applicant is required to construct two new hydrants and approximately 155m of new water main as shown on the attached drawing at their expense. This work can be undertaken either under a servicing agreement with the city of Edmonton.

8. EPCOR water must review and approve all proposed water infrastructure upgrade designs.

9. Fire Rescue Services (FRS), Fire Protection Engineer may be able to perform an Infill Fire Protection Assessment (IFPA) at development permit application to alter or lessen on-street fire

protection infrastructure upgrades, assuming certain criteria are met. The applicant may request that the City Planner initiate this review.

10. A new cost share pilot program has started up in 2020 which may assist in offsetting any required infrastructure upgrades for the water system. Information about the new Infill Cost Share Program can be found at www.epcor.com/infill-cost-share.

11. 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.

12. 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 17698 (EPCOR Water Services and Wastewater Treatment). The process can take up to 4 weeks. More information can be requested by contacting waterlandadmin@epcor.com.

13. 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.

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

MDP - EPCOR Infill Water and Sewer - Water Services Inc. Circulation Notes

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.

1-150mm water service exists on 115th Ave at 43.9m west of the west property line of 127th St.

1-150mm water service exists on 114th Ave at 0.6m east of the east property line of 128th St.

1-150mm sanitary service may exist on 114th Ave at an unknown location. An inspection of this service will be required at the time of development in order to determine status, condition and re-usability of it.

1-150mm water service exists on St. Albert Trail at 84.2m south of the south property line of 115th Ave.

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.

Sanitary and storm sampling points are required on private property within 3 meters of the property line and must be installed downstream of any branch line connections onsite.

Note: In addition to each unit directly connecting the sump pump discharge to the private storm system, it is strongly recommended that roof drainage for each unit also be directly connected to the storm system in order to help eliminate surface icing issues on private property during freeze/thaw weather cycles.

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