

July 19, 2022

File Number: LDA22-0346



President, Malmo Community League
c/o 11525 48 Avenue NW
Edmonton, AB T6H 0E5

DPC 142

NOTICE TO PROPERTY OWNER

**Subject: Application to subdivide Plan 9624107 Lot 3
located at 101 - MICHENER PARK NW
in the Malmo Plains neighbourhood.**

Dear resident(s):

The City of Edmonton is working together with Edmontonians to create the city envisioned in a strategic plan built by Edmontonians (see edmonton.ca/connectedmonton for more information). As we continue to grow and evolve as a city, we will see changes in the neighbourhoods we call home. The City of Edmonton (the City) is committed to keeping you informed of the development that is happening in your community.

Subdivision - the action of dividing an area of land into smaller titled parcels - is one example of how we see Edmonton continuously evolving each year. This letter is to inform you of a subdivision proposal near you.

The City has received a subdivision proposal to create 13 residential lots, 1 commercial lot, 1 park lot and 1 public utility lot for a storm water pond adjacent to your property. The application was submitted by Stantec. The Zoning was recently approved on July 5, 2022, under Charter Bylaw 20183

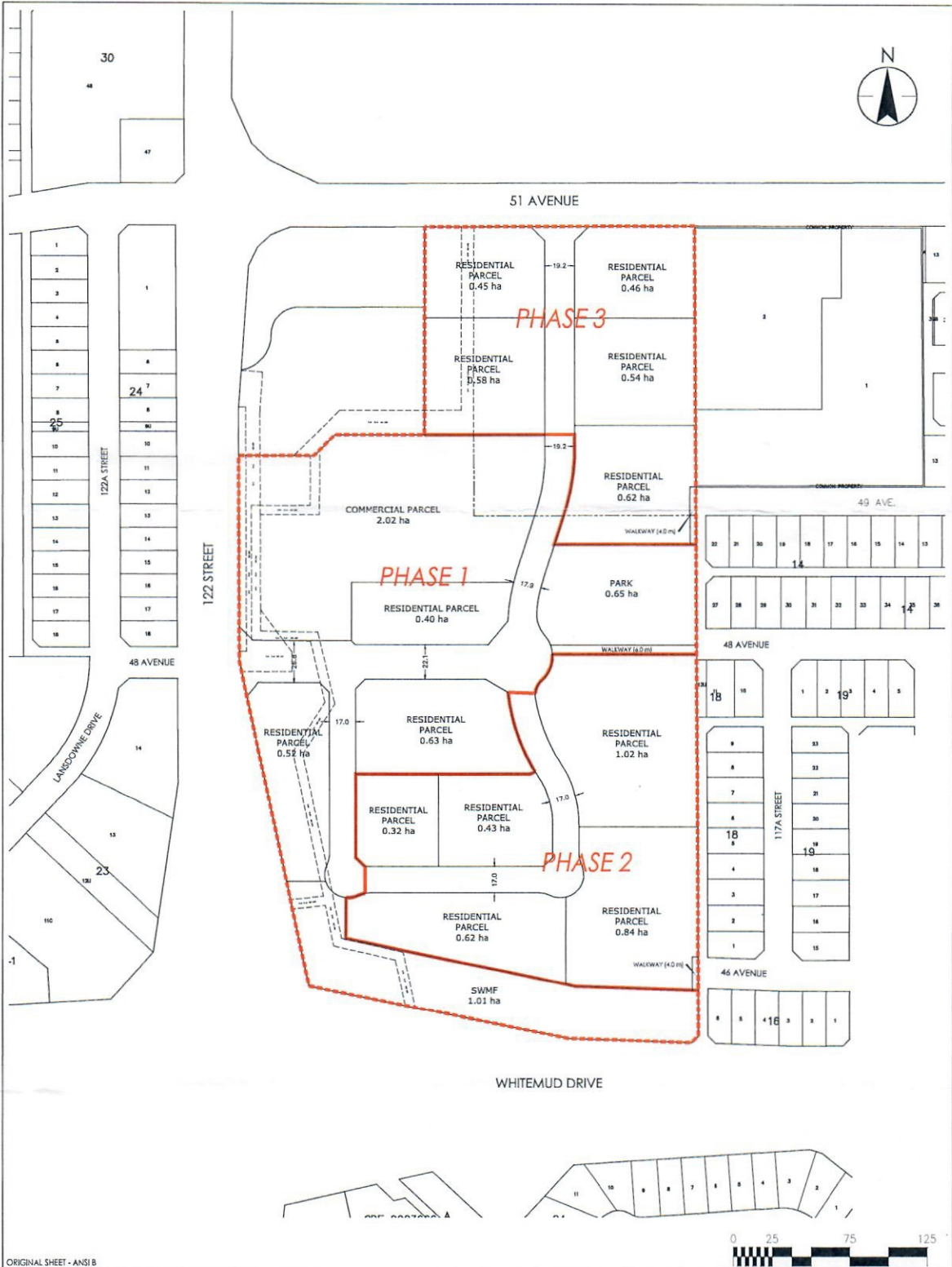
Section 653 of the Municipal Government Act requires the City to notify adjacent landowners when a subdivision application has been received. Questions or comments regarding this application can be sent to subdivisions@edmonton.ca with reference to file number LDA22-0346 until August 9, 2022. Please note that the Subdivision Authority is not bound by any comments received when rendering its decision.

All Edmontonians are city builders, playing a part in building the Edmonton of our future. For more information about how the City is planning for the future with and for Edmontonians, check out edmonton.ca to learn about ConnectEdmonton and City Plan (Edmonton's municipal development plan).

We will continue to keep you informed of development activities happening where you live.

Regards,
Marco Beraldo, Planner
Subdivision and Development Coordination
Development Services
Phone Number: 780-496-6092
Fax Number: 780-401-7050
Email Address: Marco.Beraldo@edmonton.ca

Enclosed: Tentative Plan



ORIGINAL SHEET - ANSIB



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Notes
All distances are expressed in metres and decimals thereof.
Area to be subdivided outlined thus and contains approximately 12.94 hectares, including 13 multiple family residential parcels and 1 commercial parcel.

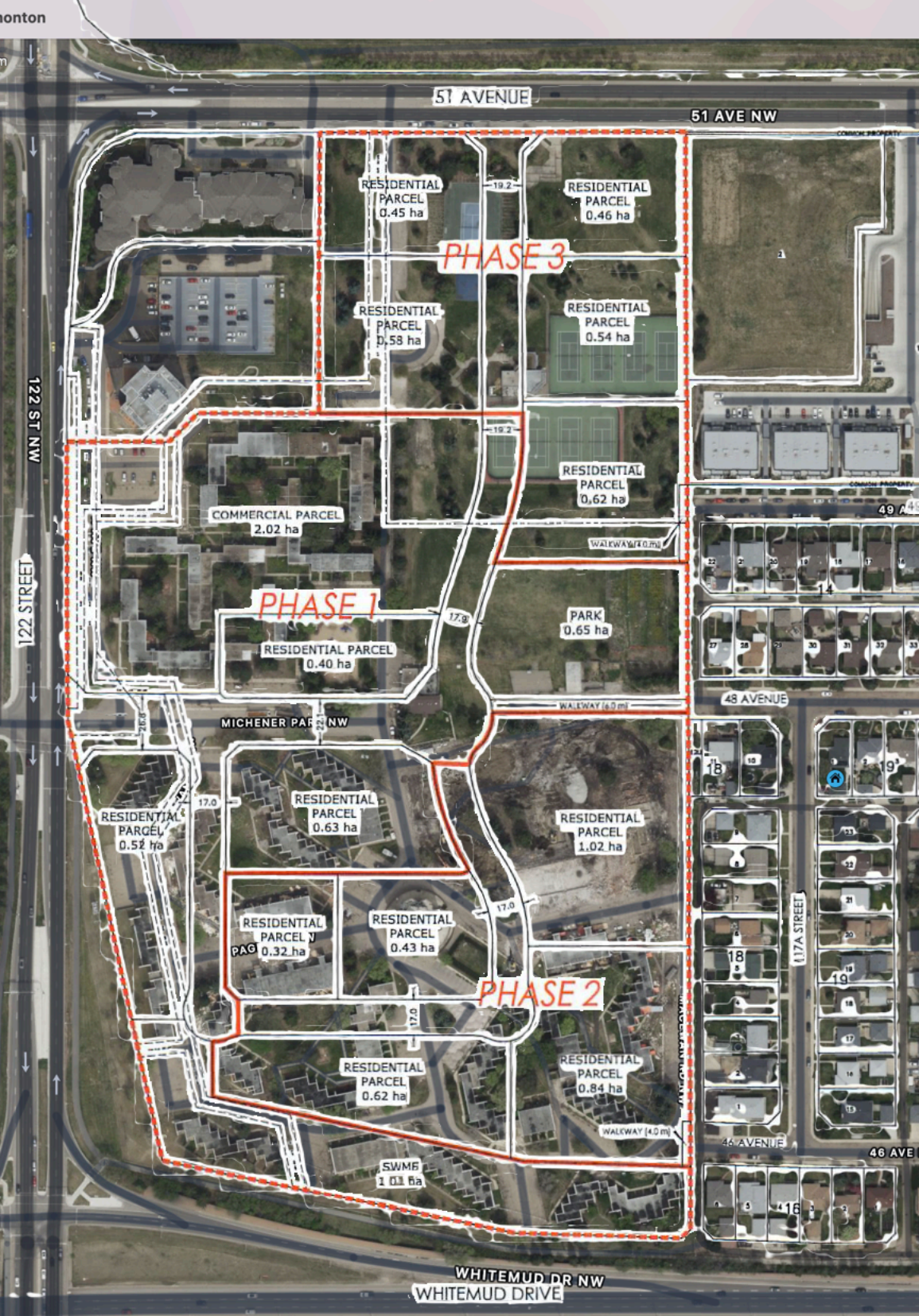
Revision	By	YY.MM.DD

Client/Project
UNIVERSITY OF ALBERTA
PLAN SHOWING PROPOSED SUBDIVISION OF PORTION OF LOTS 1 AND 3, PLAN 9624107
Edmonton, AB

Title
TENTATIVE PLAN OF SUBDIVISION MICHENER PARK

Project No. 1161 109395 KC
Scale 1:2500
July 13, 2022

V:\1161\action\1161109395\drawing\subdiv\michener_park_13jul2022.dwg 2022/07/13 7:43 AM By: Camille, Cam



51 AVENUE

51 AVE NW

RESIDENTIAL PARCEL
0.45 ha

RESIDENTIAL PARCEL
0.46 ha

PHASE 3

RESIDENTIAL PARCEL
0.53 ha

RESIDENTIAL PARCEL
0.54 ha

COMMERCIAL PARCEL
2.02 ha

RESIDENTIAL PARCEL
0.62 ha

PHASE 1

RESIDENTIAL PARCEL
0.40 ha

PARK
0.65 ha

MICHENER PARK NW

RESIDENTIAL PARCEL
0.52 ha

RESIDENTIAL PARCEL
0.63 ha

RESIDENTIAL PARCEL
1.02 ha

RESIDENTIAL PARCEL
0.32 ha

RESIDENTIAL PARCEL
0.43 ha

PHASE 2

RESIDENTIAL PARCEL
0.62 ha

RESIDENTIAL PARCEL
0.84 ha

SWME
1.01 ha

122 ST NW

122 STREET

48 AVENUE

117A STREET

46 AVENUE

WHITEMUD DR NW
WHITEMUD DRIVE