

East Lake: 11211 52 ST SE & 11235 52 ST SE

The two (2) parcels: “11211 52 ST SE” & “11235 52 ST SE” are located in the northeast corner of 52 ST & 114 are residual parcels from the original East Lake subdivision.

Off-site Levies

The parcel(s) are currently in a raw land / limited-service state as they have not yet been subdivided/consolidated and still require payment of off-site levies based on the Off-site Levy Bylaw. Estimated to be roughly \$2.6 million.

Boundary Costs

All boundary roads and utilities adjacent to this parcel have been constructed by The City of Calgary. While raw land / limited serviced lands require that boundary costs be paid to the adjacent development, as The City is both the vendor of the land and the adjacent developer, Boundary Costs for adjacent roads and shall be included in the land purchase price and will not be charged at development. At time of transaction The City of Calgary will provide a letter stating that Boundary Costs have been satisfied.

Storm Drainage

The potential purchaser may consider an array of consolidation or subdivision lotting arrangements to suit its needs; however, the purchaser and its civil consulting engineer is advised to review the approved engineering drawings for the subdivision (Progressive Engineering Ltd., August 2006, Issued for Preliminary Approvals)—and specifically the F1, F2 and F3 Storm Drainage Drawings

The original concept plan of subdivision for this area was conceived as a small-lot subdivision with a road in the middle, so two deep utility connection points and its associated catchment areas were designed and constructed at (i) 48 ST & 112 AV SE and (ii) 50 ST & 110 AV SE—resulting in **“split storm drainage” for this area.**

If a potential purchaser is considering a consolidation of these two parcels into a single 38.68 acre parcel, it needs to be noted that, as per The City of Calgary’s stormwater management guidelines (Section 4.5.1.2), only one connection is allowed to service an individual lot. If consolidation into a single lot is being considered, it is recommended that the purchaser contact Calgary Approvals Coordination, Development Engineering and Water Resources, Development Approvals in advance to discuss any possible relaxations to the servicing guidelines if the existing pipe capacity cannot support a single service connection.

If a subdivision is being considered resulting in two or more lots, it is recommended that the purchaser and its consulting engineer review the drainage areas on the approved engineering drawings to ensure the release rates are in alignment with pipe capacity.

Regardless of the final lotting scheme (single lot or multiple), any deviation from the East Lake Phase 5 storm drainage plan shown on drawings F1, F2 and F3 will likely require additional analysis to verify there won’t be a negative impact to the neighbouring lots.