

Conditions of Approval

The following conditions shall apply

Subdivision Services:

1. Compensation for dedication of municipal reserve in excess of 10% is deemed to be \$1.
2. Upon submission of a subdivision application provide the following:
 - Real Property Report showing dimensions to the new property lines, and
 - Building elevations and photos for the existing building where it faces the new property lines. This is required to review compliance with the Alberta Building Code
3. Decorative street lighting (known as the McKenzie Towne Style or the traditional 17th Ave style) shall be installed at the developer's expense. This style of street light is consistent with the lights installed in the development east of the plan area.

Development Engineering:

4. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Deep Fills Letter, prepared by T-Fenton Consulting Ltd. (File No. 1830-01), dated April 26, 2019.
 - Slope Stability Report, prepared by Geo-Slope Stability Services (File No. 19-102), dated April 18, 2019.
 - Geotechnical Report, prepared by Almor Testing Services Ltd. (File No 043-03-04-18), dated December 2008.
5. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
6. **Prior to approval of the tentative plan**, submit an electronic version of a Slope Stability Report to the Development Engineering Generalist to confirm a minimum factor of safety of 1.5 under anticipated post-development conditions. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads.

OR

If the proposed development does not have existing or proposed grades in excess of 15%, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

7. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Subdivision Development

Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.

8. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
9. The Developer shall pay the City for part cost, on a per hectare basis for the existing storm pond titled 69 St SW (Strathcona) (13WPA) financed by the City of Calgary.
10. The Developer shall make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing storm sewer, sanitary sewer, watermain and surface improvements in Mystic Ridge Way SW, that was paid for and/or constructed by United Acquisition II Corp. under Springbank Hill, Phase 01 (2013-0026).
11. The Developer shall make payment to the City for their share of the East Springbank Servicing Study.
12. The Developer shall make satisfactory cost sharing arrangements with Springbank Lands Company Ltd. for part cost, on a per hectare basis, less the payment for oversize, for the existing storm 85 Street S.W. Private Storm Trunk (if utilized by this development), by Springbank Lands Company Ltd. under Aspen Woods, Phase 01 (2004-025)
13. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities and surface improvements within and along the boundary of the plan area.
 - c) Construct the underground utilities and surface improvements within the east two lanes of the four (4) lane divided arterial within 85 Street SW, along the west boundary of the plan area.
 - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required along the boundaries of the plan area.
 - e) Construct any onsite and offsite storm water management facilities (wet pond, wetlands, etc.) required to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - f) Construct the MR within the plan area.
 - g) Construct any regional pathways within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

Transportation:

14. **In conjunction with the applicable Tentative Plan or Development Permit**, phasing plans shall be submitted as a component of the Tentative Plan or Development Permit submission package to the satisfaction of Transportation Planning and Roads, for the staged development of Collector standard and above roadways, inclusive of the staged development of intersections to the satisfaction of the Director, Transportation Planning and Roads.
15. Future revisions, addendums, or submissions within the development area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Director, Transportation Planning.
16. **Prior to the release of any permits or Permissions to Construct**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
17. **Prior to the approval of affected Tentative Plan**, the developer shall ensure that all pathways from MR lands have a direct pedestrian connection by sidewalk or pathway to the desired crossings at the intersections.
18. All community entrance features must be located on a private site.
19. **Prior to approval of Construction Drawings and Permissions to Construct Surface improvements**, the developer shall provide signed copies of backsloping agreements for any backsloping that is to take place on adjacent lands (owned privately or owned by the City).

Parks:

20. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), if private back of lot drainage is requested, provide a cross-section for Calgary Park's review/approval and label/note the following on the plan:
 - Roof leaders are to drain to the front (if grades permit).
 - A minimum 300 to 600 mm topsoil in the back of lot.
 - A vegetated swale within private property.
 - Existing MR grades to remain undisturbed in order to protect existing trees.
21. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), the Biophysical Impact Assessment (BIA) is to be approved. The BIA was conditionally approved on July 12, 2019. Contact the Natural Areas Specialist Marta Sudyk at (403) 268-4792 or Marta.Sudyk@calgary.ca and provide any revised reports to the CPAG Generalist/Natural Areas Specialist.
22. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels and the adjacent MR to the north (no fence required) to the satisfaction of the Director, Calgary Parks.
23. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks' approval. A plan illustrating

the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.

24. There shall be no backsloping within proposed MR/ER extents.
25. **Prior to the approval of the affected tentative plan**, finalized concept plans for all MR sites shall be submitted for Parks' review and approval.
26. With the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
27. The developer shall minimize stripping and grading within the Environmental Reserve/Municipal Reserve. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks **prior to stripping and grading**.
28. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands **prior to the commencement of any stripping and grading related to the site** and during all phases of construction. Contact the Parks Development Inspector Jacqueline Swartz - Jacqueline.Swartz@calgary.ca or (403) 476-8317/(403) 620-3216 to approve the location of the fencing prior to its installation.
29. **Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings**, whichever submitted first, the developer shall install Environmental Reserve (ER) protection measures around the ravines/Environmentally Significant Areas to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City's "Guidelines for Erosion and Sediment Control", to the satisfaction of the Manager of Urban Development and the Director of Calgary Parks Contact the Parks Development Inspector Jacqueline Swartz - Jacqueline.Swartz@calgary.ca or (403) 476-8317/(403) 620-3216 to approve the location prior to commencement of Stripping and Grading activities.
30. No disturbance of Environmental Reserve/Municipal Reserve lands is permitted without written permission from the Parks Generalist for this area. The Parks Generalist (listed above) can be reached at 403-268-5635.
31. The developer shall restore, to a natural state, any portions of the environmental reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector.
32. **Prior to the approval of a stripping and grading permit**, a Development Agreement or a subject area Tentative Plan, Parks requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.

33. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.