

Conditions of Approval

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning:

1. The Prior to Release conditions will be finalised at the time of Development Authority decision, subject to the resolution of the Prior to Decision comments in the preceding section.
2. Submit a total of 6 complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively address the Prior To Release conditions of all Departments as specified below.

In order to expedite the review of the Amended Plans, please include the following in your submission:

- a. 4 of the plan set(s) shall highlight all of the amendments.
- b. 4 detailed written response(s) to the Conditions of Approval document that provides a point by point explanation as to how each of the Prior to Release conditions were addressed and/or resolved.

Please ensure that all plans affected by the revisions are amended accordingly.

3. Submit a cheque payable to the City of Calgary for a total of \$5,145.00 for the cost of 21 additional Development Completion Inspections (\$245.00 per phase) that was not paid for at the time of the Development Permit submission.
4. Submit design for the combined retaining and sound attenuation wall that indicates a public art component that is consistent with Cell B and related thematically to the Indigenous culture of the area.
5. Amend plans to align the pathway of the central amenity space with the crossing located at Na'a Drive.
6. Insert plan sheets for DP20-12-02, DP45-03-05 and DP45-03-06 or remove from cover sheet if no longer required.
7. Renumber second copy of DP45-05-03 that follows DP45-05-04 and add to cover sheet or remove if no longer required.

Development Engineering:

8. Provide a completed copy of the "Retaining Wall Design Disclosure Statement"

AND

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Submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the Chief Structures Engineer, Roads. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

9. A Building and Development Restrictive Covenant and Maintenance and Access Agreement is to be registered by way of Caveat on all affected title(s), Plan: 1612946, Block:2, Lot:5, which will remain in full force and effect for the life of the retaining wall(s). A standard template of the agreement will be provided by the Development Engineering Generalist.

Provide the following documentation to the Development Engineering Generalist:

- a. Four (4) executed copies of the Restrictive Covenant,
 - b. One (1) copy of the current Certificate of Title for all affected title(s),
 - c. One (1) copy of a Corporate Search for all affected title(s), and
 - d. Four (4) copies of a legal survey plan labeled "Restricted Development & Maintenance Access Easement Area."
10. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Documents/development/development-site-servicing-plan.pdf>

11. Follow the submission requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control (Erosion and Sediment Control Reports and Drawings: Technical Requirements) and either submit the required (2) copies of an Erosion and Sediment Control (ESC) Report and Drawings or the required (2) copies of a Written Notice to Development Engineering, for review and acceptance by Water Resources. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Guidelines for Erosion and Sediment Control* and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a Professional Engineer (P. Eng.), Professional Licensee (P.L. Eng), Professional Agrologist (P. Ag.) or Certified Professional in Erosion and Sediment Control (CPESC). For each stage of work where soil is disturbed or exposed, documents must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

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If you have any questions, contact 3-1-1. A Service Request (SR) will be created for the Erosion Control Team in Water Resources.

12. Register an Overland Drainage easement for the flow of stormwater onto adjacent lands.

Transportation:

13. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads

- a. Construction of 2 new driveway crossings on Na'a Drive S.W.,
 - b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
14. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- a. Street lighting upgrading adjacent to site frontage (If required).
15. The applicant is required to provide standard bus shelters for the following sites:
 - a. West bound Na'a Drive S.W. at the East pedestrian crossing.
 - b. West bound Na'a Drive S.W. at the West pedestrian crossing.
 - c. East bound Na'a Drive S.W. at the West pedestrian crossing.

Contact the Transit Planner at (403) 537-7749 for cost estimate of standard bus shelters.

Parks:

16. Clarify and provide a detail of the Emergency Overland Spill Route that is to be directed to the MR east of the property for Calgary Parks review/decision.
17. Amend plans to label the adjacent S-UN lot (Lot 1 ER) and S-SPR (Lot 3 and 4, 6 MR) on the relevant plans.

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18. Provide cross-sections of the retaining walls adjacent to the 3 MR – Municipal Reserve and 1 ER – Environmental Reserve lots. The Development Permit submission indicates that the civil drawings have details of these however the civil drawings are not part of the submission. Any proposed retaining walls must be fully within private property (including below ground components). The cross-sections should identify existing and proposed grades, etc. Clarify whether maintenance of the proposed retaining walls will take place fully within the private property. If yes, identify this as a note on the Site (DP10-01-02) and Landscape Plan (DP-L01-00).
19. DPL02-07 identifies a 1.8 metre high wood fence at the retaining wall. Clarify and amend plans to identify where these are located.
20. Amend plans to provide a note on the Site (DP10-01-02) and Landscape Plan (DP-L01-00) that “Boulevard trees will be provided by the Area Developer”.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

21. The Permanent Conditions will be finalised at the time of Development Authority decision, subject to the resolution of the Prior to Decision issues in the preceding section.
22. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
23. No changes to the approved plans shall take place unless authorized by the Development Authority.
24. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
25. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.
26. Retaining wall(s) that are 1.0m or greater in height shall be located and constructed as shown on the approved plans released with this permit.
27. Upon completion of the main floor of each building proof of the geodetic elevation of the constructed main floor must be submitted to and approved by the Development Authority prior to any further construction proceeding. Email confirmation to geodetic.review@calgary.ca.

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28. Each parking stall, where located next to a sidewalk, shall have a properly anchored concrete wheel stop or equivalent material to the satisfaction of the Development Authority (100mm in height and 600mm from the front of the parking stall).
29. Handicapped parking stalls shall be located as shown on the approved plans released with this permit. Handicap parking stall(s) shall be clearly designated, signed and located close to the entrance of the building with barrier-free accessibility.
30. This approval recognizes 22 phases on the approved plans. A Development Completion Permit may be issued for each phase. All the road works, landscaping and provisions for garbage collection shown within each phase shall be completed prior to the issuance of a Development Completion Permit for that phase. Call Development Inspection Services at 403-268-5311 to request site inspections for the Development Completion Permits.
31. If construction of the subsequent phase(s) has not commenced within one year of the issuance of the most recent Development Completion Permit, the undeveloped portion of the site shall be hydro-seeded. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds and erosion.

Development Engineering:

32. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd. (File No ML 8968), dated December 19, 2018.
33. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

For retaining wall(s) that meet these criteria, the developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

34. **Prior to the issuance of the Development Completion Permit**, the developer/builder is required to provide the form, *Assurance of Engineering Field Review and Compliance*, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).
35. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).

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- b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
36. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

37. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
38. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
39. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
40. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

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Transportation:

41. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
42. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. **Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.**

Parks:

43. Prior to construction, confirm that there will be no disturbance within MR/ER extents. If constructions limits extend into public lands contact the Parks CPAG Generalist to enter into a LOC (License of Occupation) or LCD (Landscape Construction Drawing/Habitat Restoration Plan).
44. No surface or sub-surface encroachments are permitted into within (MR/ER) park parcels.
45. No backsloping is permitted within MR/ER extents.
46. All maintenance of retaining walls should be done within private property limits. Roof leaders shall be directed towards the internal private landscape, not the adjacent (MR/ER) park parcels.
47. All drainage shall be contained within the private parcel, as required through the drainage bylaw. No point source drainage is directed to (MR/ER) park parcels.
48. A HRP – Habitat Restoration Plan will be required if there are any impacts to the S-UN – Special Purpose – Urban Nature (ER) area.
49. Ensure that the proposed vegetation within the landscape plan does not contain any invasive species that are likely to spread to the adjacent ER.
50. Throughout the development process, adhere to the mitigation measures outlined in the *Trinity Hills Development Lands Biophysical Impact Assessment* by ECOTONE Environmental, which was approved by the City of Calgary on June 30, 2015.
51. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact 311 for an inspection.

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Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact 311 for an inspection.

52. A 1.2 m high fence shall remain on the property line along all shared boundaries with adjacent MR.
53. When the adjacent MR's are built, there shall be no construction access through the adjacent MR lands.
54. Stormwater or other drainage from the development site onto the adjacent MR/ER parcels is not permitted. Any drainage from private lots onto the adjacent MR/ER upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Parks Development Inspector Jacqueline Swartz - Jacqueline.Swartz@calgary.ca (403) 620-3216 for an inspection.