

Conditions of Approval

The following Conditions of Approval shall apply:

Subdivision Services:

1. A uniform screening fence compatible with other fences on the adjacent lands and with individual gates where required, of high quality materials requiring minimum maintenance, shall be provided at the Developer's expense inside the property line of the residential parcels abutting 14 Street NW and 144 Avenue NW, the design of such fence shall be to the satisfaction of the Subdivision Authority. An easement for maintenance purposes, shall be required to be registered over affected parcels.
2. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities in accordance with the Keystone Hills Area Structure Plan.
3. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.
4. If the total area for Municipal Reserve dedication is over 10%, note that this is considered a voluntary Municipal Reserve contribution, and compensation in the order of \$1 for over dedication is deemed to be provided.
5. If the total area for Roads or Public Utility Lots, is over 30%, note that compensation in the order of \$1 for over dedication is deemed to be provided.
6. The relocation of any electrical and telecommunications installations shall be at the Developer's expense to the appropriate standards.
7. To create attractive streetscapes, all residential lots abutting a lane and fronting Carrington Boulevard NW, and 148 Avenue NW, shall only have direct vehicular access from that lane (no front drive garages), and a restrictive covenant shall be registered against the titles of those lots to that effect, concurrent with the affected subdivision.

Development Engineering:

8. **Prior to approval of the affected tentative plan**, the applicant must provide confirmation that the recommendations outlined in "Phase I Environmental Site Assessment 15000 - 14 ST NW Calgary, Alberta." (AMEC, June 2012), have been undertaken. All report(s) are to be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management).

Conditions of Approval

9. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Report, prepared by Sabatini Earth Technologies (File No 0804-6703), dated May 2008.
10. Development will be subject to the terms and conditions of a Standard Development Agreement. Contact the Subdivision Development Coordinator, Urban Development for further information.
11. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required 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 the boundaries of the plan area.
 - c. Construct the underground utilities and surface improvements within the easterly two lanes of the 4 lane roadway in 14 ST NW along the west boundary of the plan area.
 - d. Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc.) 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.
 - e. Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots where they abut 14th Street, 144th Avenue and 160th Avenue.
 - f. Construct the MSR/MR within the plan area.
 - g. Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
12. Rehabilitate the portions of the public and private lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director of Parks.
13. **At tentative plan or development permit stage, whichever is applicable:**
Follow the submission requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control 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).

Conditions of Approval

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.

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

14. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

Transportation:

15. Vehicular access to the residential lands shall be designed, located and constructed to the satisfaction of Transportation Planning.
16. No direct vehicular access to 14 ST NW shall be permitted. A restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
17. No direct vehicular access to 144 AV NW shall be permitted. A restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
18. Where a rear lane is available, direct vehicular access to the residential properties shall be taken from that lane only. A restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
19. In conjunction with the applicable Tentative Plan(s), the Applicant shall submit construction drawings with cross sections and grading profiles to verify the ultimate right-of-way and grading requirements for 144 Avenue and 14 Street NW. **Prior to Approval of the Tentative Plan(s)**, the ultimate right-of-way and grading requirements for 144 Avenue and 14 Street NW will be determined the Satisfaction of Transportation.
20. In conjunction with the applicable Tentative Plan(s), the Applicant shall submit construction drawings with turning templates for 14 Street and 144 Avenue NW to verify the ultimate intersection geometric design and associated right-of-way requirements. **Prior to Approval of the Tentative Plan(s)**, the designs for the intersection and its associated right-of-way requirements will be determined the Satisfaction of Transportation.
21. Prior to final approval of the construction drawings, a noise analysis report must be submitted to and approved by Transportation Planning for the residential development adjacent to 14 Street NW & 144 Avenue NW.

Conditions of Approval

22. All noise attenuation features (noise walls, berms, etc.) and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, etc and associated ancillary works shall not infringe onto the road right-of-ways).
23. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.

Parks:

24. **Prior to the endorsement of the affected tentative plan**, the developer shall submit Landscape Construction drawings for all Municipal Reserve (MR) parcels to Parks for review and approval.
25. The developer is responsible for constructing all MR parcels within the boundaries of the plan area with relative compliance with the approved concept plans and built in accordance with the Parks' Development Guidelines and Standard Specifications – Landscape Construction (current version).
26. The developer is responsible for constructing all regional pathway routes within and along the boundaries of the plan area according to Parks' Development Guidelines and Standard Specifications – Landscape Construction (current version), including applicable setback requirements, to the satisfaction of the Director, Parks.
27. Plant all public trees in compliance with the approved Public Landscaping Plan.
28. All mitigation measures and recommendations from the BIA must be adhered to throughout the development process.
29. Any damage to MR lands as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
30. Any damage to Environmental Reserve lands as a result of this development shall be restored to natural state at the developer's expense, to the satisfaction of Parks.
31. Any damage to Environmental Reserve (ER) lands as a result of drainage or storm water infrastructure shall be restored to natural state at the developer's expense, to the satisfaction of Parks.
32. If disturbance occurs to ER lands, a Restoration Plan shall be submitted to Parks to the satisfaction of the Urban Conservation Lead.

Conditions of Approval

33. Any damage to boulevards or public trees as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
34. Any damage to the existing regional pathways as a result of this development shall be repaired at the developer's expense, to the satisfaction of Parks.
35. The developer shall submit under separate cover, Utility Line Assignment Construction Drawings for trees installed within City of Calgary boulevards and/or right of ways to Utility Line Assignment and Parks for review and approval.
36. All proposed site fencing adjacent to or abutting reserve lands, including footings and other components, shall be installed completely within private property.
37. A 1.2m chain link fence (or Parks approved alternative) shall be maintained along the boundary of the adjacent MR lands for the duration of the development, unless otherwise authorized by Parks in writing.
38. Drainage from the development site into adjacent MR lands is not permitted, unless otherwise authorized by Parks in writing.
39. Construction access through ER lands is not permitted.
40. Stockpiling or dumping of construction materials on ER lands is not permitted.
41. Retaining walls within reserve lands is not permitted, unless otherwise authorized by Parks in writing.
42. Site grading of the development site shall match the grades of adjacent reserve lands with all grading and slope stability confined to private property, unless otherwise authorized by Parks in writing.
43. Backsloping from the development site into reserve lands is not permitted, unless otherwise authorized by Parks in writing.
44. All landscape construction and landscape rehabilitation shall be in accordance with the City of Calgary Parks' Development Guidelines and Standards Specifications: Landscape Construction (current version).