

## Conditions of Approval

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If this Application is approved, the following Conditions of Approval shall apply:

### Subdivision Services:

1. With each Tentative Plan, the developer shall submit a density phasing plan for residential parcels indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase, demonstrating compliance with minimum required densities in accordance with the Area Structure Plan.
2. **Prior to affected Tentative Plan approval** (and submission of construction drawings), the proposed community and street names be submitted to the satisfaction of the Subdivision Authority.
3. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for all semi-detached dwellings, rowhouses, or townhouses where applicable, shall be executed and registered against the titles concurrently with the registration of the final instrument.
4. If the total area for Roads & Public Utility Lot dedication is over 30%, note that compensation in the order of \$1 for over dedication is deemed to be provided.
5. **Prior to endorsement of the affected Tentative Plan**, a Land Purchase Option Agreement is required for the 1.22 ha (3.0 ac) Direct Control District Park and Ride site along the east boundary of the Plan Area for possible future LRT Park and Ride facilities.
6. **Prior to endorsement of the affected Tentative Plan**, a Land Purchase Option Agreement is required for the 0.76 ha (1.88 ac) Direct Control District site, adjacent to the southeast side of the 4.50 ha (11.12 ac) Recreation Centre site for the possible future expansion of the Recreation Centre and its associated uses.

### Development Engineering:

7. **Prior to endorsement of any affected Tentative Plan**, the Applicant shall provide documentation that outlines the land use, access and setback for the abandoned well (Well License – 0023180 – 00/11-23-025-29W4/02) and how the access and setback will be maintained. The land use, access and setback shall be established accordance to applicable Alberta Energy Regulator Directives and in consultation with the operator to ensure that the minimum amount of space required to safely re-enter the abandoned well is available.
8. **Prior to approval of stripping and grading and/or the affected Tentative Plan**, the applicant shall provide documentation confirming that the identified sour gas well on the affected lands has been abandoned and that the land is appropriate for the intended uses as related to environmental concerns. All documentation shall be prepared by a

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qualified professional and will be reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management).

9. **Prior to approval of stripping and grading and/or the affected Tentative Plan**, the applicant shall provide documentation for the abandonment and removal of the sour gas pipelines within the affected lands. All documentation shall be prepared by a qualified professional and shall be reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management).
10. **Prior to approval of stripping and grading and/or the affected Tentative Plan**, the applicant shall provide documentation that the conditions in the areas where the sour gas pipelines have been removed are appropriate for the intended uses as related to environmental concerns. All documentation shall be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management).
11. The developer shall provide a plan showing the proposed primary and construction access routes to the plan area. The developer is advised that the following roads have load bans – 68 Street NE from 96 Avenue to Country Hills Boulevard NE (50%)
12. **Prior to approval of the first Tentative Plan**, provide a revised water network design along with the site grading plan for review. The hydrant locations shall be identified on the revised water network design on a 1:4000 scale for review by Water Resources.
13. **Prior to approval of the affected Tentative plan**, provide cross-sections drawn to scale and dimensioned from property line and lip-of-gutter showing existing, interim and ultimate grades for Country Hills Boulevard NE, 60 Street/Northpoint Boulevard NE. Cross-sections shall indicate and provide dimensions for any proposed road widening.
14. Development will be subject to the terms and conditions of a Standard Development Agreement. Contact the Subdivision Development Coordinator, Urban Development at [Galina.Karadakova-Mineva@calgary.ca](mailto:Galina.Karadakova-Mineva@calgary.ca) for further information.
15. 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 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.

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- d. Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required along the boundary of the plan area.
  - e. Construct the MR/MSR within the plan area.
  - f. Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
  - g. Construct the surface improvements/make cost sharing arrangements for the south two (2) lanes of the four (4) lane divided major road in Country Hill Boulevard N.E. along the north boundary of the plan area.
  - h. Install the underground utilities and construct the surface improvements in the west two (2) lanes of the four (4) lane divided major road in 60 Street NE along the east boundary of the plan area.
16. The developer shall complete cost sharing arrangements (where applicable) with Northpoint Development LP for:
- Part cost of the existing storm pond which was constructed through their Skyview Ranch, Phase 4, 2010-016, Development Agreement.
  - Part cost of the existing sanitary and storm sewer in Country Hills Boulevard N.E. adjacent to the south boundary of the site, which was constructed through their Skyview Ranch, Phase 9, 2012-016, Development Agreement.
  - Part cost of the existing storm pond which was constructed through their Skyview Ranch, Phase 9, 2012-016, Development Agreement.
17. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Based on the Watershed Management Plan stormwater discharge is limited to 1.257 L/s/ha and average annual runoff volume is limited to 99mm. Low Impact Development and stormwater source control is recommended.
18. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

### Transportation:

19. In conjunction with the initial Tentative Plan, the developer shall register a road plan for the west half of the ultimate right of way for 60 Street NE along the entire east boundary of the outline plan (inclusive of the future Blue Line LRT right-of-way) to the satisfaction of the Director, Transportation Planning.
20. In conjunction with the initial Tentative Plan, the developer shall construct the west half of 60 Street NE along the entire east boundary of the outline plan. 60 Street NE shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.
21. **Prior to approval of the applicable Tentative Plan**, the Developer shall provide

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construction drawings with cross-sections showing existing and proposed grades, including interim future and ultimate road grades and proposed lot grading adjacent to Country Hills Boulevard NE and 60 Street NE. The cross-sections are to be drawn to scale and dimensioned to property lines, lip of gutter, and LRT design grade points as defined in blue line extension functional planning work.

22. No direct vehicular access shall be permitted along 60 Street NE (including LRT right-of-way) and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the tentative plan stage.
23. No direct vehicular access shall be permitted to or from Country Hills Boulevard NE and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
24. One (1) access only, restricted to right turns-in and right turns-out, will be permitted to and from Skyview Parkway between Country Hills Boulevard and Skyview Avenue NE. This access must be located a minimum of 120 metre from Country Hills Boulevard. A restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the tentative plan stage.
25. One (1) access only, restricted to right turns-in and right turns-out, will be permitted to and from the north side of 108 Avenue NE between Skyview Road and 60 Street NE. This access shall be located as indicated on the outline plan and shared mutually between the adjacent parcels. A restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the tentative plan stage.
26. A minimum 7.2 metre wide by 20 metre long public access easement is required for the shared access to the north side of 108 Avenue NE between Skyview Road and 60 Street NE. The public access easement agreement and right of way plan shall be executed and registered on the applicable titles **concurrent with the registration of the final instrument** at the Tentative Plan stage.
27. In conjunction with the applicable Tentative Plan or Development Permit for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transportation Planning. All bus zones shall be located:
  - a) Where commercial areas are concentrated;
  - b) Where the grades and site lines are compatible to install bus zones; and
  - c) Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.
28. In conjunction with the applicable Tentative Plan, a restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
29. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
30. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.

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31. In conjunction with all Tentative Plan(s) and Development Permit(s), all roads, intersections, driveways, and intersection spacing shall be designed and constructed at the Developer's sole expense and to the satisfaction of the Director, Transportation Planning.
32. In conjunction with each Tentative Plan, collector standard streets (and below) shall be designed and constructed at the Developer's sole expense to their full width, to the satisfaction of the Director, Transportation Planning.
33. In conjunction with the applicable Tentative Plan, the Developer shall enter into a Development Agreement for offsite improvements necessary to service the proposed development to the satisfaction of the Approving Authority.
34. A 3.0 metre wide public access easement along the east (60 Street) property line of the adjacent two DC(MU-1) and one M-H1 site connecting between 108 Avenue NE and the LRT station area is required for pedestrian connectivity purposes. The public access easement alignment and design shall be as indicated on the outline plan. The public access easement agreement and right of way plan shall be executed and registered on the applicable title(s) **concurrent with the registration of the final instrument** at the Tentative Plan stage.
35. Public access easements are required through the C-C2 site and the adjacent DC(MU-1) site connecting between Skyview Parkway and the LRT Station area for pedestrian connectivity purposes. The public access easement agreement shall be executed and registered on the applicable title(s) **concurrent with the registration of the final instrument** at the Tentative Plan stage.
36. A 6.0 metre wide public access easement along the property line between the M-G sites and connecting between Skyview Parkway and Skyview Road NE is required for pedestrian connectivity purposes. The public access easement alignment and design shall be as indicated on the outline plan. The public access easement agreement and right of way plan shall be executed and registered on the applicable title(s) **concurrent with the registration of the final instrument** at the Tentative Plan stage.
37. In conjunction with the applicable Tentative Plan, the proposed driveway accesses to Skyview Avenue, Skyview Road and 108 Avenue NE (between Skyview Parkway and Skyview Road) NE shall align centerline to centerline across the street.
38. **In conjunction with the applicable Tentative Plan or Development Permit**, bus bays shall be provided on 60 Street NE to the satisfaction of the Director, Transportation Planning.
39. In conjunction with the applicable Tentative Plan or Development Permit, a noise attenuation study is required for residential development adjacent to all Arterial standard streets, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Development Services for approval.
40. In conjunction with the applicable Tentative Plan or Development Permit, 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

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(location of noise walls, berms, etc and associated ancillary works shall not infringe into the road right-of-way).

41. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall provide a Letter of Credit or payment for pedestrian-actuated crossing signals that are agreed upon by the Developer and the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning as follows:
- a) where regional pathways or multi-use pathways intersect with a street;
  - b) at mid-block crossings; and
  - c) at intersections or pedestrian crossings adjacent to joint use sites.

The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit or payment, and is required to submit payment in support of the Tentative Plan or Development Permit.

42. In conjunction with the applicable Tentative Plan or Development Permit, temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 metres 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 metres. If road construction 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, Transportation Planning. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than one year.
43. In conjunction with the applicable Tentative Plan or Development Permit, as well as in conjunction with any Land Use or Outline Plan amendments, further transportation analysis is required at the discretion and to the satisfaction of the Director, Transportation Planning.

#### Parks:

44. **Prior to approval of the affected tentative plan**, the developer shall submit finalized landscape concepts for the Municipal Reserve lots, Environmental Reserve lots and constructed stormwater wetland. The concepts shall adhere to the requirements outlined in section 2 of the Parks Development Standards and Specifications for Landscape Construction (current version).
45. **Prior to the endorsement of the affected tentative plan**, the developer shall submit Landscape Construction drawings for all open space lands including Municipal Reserve, Environmental Reserves, Municipal and School Reserve parcels to Calgary Parks for review. Please contact the Parks Development Coordinator at 403-268-1334 or 403-268-1376 for further information.
46. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed constructed stormwater wetland to both Water Resources and Parks for review.
47. With the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan including a maintenance schedule for each Environmental

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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.

48. The developer shall minimize stripping and grading within the Environmental 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**.
49. 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.
50. Class I and Class II wetlands are not considered Environmental Reserve in accordance with the provisions of the City of Calgary's *Calgary Wetland Conservation Plan* and are subject to separate approvals between the applicant and Alberta Environment, at the applicant's sole cost and expense, for which The City of Calgary has no responsibility. The applicant shall be solely responsible to obtain any other approvals or permits which may be required from other government authorities, including Alberta Environment, in order to impact or develop any wetland(s) on the subject lands.
51. Pursuant to Part 4 of the *Water Act* (Alberta), the applicant shall promptly provide Parks with a copy of the *Water Act* approval, issued by Alberta Environment, for the proposed wetland disturbance.
52. Until receipt of the *Water Act* approval by the applicant from Alberta Environment, the wetland(s) affected by the development boundaries shall not be developed or disturbed in any way and shall be protected in place.
53. The Low Impact Development (LID) drainage component are not to conflict with the pathways in any part of the plan area.
54. Construct 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.
55. Plant all public trees in compliance with the approved Public Landscaping Plan.
56. **Prior to approval of the Affected 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.
57. The developer is responsible for constructing all Municipal Reserve parcels within the boundaries of the plan area according to the approved concept plans and built in accordance with the Parks' **Development Guidelines and Standard Specifications – Landscape Construction** (current version).

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58. Borrow pits are not permitted on Municipal Reserve lands.