

Conditions of Approval

The following Conditions of Approval shall apply:

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. Submit a total of five (5) 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. Four (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.

2. Submit a cheque payable to the City of Calgary for a total of \$245.00 for the cost of one (1) additional Development Completion Inspections (\$245.00 per phase) that was not paid for at the time of the Development Permit submission.
3. Subdivision file SB2018-0283, (or a similar in intent subdivision file), must be registered at Land Titles. Once registered, provide copies of the certificates of title for the parcels registered through SB2018-0283 (or a similar in intent subdivision file).
4. Amend drawing DP-L1 to include lighting to ensure no conflicts between lighting and tree/shrub clusters.
5. Amend drawing A-03 and A-08 class one bicycle stall rooms to indicate steel grill instead of solid wall along bicycle stall room adjacent to hallway.

Development Engineering:

6. Submit a Stormwater Management Report, for review and acceptance by the Development Approvals Team Leader, Water Resources, prior to submitting a Development Site Servicing Plan. This is a requirement for sites over 2 hectares as per the current *Stormwater Management Design Manual*.

Stormwater Management Reports are to be submitted electronically directly to Water Resources via POSEIDONOnline which is accessed through The City of Calgary's [VISTA website](#).

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7. 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>

Note: With the required subdivision of the site to accommodate 85th Avenue as a public road, two separate parcels will be created. As a result, a DSSP will be required for each individual lot.

8. Provide more section detail(s) on Drawing A-09a clearly showing the parkade roof, parkade floor, vertical separations, and how the concrete enclosure for the Moloks integrates with the parkade structure. Address appropriate waterproofing (water-tight), insulation, fill materials (with consideration for Manufacturer recommendations), and integration with the weeping tile/drainage system proposed around the parkade structure.
9. Note that the offsite watermain on 52nd Street is partially installed and not yet CCCed. Confirmation of installation of these offsite watermains must be complete prior to approval of the DSSP/release of the Development Permit.
10. 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.

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

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11. **Prior to release of the 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.

Transportation:

12. To the satisfaction of Transportation, provide a protocol related to staff parking for the retail uses located within phase 3 (M-H2 lands) of the Development. The protocol is to be finalized and included within the DP drawing package prior to release of the Development Permit.
13. The developer shall make repayment arrangements with the City of Calgary (Transportation Infrastructure) for part cost of the Metis Trail upgrades between 80 Avenue and 88 Avenue.
14. Execute and register on title an Access Agreement over 6778AW;8 (8825 52 Street NE - Servient Lands) in favour of 6778AW;7 (5111 88 Avenue NE - Dominant Lands) for the purpose of parking access / vehicular access / pedestrian access / an access route for the waste & recycling collection vehicle(s) to the storage facilities. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
15. Remit payment (certified cheque or 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.

Transit

- a. Standard bus shelter (SB 52 Street at 85 Avenue NE)
16. 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 new driveway crossings
- b. Closure and removal of existing driveway crossings
- c. Construction of new sidewalks
- d. Construction of new wheelchair ramps
- e. Construction of new curb and gutter
- f. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,

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17. 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 the site

Parks:

18. Amend the drawings SP1-B and SP2-B to label the MR adjacent to the development site as out of scope, to be consistent within the drawing set.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

19. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
20. No changes to the approved plans shall take place unless authorized by the Development Authority.
21. 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.
22. Upon completion of the main floor (storey) subfloor of each building proof of the geodetic elevation of the constructed main floor (storey) subfloor must be submitted to and approved by the Development Authority prior to any further construction proceeding. Email confirmation to geodetic.review@calgary.ca.
23. 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.
24. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.
25. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.

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26. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
27. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
28. This approval does not include Comprehensive Signage.
29. All electrical servicing for site signage shall be provided from underground.
30. Whenever a tenant panel on a multi-tenant freestanding sign is removed, the sign owner shall replace it with a blank panel until such time as a new tenant panel is provided.
31. All roof top mechanical equipment shall be screened as shown on the approved plans.
32. This approval recognizes three (3) 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.
33. 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:

34. 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).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
35. 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

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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.

36. 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.
37. 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.
38. 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.
39. As the development application has not met the standards in either the current City of Calgary standards – "Development Reviews: Design Standards for the Storage and Collection of Waste" or the current Waste and Recycling Bylaw, the development may not be eligible to receive collection service from The City of Calgary.
40. 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.
41. 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 including street lighting 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.
 - a) Construct the underground utilities and surface improvements including street lighting within 88 Avenue NE along the north boundary of the plan area.
 - b) Construct the underground utilities and surface improvements including street lighting within 85 Avenue NE from the west boundary of the plan area to 52 Street NE.

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- c) Construct the underground utilities and surface improvements including street lighting within 84 Avenue NE from the west boundary of the plan area to 52 Street NE.
 - d) Construct the underground utilities and surface improvements including street lighting within 52 Street NE along the east boundary of the plan area.
 - e) 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.
 - f) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots/lane/walkway/roadway/(other) where they abut the boundary of the plan area.
 - g) Construct the MR within/adjacent to the plan area.
 - h) Construct the pathways within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
42. Make satisfactory cost sharing arrangements with The City of Calgary RE&DS for part cost of the existing storm pond installed/constructed by Triovest Realty Advisors Inc. in Lot 2PUL in Block 100 under their Saddle Ridge Industrial, Phase 1 DA2014-0044 agreement that was paid for by The City of Calgary RE&DS.
43. Make satisfactory cost sharing arrangements with Genstar Development Partnership for part cost of the existing storm sewer installed/constructed in 88 Avenue NE that was paid for and/or constructed by Genstar Development Partnership under Saddle Ridge, Phase 01 DA2015-0024.
44. Make satisfactory cost sharing arrangements with Genstar Development Company Limited for part cost of the existing storm pond in installed/constructed in Lot 2PUL in Block 12 that was paid for and/or constructed by Genstar Development Company Limited under Saddle Ridge, Phase 99 DA2015-0033.
45. Make satisfactory cost sharing arrangements with Macalgary Developments (Saddleridge) Inc. for part cost of the existing watermain installed/constructed in 52 Street NE that was paid for and/or constructed by Macalgary Developments (Saddleridge) Inc. under Saddle Ridge, Phase 10 DA2004-0022.
46. Make satisfactory cost sharing arrangements with Macalgary Developments (Saddleridge) Inc. for part cost of the existing storm pond installed/constructed in Lot 1PUL in Block 2 that was paid for and/or constructed by Macalgary Developments (Saddleridge) Inc. under Saddle Ridge, Phase 7 DA2002-0029 (52 Street NE road drainage).

Transportation:

47. 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 Director, Roads. All work performed on public property shall be done in accordance with City standards.

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48. 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.
49. The protocol established related to staff parking for the retail uses located within phase 3 (M-H2 lands) of the Development must be adhered to at all times during retail hours of operations.
50. The developer shall contact the Traffic Engineer (403-268-4426 or 403-268-4653) a minimum of eight (8) weeks prior to occupancy or concurrently with the CCC application (SB and CD process), to arrange for road marking and signage necessary to support the subject development. All costs shall be at the developer's expense.

Parks:

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 the Development Inspector at 403-268-4760 for an inspection.
52. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector to arrange an inspection.
53. Drainage from the development site onto the adjacent municipal reserve is not permitted.