

Conditions of Approval

The following Conditions of Approval shall apply:

Planning and Subdivision Services:

1. Existing buildings shall be removed prior to endorsement of the final instrument.
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 Area Structure Plan.
3. A Mutual/Pathways/Easement Agreement and right of way plan shall be executed and registered on title concurrent with the registration of the final instrument at the Tentative Plan stage.
4. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
5. Prior to approval of any affected Tentative Plan and/or submission of construction drawings, the proposed street names shall be submitted and approved, to the satisfaction of the Subdivision Authority. The new street name will need Council approval prior to endorsement of the legal plan.
6. Decorative street lighting (known as the McKenzie Towne Style or the 5 metre Traditional 17 Avenue SW Style) shall be installed at the developer's expense.
7. 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.
8. 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.
9. The standard City of Calgary Party Wall Agreement regarding the creation of separate parcels for semi-detached / townhouses / rowhouse units shall be executed and registered against the titles concurrently with the registration of the final instrument.

Development Engineering:

10. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Updated Slope Stability Assessment, prepared by Geo-Slope Stability Services (File No. 19-103) and dated February 5, 2019.
 - Geotechnical Report, prepared by Almor Testing Services Ltd. (File No 030-01-17), dated May, 2017.
11. **Prior to endorsement of affected tentative plans or approval of development permits** Execute and register on all affected title(s) a geotechnical covenant by way of caveat prohibiting the development of the lands, except in strict accordance with the accepted Updated Slope Stability Assessment, prepared by Geo-Slope Stability

Conditions of Approval

Services (File No.19-103) dated February 5, 2019. A copy of the above noted report should be attached to the covenant as Schedule A. Prior to endorsement of the linen, contact the Development Engineering Generalist to initiate work on the covenant.

12. **Prior to approval of affected tentative plans/development permits**, submit a post-development slope stability assessment (analyzing the plan under anticipated post-development conditions [anticipated grading and surcharge loads from building and road infrastructure] incorporated into analysis as per Geotechnical Report Guidelines for Land Development Applications). Alternatively, provide a letter signed and stamped by a professional geotechnical engineer for the development noting that no slopes in excess of 15% are proposed.
13. **Prior to approval of affected tentative plans/development permits**, a deep fills report will be required (as per Geotechnical Report Guidelines for Land Development Applications).

Note: It was noted in the DTR response that a Deep Fills report was submitted with the latest amended plans. A Deep Fills report has not been received by The City.

14. Multi-residential sites within the plan area may require additional access points depending on the final building layout and/or total number of units to meet City of Calgary Fire Access Standards. Sites with over 100 dwelling units require a secondary public access. A third access is required for sites in excess of 600 dwelling units two of which must be public.

Note: Restrictions on the location of public accesses to multi-family sites may be enforced at tentative plan/development permit by Transportation due to classification of adjacent roads, proximity of nearby intersections, and grade/access restrictions. As a result, permitted unit counts for multifamily sites may need be restricted at **tentative plan/development permit** to meet Fire Access Standards.

15. **Prior to approval of the first tentative plan or development permit**, the Staged Master Drainage Plan (SMDP) must be approved to the satisfaction of Water Resources.
16. **Prior to approval of any tentative plan or development permit**, all **offsite** utility rights of way must be registered for deep utilities (Sanitary, Storm and Water) or the ultimate road right of way (if applicable) must be dedicated to protect the offsite deep utilities.
Note – The proposed 300 sanitary south of 19 Avenue SW runs within private multifamily parcels and land not included in this outline plan and will require URW to be registered.

Register on all affected titles, a utility easement on the adjacent parcels for the proposed public underground utilities (sanitary, storm, water) within the subject site **concurrent with the registration of the final instrument**. A draft of the easement area and agreement shall be submitted to the satisfaction of the Manager, Infrastructure Planning, **prior to the endorsement of the final linen**.

Conditions of Approval

Contact the Development Approvals Engineer, Water Resources at 268-5697 for more information regarding the width and alignment of the required easements.

17. **Prior to approval of affected tentative plan or development permit approval**, ensure that permission for downstream storm drainage through existing private culvert has been secured if ultimate storm drainage solution has not been constructed.
18. Servicing for this site is not yet fully resolved. As a result, **prior to approval of the first tentative plan/development permit**, water, sanitary, and storm servicing for the Outline Plan area is to be fully resolved to the satisfaction of Water Resources.
19. **Prior to endorsement of the tentative plan**, update the regional sanitary servicing study (as needed). Provide proposed sanitary flow from the subject site for comparison with the existing sanitary servicing study for the area to Water Resources, Development Approvals for review and approval.

An update of the overall Sanitary Servicing Study for Springbank Hill (Springbank Hills Seniors Village Pre-Application Number: PE2017-00756 Sanitary Servicing Study) prepared by Pasquini & Associates, dated January 8, 2018) will be required if the proposed flow is considerably greater than the projected flow for this site in the above report.

20. Water Servicing: The site is within Strathcona pressure zone. The proposed Strathcona Flow Control Station, located at intersection of 17 Avenue SW and 85 Street SW, must be in place before any utilities are operational or any construction permissions (including construction drawings permission & building permits) are granted. The Strathcona Flow Control Station is City funded infrastructure and is scheduled to complete construction by summer of 2019.

Note – Temporary fire coverage solutions can be explored (and required to be approved) with Water Resources & Development Engineering in advance of the FCS being operational for show homes permits (if requested).

21. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
22. **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.
23. 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.

NOTE: for cost sharing conditions below - Cost sharing obligations to be refined/resolved at the first tentative plan/development permit from this outline plan area – The details of the construction and timing of the future servicing options is still being resolved (Sanitary & Storm).

Conditions of Approval

24. **Prior to endorsement of all affected tentative plans or release of development permits**, the developer shall provide security as determined by the City and enter into an agreement with the City to pay the developer's proportionate share of the cost of the downstream sanitary upgrade required to service the Springbank Hill Study Area.
- NOTE:** Further details will be provided as details of the sanitary upgrade pilot become available.
25. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Springbank Lands Company Ltd. for part cost of the existing storm sewer, sanitary sewer and watermain in 17 Avenue SW that was paid for and/or constructed by Springbank Lands Company Ltd. under Aspen Woods, Phase 01 (2004-025).
26. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument**, 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 connection at 85 Street SW. Private Storm Trunk, by Springbank Lands Company Ltd. under Aspen Woods, Phase 01 (2004-025).
27. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Springbank Lands Company Ltd. for part cost of the existing storm water wet pond constructed in Lot 2PUL in Block 1 that was paid for and/or constructed by Springbank Lands Company Ltd. under Aspen Woods, Phase 01 (2004-025).
28. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Springbank Lands Company Ltd. for part cost of the private utilities in 17 Avenue SW, constructed by Springbank Lands Company Ltd. under the 17 Avenue SW Upgrading – Springbank Land Company Ltd. Special Development Agreement.
29. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with West Gallant Developments Ltd. for part cost of the existing storm sewer and watermain in 85 Street SW, that was paid for and/or constructed by West Gallant Developments Ltd. under Aspen Woods, Phase 01 (2004-038).
30. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Montreux Development Inc. and 966150 Alberta Inc. for part cost of the existing storm sewer and watermain in 85 Street SW, that was paid for and/or constructed by Montreux Development Inc. and 966150 Alberta Inc. under Montreux, Phase 01 (2004-031).
31. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Montreux Development Inc. and 966150 Alberta Inc. for part cost of the existing storm water wet pond constructed in Lot 18PUL and 19PUL in Block 3, that was paid for and/or constructed by Montreux Development Inc. and 966150 Alberta Inc. under Aspen Woods, Phase 01 (2004-031).

Conditions of Approval

32. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, make repayment arrangements with the City of Calgary for part cost of the existing, paving (5.75 metres), curbs and gutters and street lighting installed along the south side in 17 Avenue SW that were constructed by Springbank Lands Company Ltd. under Aspen Woods, Phase 01 (2004-025) subdivision (and financed through Roads Program 204 (432695).

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

33. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit** the Developer shall make payment to the City for their share of the East Springbank Servicing Study.

34. The developer, at its expense, but subject to normal oversize, endeavors 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 the full width of 77 Street SW, along the east 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 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 the 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.

Transportation:

35. **In conjunction with the applicable Tentative Plan** the Utility right-of-way along 17 Avenue SW shall be dedicated to the satisfaction of the Director, Transportation Planning. The Utility right-of-way shall include lands to accommodate the future West LRT extension, including any ancillary features (substations, retaining wall structures, operations and maintenance access easement, and grading) necessary to accommodate Utility requirements.

Conditions of Approval

36. **In conjunction with the applicable Tentative Plan** that includes the parcels bounding 17 Avenue SW and 85 Street SW, transportation analysis and functional planning for the intersection of 17 Avenue SW and 85 Street SW shall be completed to the satisfaction of the Director, Transportation Planning. The transportation analysis shall include review and assessment of access to the subject lands for all travel modes and shall include widening necessary to accommodate vehicular movements as well as pedestrian and cycling connections within and adjacent to the plan area.
37. **In conjunction with each Tentative Plan**, two accesses are to be constructed and open to the public for each tentative plan. It is understood that construction sequencing between all land owners and developers in the area is not certain and the connections may change at tentative plan.

Each tentative plan shall demonstrate that it provides a contiguous extension of development within the outline plan area and connects to the Regional Transportation Network. The intent is to ensure transportation connectivity for all modes (walking, cycling, transit, vehicles) and facilitate interim transit routing.

Design and Construction Requirements

38. **In conjunction with the applicable Tentative Plan**, the Developer shall register a road plan for road widening required for 17 Avenue SW, to the satisfaction of the Director of Transportation Planning.
39. **In conjunction with the applicable Tentative Plan**, the Developer shall construct 17 Avenue SW to accommodate upgrades necessary to service the proposed development to the satisfaction of the Director, Transportation Planning. The upgrades shall accommodate all modes of travel, including pathway(s) that connect to the regional system north of 17 Avenue SW, and any road widening necessary to service the ASP lands.
40. **In conjunction with the initial Tentative Plan**, the Developer shall register a road plan to the satisfaction of the Director of Transportation Planning for the boundary half of 85 Street SW from 17 Avenue SW to the south plan boundary.
41. **In conjunction with the initial Tentative Plan**, the Developer shall construct 85 Street SW from the north boundary of the plan area to the south boundary of the Plan area to the satisfaction of the Director, Transportation Planning. 85 Street SW and ancillary works to support the roadway shall be designed and constructed at the Developer's expense subject to normal oversize, endeavors to assist and boundary cost recoveries.
42. **In conjunction with the initial Tentative Plan**, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for 19 Avenue SW throughout the plan area from the west plan boundary to the east plan boundary.
43. **In conjunction with the applicable Tentative Plan**, the Developer shall construct 19 Avenue SW from 85 Street SW to the east boundary of the plan area to the satisfaction of the Director, Transportation Planning. 19 Avenue SW and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense.

Conditions of Approval

44. **In conjunction with the applicable Tentative Plan** 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.
45. **In conjunction with the applicable Tentative Plan, Construction Drawings (detailed design) and Permissions to Construct Surface Improvements:**
 - a. The developer shall provide signed copies of backsloping agreements for any backsloping that is to take place on adjacent lands (whether owned privately or owned by the City).
 - b. Adjustments to the tentative plan boundary may be required to accommodate all necessary Right-Of-Way requirements for appropriate roadway and intersection design at the discretion of the Director, Transportation Planning.
46. **In conjunction with the applicable Tentative Plan or Development Permit**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
47. **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.
48. Where lots exist adjacent to bus zones, caveats must be registered on the subject lots that restrict driveways or other vehicle accesses from encroaching upon the bus zone
Concurrent with Registration of the affected Tentative Plan.
49. **In conjunction with the applicable Tentative Plan**, the developer shall ensure that all pathways from MR lands have a direct pedestrian connection by sidewalk or pathway, to the desired crossing locations at intersections to the satisfaction of the Director, Transportation Planning.
50. **In conjunction with the applicable Tentative Plan or Development Permit**, all community entrance features must be located outside the public right-of-way.
51. **In conjunction with the applicable Tentative Plan**, the Developer shall provide a Letter of Credit for installing traffic signals and that are agreed upon by the Developer and the Director, Transportation Planning. Note that 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, and is required to submit payment in support of the proposed Tentative Plan applications.
52. **In conjunction with the applicable Tentative Plan**, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are required by the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning:
 - a. where regional pathways or multi-use pathways intersect with the street;

Conditions of Approval

- 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, and is required to submit payment in support of the proposed Tentative Plan applications.

53. **In conjunction with the applicable Tentative Plan** that propose mid-block crossings, the Developer shall design and construct infrastructure at its sole expense, as follows:
- a. Curb bump outs shall be built, at a minimum, at all proposed mid-block crossing locations to the satisfaction of the Director, Transportation Planning.
 - b. Approach grades for all proposed mid-block crossing locations shall be no more than 4%.
54. **In conjunction with the applicable Tentative Plan or Development Permit**, a noise attenuation study is required for the residential adjacent to 17 Avenue SW and the LRT, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval.
- Note that where sound attenuation is not required adjacent to Arterial roadways or Utility ROW containing LRT, a uniform screening fence shall be provided, in accordance with the latest version of the Design Guidelines for Subdivision Servicing.
55. **In conjunction with the applicable Tentative Plan** 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).
56. **In conjunction with the applicable Tentative Plan**, temporary oil and gravel bus turnaround or a 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 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, Transportation Planning. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year.
57. **In conjunction with the applicable Tentative Plan**, a bus zone is required at northbound 85 Street SW at 19 Avenue SW. Identify the bus zone on all plans and construct as part of the roadway upgrades in this area.
58. **In conjunction with the applicable Tentative Plan or Development Permit**, Transit shelter(s) shall be provided as stipulated by the Director, Transportation Planning and shall be supplied and installed at the Developer's sole expense. The shelter(s) shall be installed by Calgary Transit upon receipt of satisfactory payment.

Conditions of Approval

Access, Easements and Covenants

59. No direct vehicular access is permitted to or from 17 Avenue SW; restrictive covenants shall be registered against the subject lots **concurrent with registration** of the affected Tentative Plan. Exceptions may apply for accesses to pre-existing sites on an interim basis, if necessary and at the discretion of the Director, Transportation Planning.
60. No direct vehicular access is permitted to or from 85 Street SW; restrictive covenants shall be registered against the subject lots **concurrent with registration** of the affected Tentative Plan. Exceptions may apply for accesses to pre-existing sites on an interim basis, if necessary and at the discretion of the Director, Transportation Planning.
61. No direct vehicular access shall be permitted to crosswalk/wheelchair ramp locations for any proposed T intersections. Restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
62. Public Access Easements for all proposed Public Access Easement Areas and the private pathway within the 4.5m Public Access Easement along the sanitary servicing easement, as indicated on the Approved Outline Plan, shall be executed and registered on title **concurrent with the registration of the final instrument** for the affected Tentative Plan.
63. Where lots exist adjacent to bus zones, caveats must be registered on the subject lots that restrict driveways or other vehicle accesses from encroaching upon the bus zone apron **Concurrent with Registration of the affected Tentative Plan**.

Miscellaneous

64. **In conjunction with the applicable Tentative Plan**, 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 and in accordance with the Springbank Hill Area Structure Plan policy.
65. **In conjunction with the applicable Tentative Plan**, the road and pedestrian network for future development in the area is subject to further review and analysis in conjunction with future outline plan revisions and Tentative Plan submissions.
66. **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.

Parks:

67. **Prior to approval of the tentative plan**, any outstanding comments within the conditionally approved BIA – Biophysical Impact Assessment are to be addressed and the BIA is to be finalized.

Conditions of Approval

68. Regional and Local Pathways are to be “field fit” with Calgary Parks – Pathways and Urban Conservation in order to reduce the environmental impacts. Arrange a meeting through the Parks CPAG Generalist to field fit the Pathways.
69. There shall be no backsloping within MR/ER extents except what is currently shown on LOC2018-0085.
70. During Engineering Construction Design, ensure that the street light cable has a 1.0 metre minimum offset from the proposed boulevard trees.
71. Parks maintained infrastructure located on proposed MR (i.e. lighting, benches, etc.) shall meet the same minimum FOS – Factor of Safety requirement of 1.5 unless otherwise approved by the Director, Calgary Parks.
72. **Prior to the approval of the affected tentative plan**, finalized Landscape Concept plans for all MR and MSR sites shall be submitted for Parks’ review and approval. These plans are to contain:
 - A site plan showing general conformance to Outline Plan landscape concepts, intended park program, site layout, and preliminary planting.
 - Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.
 - Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.
 - A note that tree stands will be retained within ER – Environmental Reserve extents.
 - Cross-sections showing the interface between residential lots and the proposed MR/ER including how stormwater will be addressed.
 - Clarification on Regional/Local Pathways.
 - Information on how soils and wetland vegetation material (including Narrow-leaf willow) on the west side of the ravine will be mitigated and salvaged.

A meeting is to be arranged with the Parks Landscape Construction Coordinator Group through the Parks CPAG Generalist prior to submitting the final Landscape Concepts (at Tentative Plan) and Landscape Construction Drawings to discuss the proposed MR design and function, grades, etc.

73. No disturbance of Environmental 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.
74. 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**.
75. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for each

Conditions of Approval

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.

76. 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 or (403) 620-3216 for an inspection to approve the location of the fencing prior to its installation.
77. **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.
78. **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 or (403) 620-3216 to approve the location prior to commencement of Stripping and Grading activities.
79. 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.
80. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed storm pond to both Water Resources and Parks for review.
81. Construct all regional/local pathway routes within and along the boundaries of the plan area according to Parks' **Development Guidelines and Standard Specifications – Landscape Construction** (current version), including setback requirements, to the satisfaction of the Director, Parks.
82. **Concurrent with registration of the affected tentative plan**, public access easements shall be registered on any publicly accessible local pathways that are within privately owned open space.
83. Plant all public trees in compliance with the approved Public Landscaping Plan.
84. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels to the satisfaction of the Director, Calgary Parks.

Conditions of Approval

85. **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.
86. **Prior to approval of the affected tentative plan** submit all applications, report and responses related to historic resources subject to Section 31 of the Historical Resources Act.
87. **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.
88. **Prior to Endorsement of the tentative plan**, Landscape Construction Drawings and/or a Habitat Restoration Plan that are reflective of the subject Tentative Plan for the proposed Private Open Space (east of the stormwater pond) is to be submitted to the Parks Development Coordinator for review and approval prior to construction.
89. **Prior to Endorsement of the tentative plan**, provide the documentation showing the discharge of URW 021 2634. Parks cannot accept ER or MR encumbered by URW's.
90. **Prior to Endorsement of the tentative plan**, the developer may require a Landscape Maintenance Agreement or Optional Amenities Agreement for the landscaping of any proposed park elements above the standard (i.e. Parkour Station, overlook, etc.). Contact the Parks CPAG Generalist for details.
91. 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 and Parks, for the proposed drainage disturbance and proposed stormwater outfall/discharge into the ravine.
92. Until receipt of the *Water Act* approval by the applicant from Alberta Environment and Parks, the drainage/ravine affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.