

Conditions of Approval

The following Conditions of Approval shall apply:

Subdivision Services:

1. 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.
2. The existing buildings shall be removed prior to endorsement of the final instrument.
3. Relocation or removal of any utilities shall be at the developer's expense and to the appropriate standards.
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. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached and rowhouse dwellings shall be executed and registered against the titles **concurrently with the registration of the final instrument**.
6. The Developer shall submit a density phasing plan with each Tentative Plan submission, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the required densities of the Springbank Hill Area Structure Plan.

Development Engineering:

7. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Report – Springbank Hill Lands, prepared by McIntosh Lalani Engineering Ltd., dated August 10, 2018.
 - Post-Development Slope Stability Analysis – Spring Ridge Outline Plan, prepared by McIntosh Lalani Engineering Ltd., dated July 17, 2019 (File No. ML8207).
 - Deep Fills Report– Springridge Outline Plan, prepared by McIntosh Lalani Engineering Ltd., dated June 29, 2018.
 - Deep Fills Report – Spring Ridge Outline Plan – parcel 1, Calgary Alberta, prepared by McIntosh Lalani Engineering Ltd., dated September 4, 2019 (File No ML8207).
8. **Prior to the applicable surface construction approval or approval of the affected tentative plan**, the applicant shall provide a report confirming the remedial activities outlined in the report titled: *"Re: Construction Monitoring Proposal 8334 Mystic Ridge Gate SW and SW 2435 – 81 Street SW, Calgary, Alberta"* (Trace Associates, December 11, 2017).

All information submitted will be reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management).

9. **Prior to the approval of the affected tentative plan**, submit a revision or a new electronic version of the *Deep Fills Report to the Development Engineering Generalist for the Deep Fills Report – Spring Ridge Outline Plan – Parcel 1 Calgary Alberta*, prepared by McIntosh Lalani Engineering LTD., dated September 4, 2019 (File No. ML 8207). The current report does not contain all the proposed outline plan lands. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads. The report is to identify lots to be developed on fills in excess of 2.0m above original elevations within the Plan area. The report must also state whether the lots to be developed on these fills will require any specific development restrictions.

As indicated in the report (time lag areas), a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument/prior to release of the development permit, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Deep Fills Report.

10. **Prior to approval of the affected tentative plan**, submit a separate geotechnical report for the proposed stormwater pond (including a slope stability assessment of the pond side slopes and their connection to adjacent infrastructure and existing grades at plan boundaries).
11. **Prior to the endorsement of the affected tentative plan(s)**, submit two (2) copies of Structural Design Drawings and cross-sections for the retaining wall(s) prepared by a qualified Structural 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.
12. **Prior to endorsement of the affected tentative plan/development permit**, 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 Post-Development Slope Stability Analysis Report, prepared by McIntosh Lalani Engineering Ltd. (File No. ML8207), dated July 17, 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.
13. **Prior to endorsement of the affected tentative plan/release of the affected development permit**, a Building and Development Restrictive Covenant and Maintenance and Access Agreement is to be registered by way of Caveat on all affected titles which will remain in full force and effect for the life of proposed 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."

14. **Prior to the approval of the first tentative plan**, confirm that the pond/dam infrastructure is contained within the public utility lands (PUL) as approved on the outline plan. The pond/dam report as submitted to Water Resources will be required to confirm that the infrastructure is located within PUL lands and not municipal reserve (MR).
15. **Prior to approval of the first tentative plan**, submit a Staged Master Drainage Plan (SMDP) to Water Resources that identifies the required capacity, alignments and land requirements for the storm water infrastructure. The report is to be prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the City of Calgary, Water Resources. For further information contact Water Resources – Development Approvals, 403-268-5697.
16. The current plan shows stormwater infrastructure on the adjacent landowners property (culvert). Appropriate permissions from the neighbouring landowner **prior to approval of the tentative plan** and a Utility Right of Way on the adjacent landowners property will be required **prior to endorsement of the tentative plan**.
17. Register on all affected titles, a utility easement (or road plan where applicable) for the proposed public underground utilities (sanitary, storm, water) within the subject site **concurrent with the registration of the tentative plan**. 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 tentative plan**.
18. **Prior to endorsement of the tentative plan**, update the regional sanitary servicing study to reflect the density increase from the overall Springbank Area Structure Plan area.

Note – The City will not fund the Sanitary Servicing Study. Once the new sanitary alignment to 85 Street SW is adopted, the study will be developer funded. The City will assist in cost recovery as contributing areas develop.
19. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
20. **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.
21. 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.
22. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument**, as per the Springbank Hill Landowner Report the Developer will be required to provide security for the future sanitary upgrades through the south Springbank area regarded as Option 'B'. This will be dependent on whether Option 'A' is a viable route with a sanitary sewer line running west to 85 St SW through the Springbank area and will also include cost sharing arrangements for the future storm pond and potentially the land to accommodate the pond and storm line to 85 St SW.

23. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument,** make satisfactory cost sharing arrangements with Montreux Development 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 under Montreaux, Phase 01 (2004-031).
24. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument,** pay to Springbank Land Company Ltd., a portion of the cost, on a per hectare contributing basis, of the existing 85 Street S.W. Private Storm Trunk installed by Springbank Land through their Aspen Woods Phase 1, DA200-0025 subdivision.
25. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument,** make satisfactory cost sharing arrangements with Montreux Development Inc. for part cost of the existing watermain and surface improvements installed in 85 Street SW that was paid for and constructed by Montreux Development Inc. under Montreux, Phase 01 (2004-0031).
26. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument,** make satisfactory cost sharing arrangements with Sodeco Developments Ltd. for part cost of the existing watermain, sanitary sewer and storm sewer and surface improvements installed in Mystic Ridge Gate SW that was paid for by Sodeco Developments Ltd. under Springbank Hill, Phase 01 (2013-0026).
27. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument,** make satisfactory cost sharing arrangements with Spring Willow Development Corporation for part cost of the existing storm sewer and surface improvements installed in 81 Street SW that was paid for and constructed by Spring Willow Development Corporation under Springbank Hill, Phase 01 (2004-0045).
28. **Prior to release of the Development Permit or Prior to Endorsement of the final instrument,** make satisfactory cost sharing arrangements with Norcan Development Corporation for part cost of the existing watermain and sanitary sewer installed in 81 Street SW that was paid for and constructed by Norcan Development Corporation under Springbank Hill, Phase 01 (2009-0025).
29. 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 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 east half of 85 Street SW, along 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.

- d) The Developer shall make payment to the City for their share of the East Springbank Servicing Study.

Transportation:

30. **In conjunction with the applicable Subdivision Plan**, the Developer shall register a road plan for road widening required for 85 St SW, to the satisfaction of the Director of Transportation Planning.
31. **Prior to endorsement** of applicable tentative plan, a noise analysis report must be submitted to and approved by Transportation Planning for the residential development adjacent to 85 St SW.
32. **In conjunction with each Tentative Plan**, the Developer shall register road plans for Collector or higher standard roadways within the subject lands to the satisfaction of the Director, Transportation Planning that provides continuous active modes and vehicle routing through the community with two points of public access around the tentative plan boundary to the arterial road network.

The continuous collector road network is required to ensure that efficient Transit routing through the plan area(s) can be accommodated, while the two points of access to the plan area(s) ensures residents will have two routes into and out of the area, in the event of emergencies or road closures, and to ensure availability of capacity at the plan area access points.

33. **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.
34. **In conjunction with the applicable Tentative Plan**, the Developer shall submit cross-sections, for the interim and ultimate grades for 85 St SW adjacent to the outline plan boundary. Cross-sections shall indicate and provide dimensions for any proposed road widening. Adjustments to the tentative plan boundary may be required to accommodate all necessary right-of-way requirements.
35. **In conjunction with the applicable tentative plan stage**, the developer is responsible to build the easterly half of 85 Street along with intersection at its own cost.
36. 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.
37. All roads and intersections shall be designed to Calgary Complete Street Guideline standards, constructed at the expense of the Developer, and to the satisfaction of Directors, Roads and Transportation Planning.
38. Accesses for multi-family sites shall be designed to the satisfaction of the Director, Transportation Planning.

39. **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, Transit and 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.
40. **In conjunction with each Tentative Plan or Development Permit**, Transit shelter(s) shall be provided as stipulated by the Director, Transit and the Director, Transportation Planning and shall be supplied and installed at the Developer's sole expense. The shelter(s) shall be installed by Transit upon receipt of satisfactory payment.
41. **Prior to the release of any permits or Permissions to Construct**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
42. **Prior to the approval of affected Tentative Plan**, the developer shall ensure that all pathways from MR lands have a direct pedestrian connection by sidewalk or pathway to the desired crossings at the intersections.
43. **Prior to the approval of first Tentative Plan**, confirm construction/cost obligations for the east half of 85 Street with Public Infrastructure and any offsite/downstream improvements with Transportation Planning.
44. All community entrance features must be located on a private site.
45. **Prior to approval of Construction Drawings and Permissions to Construct Surface improvements**, the developer shall provide signed copies of backsloping agreements for any backsloping that is to take place on adjacent lands (owned privately or owned by the City).
46. **Prior to approval of first Tentative Plan**, the applicant shall provide cross-sections, drawn to scale and dimensioned from property line and lip-of-gutter showing existing, interim and ultimate grades for 85 Street. Cross-sections shall indicate and provide dimensions for any proposed road widening.
47. 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.
48. At tentative plan / subdivision stage, all parcels that are adjacent to the 25.00m bus zone shall have caveats registered on title informing of the adjacent bus zone. Where any parcel is adjacent to the 9.0m bus pad to be constructed at each zone, the caveat shall further prohibit the construction of a driveway or any other site access across the bus pad.

49. No direct vehicular access (**driveways**) shall be permitted to or from 85 St SW and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect at the **applicable** Tentative Plan stage.

Parks:

50. **Prior to the approval of the affected tentative plan**, finalized concept plans including cross-sections for all MR sites shall be submitted for Calgary Parks' review and approval. The finalized concepts are to be revised as follows:
- a. Indicate geogrid locations and identify allowable planting within proposed MR spaces.
 - b. Indicate via a white dashed line on the plan, all backsloping into ER extents and provide a Habitat Restoration Plan for these areas.
 - c. Shadow in LOC2018-0085 (Slokker) along with the proposed Regional Pathway and to ensure MR and ER extents match.
 - d. Clearly identify all existing Regional Pathways to the east/south – labelling accordingly.
 - e. Show a trail or pathway to the bottom of the stormwater pond along with soccer goal posts. Work with Calgary Parks and Development Engineering/Water Resources to determine the best alignment as well as other details.
 - f. Show a detail of the interface of the stormwater pond outfall and the Intermittent Stream to be retained

In order for private back of lot drainage (only sheet flow) to be accepted by Calgary Parks into credit parcels (MR/ER), the following applies and must be provided via cross-sections:

- g. Roof drainage to be noted to the front of the lots.
 - h. Increased topsoil (300mm or greater) in the back of lots.
 - i. A vegetated swale (within the private lots).
 - j. Provide a note indicating no point source drainage into MR/ER extents.
 - k. In the case of a Regional Pathway, native shrubs are to be planted between the private property line and Regional Pathway.
 - l. Detail the mitigation strategy for private back of lot drainage in terms of water flow and the Regional Pathway (in terms of causing unsafe conditions in the summer – algae bloom and in the winter due to constant wetting and icing of the pathway surface).
51. **Prior to approval of the affected tentative plan**, work with Parks and Transportation to confirm the location of the Regional Pathway. A Bikeway (on street signed route) connection along Aspen Spring Green SW and Aspen Spring Circle SW may be considered in place of a portion of the Regional Pathway (pedestrians would use sidewalks) to address potential future issues – i.e. slope stability, proposed retaining walls within MR extents and appropriate pathway clearances and buffers.
52. **Prior to approval of the affected tentative plan**, If any additional area is required for Stormwater infrastructure - (UR/W – Utility Right of Ways, OGS, CS, Inlets and Outlets, Dam Structures and Maintenance Access Roads/Turnarounds, etc.) in an area that is currently designated as MR, and will impact/reduce the amount of MR to less than 10% of the net developable area, the applicant is to work with Calgary Parks on reconciling this difference in the form of increased MR elsewhere or a cash in lieu payment to make up for the shortfall.

53. Regional and Local Pathways are to be at grades less than 8%.
54. Regional Pathway tie-ins to the existing and proposed Regional Pathway's in the area are to be at the cost of the developer.
55. All stormwater infrastructure (utilities, OGS, CS, Inlets/Outlets, Dam structure, Maintenance Access paths/roads and turnarounds, etc.) and utilities are to be designated as PUL (Public Utility Lot), unless otherwise approved by the Director of Parks.
56. **Prior to endorsement of the affected Tentative Plan**, arrange a meeting through the Parks CPAG Generalist to Field Fit all Local and Regional Pathways.
57. Until receipt of the *Water Act* approval by the applicant from Alberta Environment, the drainage (s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
58. 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 drainage (s) disturbance.
59. The developer may require a Landscape Maintenance Agreement or Optional Amenities Agreement for the landscaping of any park elements (i.e. Parkour Training Modules, etc.) above the minimum standard. Contact the Parks CPAG Generalist for information regarding this.
60. During Engineering Construction Design, ensure that the street light cable has a 1.0 metre minimum offset from the proposed boulevard trees.
61. No surface or sub-surface encroachments (including retaining walls and retaining wall footings) are permitted into within (MR/ER) park parcels without approval from Calgary Parks.
62. All retaining walls are to be located on private property and the maintenance of retaining walls are to be done within private property limits, unless where these have been agreed upon by Calgary Parks.
63. **Prior to endorsement of the Tentative Plan**, the developer may be required to enter into an endowment agreement to fund maintenance and lifecycle cost for retaining walls, geogrids and concrete seating areas within MR parcels.
64. **Prior to endorsement of the Tentative Plan**, for the proposed retaining walls within private property, provide written confirmation that ER land will not be disturbed during construction of these.
65. **Prior to endorsement of the Tentative Plan**, Landscape Construction Drawings that are reflective of the subject Tentative Plan for the proposed Municipal Reserve lands are to be submitted to the Parks Coordinator - Development Nathan Grimson at (403) 268-2367 or Nathan.Grimson@calgary.ca for review and approval prior to construction.

66. No backsloping is permitted within MR/ER extents without approval from Calgary Parks.
67. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks' **Development Guidelines and Standard Specifications – Landscape Construction – DGSS** (current version), including setback requirements, to the satisfaction of the Director, Parks.
68. As per Parks DGSS Section 7.12, a Professional Engineer shall stamp all drawings for retaining walls 1.0m in height and higher. The Developer must ensure that the proposed retaining wall conforms to all applicable City Bylaws and provincial building codes.
69. Parks DGSS Section 6.1.2.2, states that 1.0m safety and setback clearance is required on either side of a Regional Pathway.
70. **Prior to the approval of the affected tentative plan**, the developer shall ensure the boundaries of the Environmental Reserve are surveyed. An onsite meeting shall be arranged to ensure the boundaries are approved by Parks. This meeting should be coordinated through the Parks Planning Generalist Curesha Moodley at 403-268-5635. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
71. 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.
72. **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.
73. **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. 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**.
74. Rehabilitate all portions of the MR/ER lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Parks.
75. The developer shall submit a detailed Habitat Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be impacted 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. 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 Jackie Swartz - Jackie.Swartz@calgary.ca or (403) 620-3216 to approve the location of the fencing prior to its installation.

76. **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. 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 drainage/ravine 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 Jackie Swartz - Jackie.Swartz@calgary.ca or (403) 620-3216 for an inspection to approve the location prior to commencement of Stripping and Grading activities.
77. **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 drainage/ravine 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 Jackie Swartz - Jackie.Swartz@calgary.ca or (403) 620-3216 for an inspection to approve the location prior to commencement of Stripping and Grading activities.
78. Stormwater or other drainage from privately-owned parcels onto adjacent municipal reserve, environmental reserve or municipal school reserve parcels is not permitted, except where approved by Calgary Parks. Any unauthorized drainage from private parcels onto adjacent municipal reserve, environmental reserve or municipal school reserve parcels must be resolved to the satisfaction of the Director, Parks and any damage resulting from such drainage will require restoration at the developer's expense.
79. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed stormwater pond to both Water Resources and Calgary Parks for review.
80. **Prior to the approval of the affected Tentative Plan**, it shall be demonstrated through concepts and cross-sections that the local and regional pathways around the proposed stormwater pond are located outside of the high water line.
81. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as environmental reserve, requires approval from the Director of Calgary Parks.