

Conditions of Approval

Prior to Release Requirements

Planning:

1. Submit a total of 9 copies (6 small – 11” x 17”; 3 large – full size) and electronic copy of 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. All 6 small copies of the plan sets shall highlight all of the amendments.
- b. 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. Payment in the amount of **\$1,674,000** to the Beltline Community Investment Fund in the form of a certified cheque payable to the City of Calgary in lieu of 3.19 FAR of bonusing (6,200m² bonus GFA).
3. Provide a completed and signed copy of the Beltline Community Investment Fund refund policy. See Section 2.11.6 of the Beltline Community Investment Fund Terms of Reference.
4. Amend floor plans to illustrate wrapped balconies on northwest and southwest corners of levels 22-26.
5. Amend plans to provide oversized automatic door into Class 1 bike storage area on parkade P1 level to facilitate ease of access.

Development Engineering:

6. Amend the plans to:
Waste & Recycling Services – General
Provide compactor details (compaction ratio and dimensions).
7. The available fire flow available in the adjacent City watermain is 20,000_LPM with 15m residual pressure under normal operating conditions. Submit a fire flow letter, prepared by a qualified professional engineer under seal and permit to practice stamp to the satisfaction of Development Approvals Team Leader, Water Resources. The fire flow letter shall identify the type of the development, address of the development, DP application and the fire flow required for the developing property based on the fire underwriter’s survey calculations. If the City watermain does not have the flows available to meet the fire flow requirements of the developing property the City main must be upgraded at the cost of the developer. Letters can be submitted via email to: WA-ResourcesDevelopmentApprovals@calgary.ca

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8. Submit a Sanitary Servicing Letter, via email to: WA-ResourcesDevelopmentApprovals@calgary.ca, for review and acceptance, prepared by a qualified professional engineer under seal and permit to practice stamp to the satisfaction of Development Approvals Team Leader, Water Resources. The Sanitary Servicing Letter shall identify the type of the development, address of the development, existing and proposed peak sanitary flows.

Sanitary Servicing Study Guidelines

<http://www.calgary.ca/PDA/pd/Documents/development/west-memorial-sanitary-servicing-study-guidelines.pdf>

NOTE: For further information and details, contact the Leader – Development Approvals in Water Resources at 403-268-2855.

9. 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>

10. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of **\$236,065.20** to Development Engineering. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 38M2009 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using \$4710 per meter of site frontage (on avenues only) for the proposed development (*50.12m on 10 AV SW*).
11. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 2M2016.

As per the current application (239 unit Multi-Residential/commercial) and based on 2018 rates, the preliminary estimate for this application is **\$120,097.58**.

Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

To obtain the off-site levy agreement, contact the Infrastructure Strategist, Calgary Approvals Coordination, at 403-268-5138 or email rob.hirber@calgary.ca.

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Transportation:

12. Amend all applicable drawings to change the wording "Road widening setback" to "Bylaw setback".
13. Amend plans to provide a detail of the proposed class #1 racking systems to be used. A 50/50 split of between wall mounted, and surface mounted racks is required, so people of all ages and physical ability can utilize them without issue. Also, dimension the isle space in the class #1 bike rooms. 2m is typical minimum for room to maneuver a bicycle around.
14. Execute and register on title an Access Easement Agreement with the City of Calgary over Lots 1-6, Block 60, Plan A-1 (Servient Lands) in favour of 10 Avenue S.W. & 14 Street S.W. (Dominant Lands) for the purpose of pedestrian access. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. 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. These are to be registered over the Bylaw setback areas on 10 Avenue S.W. and 14 Street S.W., as well as the corner cut.
15. 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. Closure and removal of existing driveway crossings on 13 Street S.W.,
 - b. Construction of new curb line along 13 Street S.W.,
 - c. Construction of new sidewalks adjacent to site frontages,
 - d. Construction of 3 new wheelchair ramps,
 - e. Construction of new asphalt lane paving between 13 and 14 Street S.W.,
 - f. Construction of tree trenches on 10 Avenue and 13 Street S.W. to City standards, and direct planted trees on 14 Street S.W.,
 - g. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
16. 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 site frontages (If required).

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Parks:

17. Amend DPL-1:
 - a) Provide confirmation from Enmax that they have no objection to the proposed boulevard trees along 13 Street SW. It appears the proposed trees are very close to an existing Enmax duct bank.
 - b) Remove the proposed ornamental rock mulch (see image below). The applicant is to work with Administration to finalise 14th Street planting details.
18. Amend Detail 4 of DP10-00-01 to indicate the location of the proposed trees, tree trench, bikeway as per Landscape Plan DPL-1.

Permanent Conditions

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. Ground floor glazing shall not be obscured by film or other visual obstructions, including window display boxes or similar window displays with solid backs.
23. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
24. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
25. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.

Development Engineering:

26. 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).

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27. 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 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.

28. 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.
29. 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.
30. Pursuant to Bylaw 2M2016, off-site levies are applicable.
31. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 2M2016. To obtain a final estimate, contact the Calgary Approvals Coordination, Infrastructure Strategist at 403-268-5138 or email rob.hirber@calgary.ca or offsitelevy@calgary.ca.
- Include the completed Payment Submission Form, which was emailed to the applicant.
 - Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

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Transportation:

32. The Access Easement Agreement for the purpose of pedestrian access shall remain over Lots 1- 6, Block 60, Plan A-1 (Servient Lands) in favour of 10 Avenue S.W. & 14 Street S.W. (Dominant Lands) until such time as required by the Development or Subdivision Authority in connection with Approval No. _____ or extinguished with the consent of the Development or Subdivision Authority obtained through an application in writing to the Development or Subdivision Authority which shall be accompanied by a registerable discharge of easement and a copy of the certificate of title downloaded or obtained within one week of submission of the application.
33. 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 Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
34. 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 roadsia@calgary.ca

Parks:

35. 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).
http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/Landscape2019.pdf.

Applicant is to contact the Parks Development Inspector (403) 620-3216 and Urban Forestry at 311 to arrange an inspection.