

Conditions of Approval

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

Planning:

1. A deferred reserve condition in the amount of 0.25 ha shall be registered on the NW ¼ Section 35-25-1-5 (located in Lewisburg, between the TUC and 144 Avenue NE and between 6 Street NE and 11 Street NE, within the outline plan area for LOC2016-0311) concurrent with the final instrument.
2. Relocation of utilities shall be done at the developer's expense and to the appropriate standards.
3. The Standard City of Calgary Party Wall Agreement regarding the creation of separate parcels for townhouses / rowhouse units shall be executed and registered against the titles concurrently with the registration of the final instrument.
4. The Developer shall submit a density phasing plan with each Tentative Plan submission for the DC (MU-1) parcels, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the anticipated density of the Outline Plan.

Development Engineering:

5. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Evaluation Report, prepared by Amec Earth & Environmental (File No CA17904), dated May 2011.
6. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. The downstream pond is already constructed. For private lot requirements see the following approved reports:
 - SMDP: Carrington Staged Master Drainage Plan (LGN Consulting, 2015)
 - Pond Report: Carrington Phase 1 Pond Report (Urban Systems, 2015)Multifamily lots are subject to a 100mm runoff volume target. Commercial lots are subject to 140mm runoff volume target.
 - Minimum 300mm absorbent landscaping required in all pervious areas including boulevards and MR spaces
 - Additional volume reduction equivalent to the Stormwater Irrigation reuse of the MR space within this plan area is required and can be accomplished in MR or roadways.
7. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
8. The applicant needs to construct new watermain in accordance with the approved water network design by Water Resources.

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9. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-2720 or email david.boettcher@calgary.ca.
10. **Prior to release of a Development Permit or Prior to Endorsement of the final instrument**, make satisfactory cost sharing arrangements with Brookfield Residential (Alberta) LP for part cost of the existing utilities and roadwork 144 Avenue NE adjacent to the site, which was installed by Brookfield Residential (Alberta) LP through their Livingston, Phase 11 (2017-0035) subdivision.
11. Off-site levies, charges and fees are applicable. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-2720 or email david.boettcher@calgary.ca.
12. 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 (boundary half of Carrington Boulevard NW, boundary half of Carrington Gate NW, boundary half of Centre Street N, and boundary half of 144 Avenue NW) within and along the boundaries of the plan area.
 - c) Construct the MR within the boundary of the plan area.
13. For parcels abutting Centre Street N, the principal building entrance shall not be oriented to, or addressed to, Centre Street N as the narrow pavement width on Centre Street N is not sufficient for Fire access. Prior to approval of the affected tentative plan, the developer shall submit an addressing plan to demonstrate compliance with this condition.

Transportation:

14. In conjunction with the initial Tentative Plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for 1 Street NW, from Carrington Gate NW to 144 Avenue NW, inclusive.
15. In conjunction with the initial Tentative Plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for west portion of Centre Street, from Carrington Gate NW to 144 Avenue NW, inclusive.
16. In conjunction with the initial Tentative Plan, the Developer shall construct the south half of 144 Avenue NW, from Carrington Boulevard NW to Centre Street N, inclusive. 144 Avenue NW and ancillary works (boulevard, noise attenuation, etc) necessary to support the plan shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.

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17. In conjunction with the initial tentative plan, the Developer must enter into an agreement with the City of Calgary to construct or pay for the construction of 1 Street NW from Carrington Gate to 144 Avenue NW in order to align the opening of the developer-responsibility roadways (1 Street NW, which forms the southbound lanes of the Centre Street couplet) with the opening of the Centre Street/Stoney Trail interchange improvements (construction of second/southbound bridge over Stoney Trail). The agreement must be to the satisfaction of the Director, Transportation Planning.
18. Upon the earlier of either a) the extension of LRT or BRT service into the subject lands; or, b) the Applicable Tentative Plan: the Developer shall **construct the required street and boulevard segments for the west portion of Center Street N (exclusive of construction within the future Light Rail Transit right-of-way) to the Ultimate Stage Plan, from Carrington Gate NW to 144 Avenue NW**, inclusive to the satisfaction of the
19. In conjunction with the applicable Tentative Plan, the Developer shall dedicate and/or register road plans to construct a continuous road network connecting **through the Tentative Plan area, providing local and regional pedestrian, cyclist, and vehicle connections to the transportation network**. All roadways shall be designed and constructed at the Developer's sole expense.
20. In conjunction with the applicable Tentative Plan(s), the Applicant shall submit construction drawings with cross sections and grading profiles to verify the ultimate road right-of-way (including the LRT right-of-way) requirements for Centre Street, 1 Street, 142 Avenue, and Carrington Gate NW. **Prior to Approval of the Tentative Plan(s)**, the designs for the abovementioned roadways and their associated right-of-way requirements will be determined the Satisfaction of Transportation.
21. In conjunction with the applicable Tentative Plan(s), the Applicant shall submit construction drawings with turning templates for adjacent intersections to verify the ultimate intersection geometric design, bike lane treatments and associated right-of-way requirements. **Prior to Approval of the Tentative Plan(s)**, the designs for the intersections and their associated right-of-way requirements will be determined the Satisfaction of Transportation.
22. No direct vehicular access shall be permitted to or from 144 Avenue NW. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
23. Access for all M-G parcels shall only be permitted to and from the adjacent residential lanes. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
24. Vehicular access to Carrington Boulevard between 144 Avenue and 142 Avenue shall be restricted to one (1) all-turns access located at a centreline spacing no nearer than 100m from 144 Avenue NW. The access will be designed to the satisfaction of Transportation at the development permit stage.

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25. A restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
26. Vehicular access to 142 Avenue between Centre Street and 1 Street NW is restricted to one (1) all-turns access only for each block face located precisely mid-block. The mid-block accesses shall align centreline to centerline with each-other across the street. Restrictive covenants shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
27. Vehicular access to Carrington Gate between Centre Street and 1 Street NW is restricted to one (1) all-turns access located precisely mid-block. The mid-block accesses shall align centreline to centerline with each-other across the street. Restrictive covenants shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
28. Commercial access to adjacent residential lanes is not permitted. Restrictive covenants shall be registered on the DC(C-C1) parcels(s) **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
29. Vehicular access to 1 Street and Centre Street NW will be designed and located to the satisfaction of Transportation at the development permit stage.
30. **In conjunction with the applicable Development Permits**, a noise attenuation study is required for the development adjacent to 144 Avenue, 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, a uniform screening fence shall be provided, in accordance with the City of Calgary 2014 Design Guidelines for Subdivision Servicing.

31. All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.

Parks:

32. **Prior to endorsement of the affected tentative plan**, under separate cover, the developer shall submit Landscape Construction drawings, for all Municipal Reserve lands within the Outline Plan area to Parks for review and approval. Landscape Construction Drawings shall follow the submission requirements outlined in the Parks' Development Standard Specifications: Landscape Construction (current version).
33. Any damage to Municipal Reserve (MR/MSR) lands as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.

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34. Any damage to Environmental Reserve (ER) lands as a result of this development shall be restored to natural state at the developer's expense, to the satisfaction of Parks. If disturbance occurs to Environmental Reserve lands, a Restoration Plan shall be submitted to Parks to the satisfaction of the Urban Conservation Lead.
35. Any damage to Environmental Reserve lands as a result of drainage or storm water infrastructure shall be restored to natural state at the developer's expense, to the satisfaction of Parks.
36. Any damage to boulevards or public trees as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
37. Any damage to the existing regional pathways within and along the boundaries of the plan area must be repaired at the developer's expense, to the satisfaction of Parks.
38. All impacts to pathways including Regional Pathways required for project execution shall adhere to the Pathway Closure and Detour Guidelines. Coordinate with Parks Pathways Lead, Ian Tucker at ian.tucker@calgary.ca or 403-573-7504, prior to the start of construction that impacts to the existing pathway system.
39. All landscape rehabilitation on Parks land and assets shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition). The disturbed area shall be maintained until establishment and approved by the Parks Development Inspector.
1. All landscape construction shall be in accordance with Parks' Development Guidelines and Standards Specifications: Landscape Construction (current version).
41. Construct all Regional Pathway routes within and along the boundaries of the plan area according to Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version), including applicable setback requirements, to the satisfaction of Parks.
42. Development activities must ensure that suitable erosion and sedimentation controls are being implemented to protect our environment and drainage systems. Please refer to The City of Calgary's Guidelines for Erosion and Sediment Control for more information.
43. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks.
44. The applicant shall provide compensation to the City of Calgary for any Public Trees that are removed or damaged as a result of development activity.
45. Plant all public trees in compliance with the approved Public Landscaping Plan.
46. The developer shall submit under separate cover, Utility Line Assignment Construction Drawings for trees installed within City of Calgary boulevards and/or right of ways to Utility Line Assignment and Parks for review and approval.

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No person shall plant trees or shrubbery on City Lands without prior written authorization from the Director, Calgary Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Director, Development Engineering

47. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version).
48. Low Impact Development (LID) drainage components shall not conflict with pathways.
49. All proposed site fencing adjacent to or abutting reserve lands, including footings and other components, shall be installed completely within private property.
50. A 1.2 m chain link fence (or Parks approved alternative) shall be maintained along the boundary of the adjacent reserve lands for the duration of the development.
51. Drainage from the development site into adjacent reserve lands is not permitted, unless otherwise authorized by Parks in writing.
52. Construction access through reserve lands is not permitted, unless otherwise authorized by Parks in writing.
53. Stockpiling or dumping of construction materials on reserve lands is not permitted, unless otherwise authorized by Parks in writing.
54. Retaining walls within reserve lands are not permitted, unless otherwise authorized by Parks in writing.
55. Site grading of the development site shall match the grades of adjacent reserve lands with all grading confined to private property, unless otherwise authorized by Parks in writing.
56. Backsloping from the development site into adjacent reserve lands is not permitted.
57. The alteration of any water body (including Class 1 – 6 wetlands) is subject to a *Water Act* approval from the Province. Until receipt of the *Water Act* approval by the applicant from Alberta Environment, the wetland(s) shall not be developed or disturbed in anyway and shall be protected in place.