

Conditions of Approval

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning:

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact your File Manager directly.
2. Amend the Plans to show the parking calculations using the "Gross Usable Floor Area", instead of "Gross Floor Area" as per the Land Use Bylaw. This will reduce the required parking stalls indicated on DP0.2 – Proposed Site Plan to 347 stalls from 356 stalls, which results in a minor, supportable relaxation of 4 parking stalls for this application.

Development Engineering:

3. Consolidate the subject parcels. Submit a copy of the registered plan and certificate of title, confirming the consolidation of subject parcels onto a single titled parcel, to the Development Engineering Generalist.
4. 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>

5. Follow the submission requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control (Erosion and Sediment Control Reports and Drawings: Technical Requirements) and either submit the required (2) copies of an Erosion and Sediment Control (ESC) Report and Drawings or the required (2) copies of a Written Notice to Development Engineering, for review and acceptance by Stormwater Pollution Prevention (SPP), Water Resources. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/esc (under Approvals).

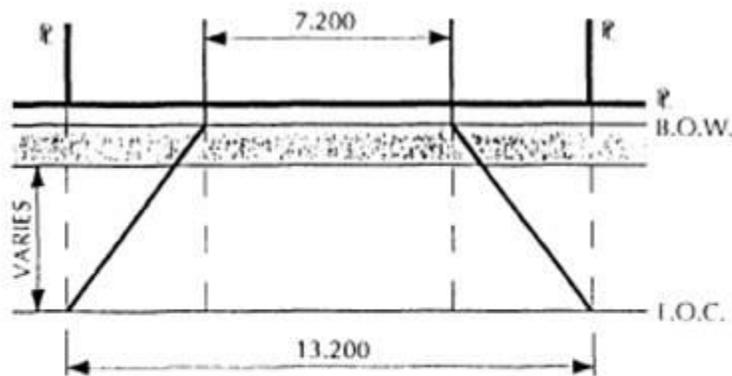
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Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Guidelines for Erosion and Sediment Control* and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a Professional Engineer (P. Eng.), Professional Licensee (P.L. Eng), Professional Agrologist (P. Ag.) or Certified Professional in Erosion and Sediment Control (CPESC). For each stage of work where soil is disturbed or exposed, documents must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

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

Transportation:

6. Provide driveway access to 144 AV NW to the satisfaction of Transportation Planning:
- Base the design on the 7.2m Commercial driveway standard (file number 454.1010.004). See image copied below.
 - A deceleration taper is not necessary approaching the driveway.
 - Update the TAC standard sweep paths using this driveway (minimum SU-9 TAC)
 - Provide a detailed cross-section with dimensions, ramp grades and elevations at face of curb, back of sidewalk, property line, and driveway ramp on private property as per Roads Specification 454.1010.003.



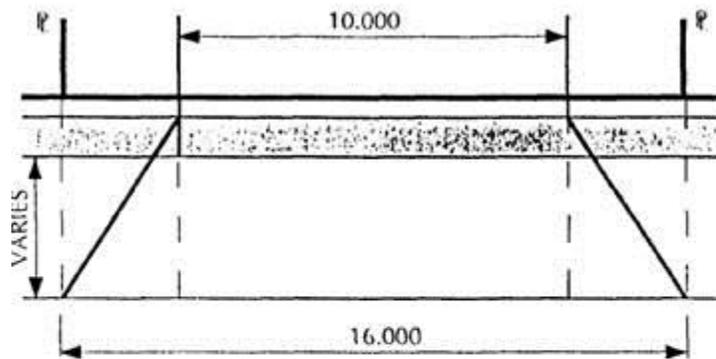
7.20m COMMERCIAL

- FOR USES SUCH AS SMALL PARKING LOTS,
& STRIP COMMERCIAL.
- PRIMARILY PASSENGER VEHICLES.
- TWO WAY TRAFFIC

Multi Family
Included

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7. Provide driveway access to 14 Street NW to the satisfaction of Transportation Planning:
- Base the design on the 10 meter Commercial driveway standard (file number 454.1010.004). See image copied below.
 - A deceleration taper is not necessary approaching the driveway.
 - Update the TAC standard sweep paths using this driveway (minimum WB-21 TAC)
 - Provide a detailed cross-section with dimensions, ramp grades and elevations at face of curb, back of sidewalk, property line, and driveway ramp on private property as per Roads Specification 454.1010.003.



10.00m COMMERCIAL

- FOR USES SUCH AS LARGE DEVELOPMENTS, SHOPPING CENTRES, APARTMENT COMPLEXES ETC.
- FOR TRUCK ACCESS.
- TWO WAY TRAFFIC.

8. Provide driveway access to Carrington Plaza NW the satisfaction of Transportation Planning:
- Base the design on the 7.2 meter Commercial driveway standard (file number 454.1010.004).
 - Update the TAC standard sweep paths using this driveway (minimum WB-21 TAC)
 - For each driveway, provide a detailed cross-section with dimensions, ramp grades and elevations at face of curb, back of sidewalk, property line, and driveway ramp on private property as per Roads Specification 454.1010.003.
 - For each driveway, include a stop sign facing outbound motorists located behind the sidewalk.
9. Amend the plans to provide the following information / clarification to the satisfaction of the Calgary Roads department:
- o Indicate that all adjacent boulevards are graded at 2% up from the top of curb to the existing property line.
 - o Provide two (2) boulevard cross sections along each adjacent road. Indicate the existing and proposed dimensions, elevations and slopes at the top of curb, back of sidewalk, property line and the main floor. A maximum 2% grade is permitted in the boulevard.

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- Indicate the existing and proposed elevations and grades over utility rights-of-way, existing and ultimate property lines, curb and gutter, sidewalks, driveways and edge conditions of neighbouring properties.
 - Indicate the existing and proposed facilities including structures, trees, street lighting, utility poles, hydrants, storm catch basins, access driveways, fences, sidewalks, curb and gutter, etc.
 - Note that non-Standard Surface Elements will require the applicant to submit product sample(s), manufacturer's information and detailed drawings (stamped and signed by a qualified structural engineer) for the applicant requested non-standard surface element(s) located in the road right-of-way to the Materials and Research Engineer, Roads at 403-268-2846, for review and acceptance. Roads department will determine if the element(s) are suitable and safe for the intended usage. If accepted, the applicant will be required to execute and register a Perpetual Maintenance Agreement on the development sites land title(s) and agree to maintain the non-standard surface element(s) in perpetuity.
10. To the satisfaction of Transportation Planning, amend the various Truck sweep paths plans per the change in access design (driveways).
11. 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).

Note: the following is subject to Construction Drawing approval:

- a. Construction of new driveway crossings
 - b. Closure and removal of existing Road stub.
 - c. Construction of sidewalks, wheel chair ramps as needed to facilitate driveway design access to Carrington Plaza.
 - d. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel
12. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- a. Street lighting upgrading adjacent to the site.

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Parks:

13. Prior to release, protection fencing must be installed completely within the subject site along the shared property line with adjacent Municipal Reserve (MR) parcel. An onsite meeting shall be arranged to confirm that the fencing has been installed to the satisfaction of Parks Development Inspector. The protection fencing shall be maintained along shared property line until construction activity of the subject site has been completed. To schedule an inspection, contact Parks Development Inspector, Annie Rodrigues at 403-268-1358.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

14. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
15. No changes to the approved plans shall take place unless authorized by the Development Authority.
16. 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.
17. Any noise or music shall be contained on the site in accordance with the Community Standards Bylaw.
18. A lighting system to meet a minimum of 22 LUX with a uniformity ratio of 4:1 on pavement shall be provided.
19. This approval recognizes multiple phases on the approved plans. A Development Completion Permit may be issued for each phase. All the road works, landscaping and provisions for garbage collection shown within each phase shall be completed prior to the issuance of a Development Completion Permit for that phase. Call Development Inspection Services at 403-268-5311 to request site inspections for the Development Completion Permits.
20. The Child Care Service (comprising the Daycare and Preschool facilities) is restricted to a maximum of 150 children at any one time.

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Development Engineering:

21. 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).

22. 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.

23. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
24. 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.
25. The proposed development is within the **Nose Creek** catchment boundary and is subject stormwater volume control measures.

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26. 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.

Transportation:

27. 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.
28. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.

Parks:

29. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact 311 for an inspection.

Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact 311 for an inspection.

30. The submitted plans indicate that the removal of boulevard trees along property frontage is necessary. Should the trees receive a Final Acceptance Certificate (FAC) and transfer ownership from the area developer to The City prior to removal, compensation shall be paid for the removal of the public trees. The applicant is to contact Urban Forestry at to make arrangements for the letter and compensation for the removal of any public trees.
31. There shall be no construction access through the adjacent boulevard or municipal reserve lands.

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32. An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees during excavation and construction within 3m of trees on the adjacent municipal reserve. Please contact Urban Forestry at 311 to make arrangements. Urban Forestry requires minimum two business days notice prior to meeting onsite.
33. Public trees located on the municipal reserve and boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
34. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector (403-268-1358) to arrange an inspection.
35. Drainage from the development site onto the adjacent municipal reserve is not permitted.
36. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within drip lines.
37. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca or call 311 for more information.
38. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
39. Stormwater or other drainage from the development site onto the adjacent municipal reserve parcel is not permitted. Any drainage from private lots onto the adjacent municipal reserve upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector at 403-268-1358 for an inspection.