

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:
 - Annotate where the EV charging conduit/rough-in will be placed;
 - Provide frosted glass to the lower portion of the living room windows in the south-west corner of the building (floors 2-4);
 - Indicate the window to the bathroom on floors 2-4 for the 3-bed unit in the south-east corner of the development, and
 - Ensure that the level 5 rooftop patio plan and elevations indicate that the height of the frosted glass screen to the play area for the Child Care Service will be 6'.

Development Engineering:

3. Amend the plans to:

Fire – Alarm Panel Location

Indicate the location of the fire alarm panel such that:

- a. There is direct access from the principal entrance.

Fire – Lockbox Location

- a. Indicate a "Calgary Fire Department approved lockbox" on the access route/ at or near the buildings principle entrance.

Fire – Fire Department Connection (Siamese) Location

Indicate the location of the Fire Department Connection (FDC) location such that it is:

- a. No closer than 3m and not more than 15m from the principal entrance.
- b. Does not obstruct egress from the building.
- c. Provides 2m operational clearance left and right of each port.
- d. Facing the street or access route, not blocked by columns, planters, bicycle racks, or landscaping etc.
- e. Access to fire department connections for sprinkler or standpipe systems by firefighters and their equipment shall be maintained free of obstructions at all times.

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Note: Provide dimensioning on the plans indicating the distance between the proposed Fire Department Connection and proposed principal entrance.

4. Submit a Sanitary Servicing Study prepared by a qualified professional engineer under seal and permit to practice stamp, for review and acceptance to WA-ResourcesDevelopmentApprovals@calgary.ca. The report shall identify potential impact and/or “pinch points” within the public sanitary sewer system caused by the ultimate flows generated by the proposed development and must be to the satisfaction of Water Resources.

For further information, refer to the following:

Sanitary Servicing Study Guidelines

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

NOTE: Associated costs will be at the expense of the developer. For further information and details, contact the Leader – Development Approvals, Water Resources at 403-268-2855.

The Sanitary Servicing Study was submitted to Development Approvals on July 4, 2020, and is currently under review.

5. 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>

6. **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 (24 residential units and 24 m2 commercial) and based on **2020** rates, the **preliminary estimate** for this application is **\$68,979.12**.

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 403-268-3232 or email taryn.davis@calgary.ca.

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Transportation:

7. Contact Real Estate and Development Services christopher.gusa@calgary.ca to obtain a License of Occupation for the benches and shrub planters in the road right of way on 74 Avenue SE. Confirm the License of Occupation process has been initiated prior to release. Or remove the benches and shrubs from the road right of way.
8. To the satisfaction of the Director, Transportation Planning, enter into an Encroachment Agreement (to be registered on title) or obtain a License of Occupation for the stairs located within the ROW and intersection corner cut (4.5m x 4.5m) area.
9. Contact the Traffic Engineer eric.knudston@calgary.ca (403-268-4426) to arrange for signage and road marking to complement site operations related to the loading stall on 74 Avenue SE. All costs will be at the applicant's sole expense.
10. 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. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel

Parks: No comments

Permanent Conditions

If this Development Permit is approved, the following permanent conditions shall apply:

Planning:

11. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
12. No changes to the approved plans shall take place unless authorized by the Development Authority.
13. 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.
14. The Child Care Service (comprising the Daycare and Preschool facilities) is restricted to a maximum of 90 children at any one time.

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15. The Child Care Service (comprising the Daycare and Preschool facilities) is restricted to operation between the hours of 0630-1800 Mondays to Fridays.
16. All roof top mechanical equipment shall be screened as shown on the approved plans.
17. Upon completion of the main floor (storey) subfloor of the building, proof of the geodetic elevation of the constructed main floor (storey) subfloor must be submitted to and approved by the Development Authority prior to any further construction proceeding. Email confirmation to geodetic.review@calgary.ca.
18. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.
19. The rooftop amenity area perennial planting shall be retained for so long as the development remains in existence.
20. Parking and landscaping areas shall be separated by a 150mm (6 inch) continuous, poured in place, concrete curb or equivalent material to the satisfaction of the Development Authority, where the height of the curb is measured from the finished hard surface.
21. Six parking stalls shall be provided on a permanent basis. The on-site parking stalls shall be accessed from the lane.
22. Each parking stall, where located next to a sidewalk, shall have a properly anchored concrete wheel stop or equivalent material to the satisfaction of the Development Authority (100mm in height and 600mm from the front of the parking stall).
23. The barrier-free parking stalls shall be located as shown on the approved plans released with this permit. Barrier-free parking stalls shall be clearly designated, signed and located close to the entrance of the building with barrier-free accessibility.
24. Loading, delivery and pick up / drop off for the Child Care Service shall take place in the designated loading stall as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements.
25. The moloks shall be kept in a good state of repair at all times and the lids shall be kept closed while they are not actively in use for delivery or removal of refuse.

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 403-268-3232 or email taryn.davis@calgary.ca or offsitelevy@calgary.ca.

Transportation:

32. The developer shall be responsible for the cost of public work and any damage during construction in City road rights-of-way, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.

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33. 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:

34. Any tree planting in the City boulevard, specifically along 23 St SE, 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) 804-9397 to arrange an inspection.
35. The 3 medium shrubs (Dwarf Dogwood or Cranberry) located within removable planters along 74 Av SE shall be maintained, as well as, be the responsibility and liability of the property owner, not Calgary Parks Urban Forestry, as noted in the License of Occupation administered by Calgary Real Estate and Development Services.
36. Applicant should indicate on the plans the location of new services in accordance with the Grade Slip or DSSP approved by the City. However, if the servicing trench will be located within the drip line of an existing adjacent public tree, the applicant should contact Urban Forestry through 311 or contact Development Site Servicing directly in attempt to avoid this conflict.