

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, including the revised A9 as reviewed at the 2020 November 19 meeting of CPC. To arrange the digital submission, please contact your File Manager directly.
2. As per Part II, section 3.1.5 of the Hillhurst/Sunnyside Area Redevelopment Plan, provide a letter, to the satisfaction of the Development Authority, detailing how improvements to the urban realm at 2 Avenue NW and 14 Street NW will be undertaken. The letter must address: what urban realm improvements will be provided, coordination of the work and how any cost overages will be addressed based on discussions with City Staff. The contribution is based upon the contribution formula found in the Direct Control Bylaw for the subject site:

$\$18.14 \times 4,598.73$ square metres (total floor area in m² above base floor area ratio of 2.8) = **\$83,420.89**

or

Remit payment (certified cheque, bank draft) for contribution to the Hillhurst/Sunnyside Community Amenity Fund as per DC Direct Control District (227D2019).

a) Payment is based on the following:

$\$18.14$ per square metre \times 4,598.73 square metres = **\$83,420.89**

3. Submit a revised west building elevation showing translucent glass or opaque balcony balustrades material.

Development Engineering:

4. Amend the plans to:

Waste & Recycling Services - General

- a. Provide an overhead door (min. size of 3.0m wide X 2.1m high) and a separate man door with keypad access for the waste facility.

Waste & Recycling Services - Collection Vehicle Access

- a. Indicate that the adjacent lane will be paved at the developer's expense, as the containers will be rolled into the lane for collection.

- b. Provide (include relevant grades) a level transition between the collection / staging area and the adjacent alley.
5. 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.
6. 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

https://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP-Design-Guidelines.pdf

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Documents/development/development-site-servicing-plan.pdf>

7. 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).

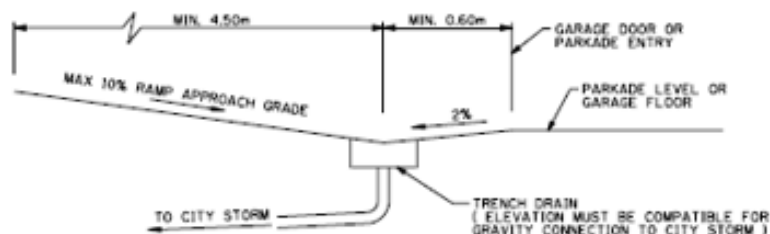
Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Guidelines for Erosion and Sediment Control* and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional 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:

8. Obtain final approval for the Construction Drawings CD2020-0134 for the proposed offsite improvements. Ensure the plans for release of DP2020-3902 are consistent with the approved Construction Drawings.

9. Amend the plans to indicate the Public Access Easement area (pedestrian) required for the 1.37 meter horizontal encroachment into the Bylaw setback area.
10. Execute and register on title a Public Access Easement Agreement with the City of Calgary over the horizontal encroachment of the Bylaw setback / future road right of way associated with the project lands (Servient Lands) in favour of 14 ST NW (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 can 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.
11. Amend the plans to indicate the following with respect to the 14 ST NW boulevard and sidewalk:
 - Indicate that all adjacent boulevards are graded to the satisfaction of Calgary Roads.
 - Provide two (2) boulevard cross sections. Indicate the existing and proposed dimensions, elevations and slopes at the top of curb, ultimate property line and the existing property line and the main floor. **As agreed to by Roads, a compromised maximum 3% grade is permitted in the boulevard.**
12. Regarding the bicycle parking supply:
 - Amend the plans to provide the Bylaw required supply of Class 2 bicycle parking stalls (10 additional stalls / 5 additional racks).
 - Provide a detail of the Class 2 racks. We recommend inverted, U-shaped racks.
 - Provide a written protocol for Class 1 bicycle parking access, including where will entry be provided for cyclists, and how safe access be guaranteed at all times.
13. Amend the plans to provide signage in all visitor parking stalls indicating the restricted use. Provide a detail of the signage on the plans.
14. Amend the plans to provide wheel stops in parking stalls located off the lane.
15. Amend the plans to include a Trench drain detail per Roads specification 454.1010.003. See below:



DETAIL - MINIMUM REQUIREMENTS FOR RAMPS TO
UNDERGROUND PARKADE OR GARAGE

16. Regarding the adjacent Transit zone:
 - Amend the plans to indicate that the adjacent Transit stop will include a Transit shelter.
 - The Transit shelter shall be provided at cost to the developer.
 - Confirm satisfactory payment for the Transit shelter. Contact Olivia Veltom (Olivia.veltom@calgary.ca) for cost estimate.
17. Amend the plans to remove the indication of patio furniture from the Road right of way + Bylaw setback area for this DP submission. Although such items can be considered, there is a separate approval process (license of occupation: call 311).
18. 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 crossing
 - b. Construction of new sidewalks
 - c. Construction of new wheelchair ramps,
 - d. Construction of new curb and gutter
 - e. Construction of tree trenches to City standards
 - f. Construction of lay-by City standards
 - g. Lane paving.
 - h. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel
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19. 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 and as may be required for the proposed offsite improvement area.

Parks:

No comments.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

20. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
21. No changes to the approved plans shall take place unless authorized by the Development Authority.
22. 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.
23. Upon completion of the main floor of the building, proof of the geodetic elevation of the constructed main floor must be submitted to and approved by the Development Authority prior to any further construction proceeding. Email confirmation to geodetic.review@calgary.ca.
24. All electrical servicing for freestanding light standards shall be provided from underground.
25. A lighting system to meet a minimum of 54 LUX with a uniformity ratio of 4:1 on pavement shall be provided.
26. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
27. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
28. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
29. Fascia signage shall be placed only in the designated sign area as indicated on the approved plans. Any damage to the building face, as a result of the sign installation or removal, shall be repaired to the satisfaction of the Development Authority.

Development Engineering:

30. 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).

31. 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.

32. 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.
33. 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.
34. 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:

35. This section of 14 ST NW is the subject of a future Main Streets initiative.
36. 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.

37. 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:

38. 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.
39. 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 through 311 to arrange an inspection.