

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. Amend the plans to adjust the proportion of deciduous to coniferous trees to provide three (3) more coniferous trees within the subject parcel.
2. Amend all relevant plans to simplify the paving system in particular at the western extent of the site and in the main plaza (south of the building). For example this could comprise provide clearer and more direct pedestrian routes while modulating the building edge and defining the curb line with landscape treatment
3. Amend all relevant plans to provide additional landscaping to include areas of the building edge where there is no direct entry access to the building to soften the building interface.

Development Engineering:

4. 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.
- b. An exterior strobe light is shown at the exterior door to the fire alarm panel location as there is no defined principal entrance.
- c. It is located in a Central Alarm Control Facility (CACF) room for buildings covered under NBC(AE) (2019) Div B 3.2.6 “Additional Requirements for High Buildings”.

Please place Fire Department lockbox at the exterior of the building to prevent loss of access due to a locked vestibule.

Water Resources – Water Servicing

- a. Indicate and dimension an adequate “water meter room”, which shall be located internal to the building (main floor/ basement level 1) adjacent to an exterior wall where the services (100mm and larger) enter the building,

NOTE: Label the location of Water meter room on site plan.

5. Submit a letter of commitment, to the Development Engineering Generalist confirming the consolidation of the subject parcels (within the proposed building footprint) onto a single titled parcel will be undertaken prior to building occupancy.
6. Provide a completed copy of the “Retaining Wall Design Disclosure Statement”

AND

Submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the Chief Structures Engineer, Roads. The

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intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

Note: this is a requirement for any retaining walls exceeding 1.2m in height.

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

Note: The flow provided is only for the public network which ends at 14th avenue. It is the responsibility of the consulting engineer to ensure the private system (south of 14th avenue) has adequate fire flow

8. Submit a Sanitary Servicing Letter, 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.

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

9. Submit a Stormwater Management Report, for review and acceptance by the Development Approvals Team Leader, Water Resources, prior to submitting a Development Site Servicing Plan. This is a requirement for sites over 2 hectares as per the current *Stormwater Management Design Manual*. Stormwater Management Reports are to be submitted electronically directly to Water Resources via POSEIDONOnline which is accessed through The City of Calgary's [VISTA website](#).
10. 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.

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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>

11. 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.

12. 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. **The off-site levy is based on a 2020 development approval date** and was based on the following:

Phase	Description	Unit(s)
1	20 ROUNDUP WY SE	Existing Comm: 19370m ² - New Comm: 52861m ²

Based on the information above, the **preliminary estimate** is \$1,396,574.70.
Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

To obtain an off-site levy agreement or for further information, contact the Calgary Approvals Coordination, Infrastructure Strategist (DEBBIE MEILI at 4032688223 or deborah.meili@calgary.ca) or offsitel Levy@calgary.ca.

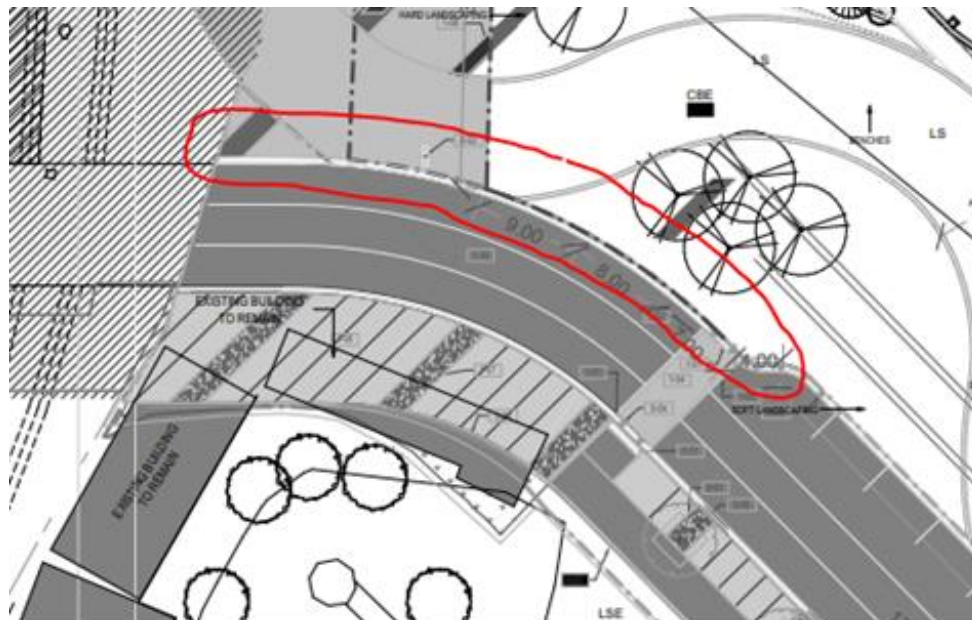
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Transportation:

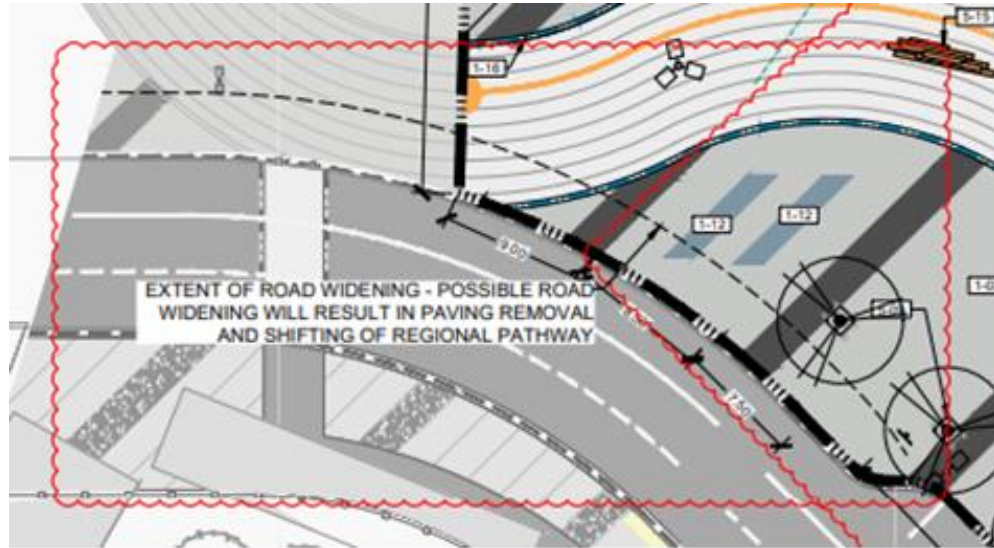
13. Amend the floor plan and all other relevant plans to provide the Class 1 bike storage (including the details of bike rack systems) as discussed as part of the meeting between the City and the Applicant team, incorporating a combination of wall mounted and floor mounted bike storage to the satisfaction of the Director, Transportation Planning.
14. **Prior to Release of the file**, the Applicant is to provide a concept design and shadow plan indicating the ultimate intersection configuration for 17 Avenue/ Macleod Trail Southeast, including the full four-lane approach (i.e. additional Westbound lane on 17 Avenue “upstream”/ East of Macleod Trail) until the four-lane roadway transitions to two lanes.

Provide an overlay of this design on the site plan and/or landscape drawing to illustrate whether modifications to landscaping and walkway areas are needed.

NOTE: The provided overlay is not adequately showing the extent of the future road widening, and possible conflicts with structures and landscaping (See images below). Amend all applicable plans accordingly. The review of the overlay during the prior to release stage of this Application, may require changes to the Site Plan. Amend the Plan accordingly.



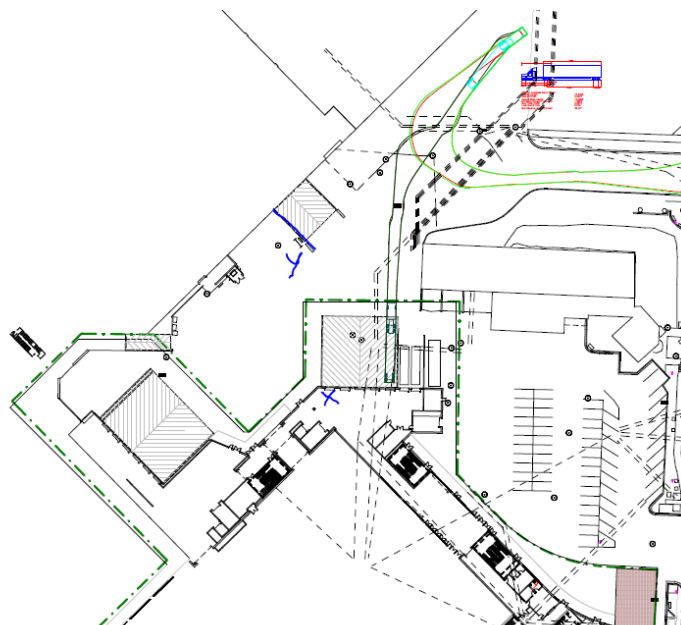
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15. **Prior to Release of the file**, the Applicant is to provide an intersection sight distance analysis for the proposed intersection of the two internal roads and the proposed mid-block crossing prepared by a Professional Engineer registered in the Province of Alberta. The Applicant's Engineer is to confirm design parameters with Administration prior to completing the analysis. Amend the Plans accordingly to remove obstructions to sight lines.

The intent of the safety analysis is to ensure that adequate sight distance is provided so that conflicts between pedestrians, cyclists and motor vehicles are mitigated. Visibility is a key consideration when considering the goals of a Vision Zero environment.

16. Provide a WB-20 turn sweep for the loading stall identified as 'X' on inset below. Turn sweep required to confirm sufficient clearance from the depressed ramp of existing loading docks (as noted by 'Y' on image below).



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NOTE: The drawing noted in the response package was not supplied, so the above is still outstanding.

17. Confirm the contractual opening date for the east leg of the Macleod Trail/17 Avenue SE intersection and the connection through to Olympic Way. Prior to release of this development permit provide a plan illustrating the interim pedestrian access to this site during construction of the BMO, 17th Avenue extension and the new LRT platform.

NOTE: An interim plan has not been provided, just the opening date. Amend plans accordingly

Parks:

No comments

Permanent Conditions

The following permanent conditions apply:

Planning:

18. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
19. No changes to the approved plans shall take place unless authorized by the Development Authority.
20. A Development Completion Permit shall be issued for the development / addition; 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.

Development Engineering:

21. Consolidate the subject parcels for the building footprint of the BMO Expansion. Submit a copy of the registered plan and certificate of title, confirming the consolidation of the subject parcels for the building footprint onto a single titled parcel, to the Development Inspector Prior to Occupancy (on/or before DCP).
22. 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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23. The development site lies within the Overland Flow area. All [buildings](#) in the overland flow area must be designed in the following manner:
- (a) to prevent structural damage by floodwaters;
 - (b) the first floor of all buildings must be constructed at a minimum of 0.3 metres above the highest grade existing on the street abutting the parcel that contains the building.
 - (c) All electrical and mechanical equipment within a [building](#) shall be located at or above designated flood level.
 - (d) Have a sewer back-up valve installed in the building.
24. No outside storage is permitted in the Floodway.
25. 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.

26. 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.
27. 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.

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28. 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.
29. Pursuant to Bylaw 2M2016, off-site levies are applicable.
30. 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.

Transportation:

31. 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.
32. 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:

33. Public trees located on the city owned land 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.