

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. Submit a clearance letter from Enmax Corporation indicating that the following issues have been addressed. Please contact Arnel Soledad at ASoledad@enmax.com or 403-796-6268 to resolve the issue(s).
 - Driving access has potential conflict with existing pole guy wire/anchor.
 - Proposed transformer location doesn't meet required clearance from parking location.

Development Engineering:

3. Amend the plans to:

Waste & Recycling Services – General

- a. Indicate a screened location for the grease waste storage area with dimensions (1.5m x 2.0m minimum).
- b. Provide protection to ensure all parts of the storage area do not come into contact by any part of a container. Refer to the "Development Reviews: Design Standards for the Storage and Collection of Waste"
Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>.

Waste & Recycling Services - Collection Vehicle Access

- a. Indicate that all portions of the collection vehicle route / approach area / concrete pads / concrete aprons / parking structures are structurally capable of supporting a minimum weight of 25,000 kg.
 - b. Provide a minimum 5.0m vertical clearance for collection.
4. 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.
 5. **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 (Assisted Living (1 building)) and based on **2020** rates.

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 Calgary Approvals Coordination, Infrastructure Strategist at 403-268- 3509 or email kyle.ross@calgary.ca or offsitelevy@calgary.ca.

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 developmentsservicing2@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>

Transportation:

7. The NE corner of the property indicates the 4.5m x 4.5m section as a corner visibility line. Please indicate this as the required 4.5m x 4.5m corner cut dimensioned from existing property line to existing property line.
8. Submit Construction Drawings for review and approval of the paving within the lane. With Construction Drawing submission include a detailed survey of the lane. Survey to extend 30m beyond termination of proposed paving to ensure a proper transition to existing conditions.
9. 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 on 22nd Street,
 - b. Construction of new lane driveway crossing,
 - c. Construction of new lane paving, per Construction Drawings approval,
 - d. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
10. 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. Construction of new sidewalks adjacent to the site,
 - b. Construction of new wheelchair ramps,
 - c. Construction of Tree Trenches to City standards,
 - d. Planting of trees,
 - e. Street lighting upgrading adjacent to the subject site.
11. Provide confirmation of payment (in the form of a certified cheque) made for contribution towards Rectangular Rapid Flashing Beacons (RRFB) and signalization along the 24 AV corridor resulting from the increased density of the proposed developments. As per discussions with the Applicant, a payment of \$60,000 is to be made to the Traffic division who will facilitate Construction. The \$60,000 is to facilitate the construction of two RRFB's and one full intersection signalization to be split between 6 currently active Applications contributing towards density in the corridor. Please contact Sean Swanton, at sean.swanton@calgary.ca or Karim Abbany at Karim.Abbany@calgary.ca for further details.

Parks:

No comments.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

12. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
13. No changes to the approved plans shall take place unless authorized by the Development Authority.
14. 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.
15. Retaining wall(s) that are 1.0m or greater in height shall be located and constructed as shown on the approved plans released with this permit.
16. All areas of soft landscaping shall be irrigated as shown on the approved plans.
17. Upon completion of the main floor (storey) slab on grade of the building, proof of the geodetic elevation of the constructed main floor (storey) slab on grade must be submitted to and approved by the Development Authority prior to any further construction proceeding. Email confirmation to geodetic.review@calgary.ca.
18. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.

19. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
20. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
21. Barrier free stall(s) shall be clearly designated, signed and located close to the entrance of the building with barrier free accessibility.
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 garbage enclosure(s) shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.
24. Site lighting shall not extend beyond the boundaries of the site to any adjacent residential areas or public roadways. Lighting shielding, mounting, and height shall conform to the requirements of Part 3, Division 4 of Land Use Bylaw 1P2007.

Development Engineering:

25. 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).
26. 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.

27. Contact the Erosion Control Inspector, Water Resources, with at least two business days' 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.
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. **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:

32. Due to the proposed scope of work within the right-of-way (sidewalk construction, tree trenches and trees), construction of the subject site is to be coordinated with Transportation Infrastructure with regards to the 24 AV Complete Street Project. Please contact Kyle Hucik, Transportation Infrastructure at Kyle.Hucik@calgary.ca for further details.
33. Contact the Traffic Engineer (403-268-5397) eight (8) weeks prior to occupancy and / or construction completion if any changes to roadmarking or signage is required. Signage changes may include loading restrictions, etc. All costs will be at the applicant's sole expense and invoiced at time of installation.
34. 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.
35. 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:

36. 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.

37. The submitted plans indicate that the removal of existing public trees along property frontage is necessary. As per the City of Calgary Tree Protection Bylaw, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or tree.protection@calgary.ca to make arrangements for the letter and compensation.