

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.

Development Engineering:

2. 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>

NOTE: Amend the plans to ensure the site entrances are 0.30 m higher than the highest spillover elevation of the adjacent traplows or provide confirmation of an alternative solution to the satisfaction of Water Resources. For more information refer to Section 4.11 “Lot Grading and Drainage” of the Stormwater Management and Design Manual.

3. Submit two (2) copies of an Erosion and Sediment Control (ESC) **report and drawings** to Urban Development, for review and acceptance by Water Resources. If the overall site size is less than 2 hectares (5 acres), **only a set of drawings** may be required for review. Ensure, in advance, you contact the Erosion Control Coordinator, Water Resources (403-268-2655) to discuss report and drawing requirements for sites less than 2 hectares in overall size.

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 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.

Transportation:

4. The Applicant shall work with Administration to determine an amount of visitor parking reserved for the exclusive use of visitors to the residential development. The Applicant is to update all relevant plans to label the exclusive use of visitor parking. The remaining parking stalls that are not exclusive use of residential and visitor shall be labelled "shared visitor/commercial parking stalls" to the satisfaction of the Director Transportation Planning.
5. Applicant is to submit construction drawings for the proposed round about and site frontage changes that permit the newly proposed right in/ right out site access. This is to confirm that there will be no impacts that require revisions to the Development Permit (namely grades).
6. Amend plans to add a note that the pedestrian overpass bridge will be constructed in the future to connect to Bowness.
7. Applicant is to provide one standard transit shelter for the bus stop located at Westbound Na'a Drive outside the development. Please contact Transit Planner (Olivia.veltom@calgary.ca) for cost details, and provide confirmation of the payment.
8. As part of the Canada Olympic Park & Adjacent Lands Area Structure Plan, 10.2.2 (4) for development within Block "H" (page 49, see image below) there is a Prior to Release requirement for a contribution to a pedestrian overpass over the Trans- Canada Highway (See image below).

(4) Pedestrian Overpass

When development occurs within Development Block H, as a prior to release condition of development permit approval, the developer shall enter into an agreement with the City for one-half the cost of construction of, or payment for one-half the cost of construction of, a pedestrian overpass over the Trans-Canada Highway connecting the Plan Area with the community of Bowness to the north. The amount of the developer's contribution shall not exceed \$3 million.

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The Applicant is to enter into a Cost Sharing Agreement for this requirement prior to the release of the development permit.

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. Installation of a 10m Commercial site entrance on Na'a Drive N.W.,
 - b. 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. Street lighting upgrading adjacent to site frontage (If required).

Parks:

No comments.

Permanent Conditions

The following permanent conditions 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. This approval recognizes two (2) phases on the approved plans which shall be completed in sequence. 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.
15. The Digital Third Party Advertising Signs shown on the approved plans are for a limited term only which expires three years from the date of decision.
16. The sign owner must provide a contact person and telephone number, who can be reached 24 hours a day and that, has access and control to the digital signs.

17. The sign owner must ensure that an ambient light sensor is installed and actively used with the signs at all times when the signs are in operation and must adjust the sign output to changes to the ambient light levels around the sign, throughout the day. At no time while the sign is in operation may the ambient light level around the sign location exceed 3.0 LUX.
18. In the event of any malfunction of the technology of the signs, including the ambient light meter, the signs are to be turned off and disabled until such time as the malfunction can be repaired and the signs returned to proper operation.
19. The Digital Third Party Advertising Signs must not employ colours that could be confused as traffic directional or control devices.
20. The Digital Third Party Advertising Signs must only employ the display of digital images in a static form, which must remain on the digital display for a minimum of 6 seconds before switching to the next copy. The method of copy change must not include gradual fade, flashing, scrolling, animation or another method, to the satisfaction of the Approving Authority.
21. The length of time between changes of advertising copy must not exceed 0.25 seconds.
22. Copy must not include the display of full motion video, movies, Moving Picture Experts Group (MPEG) or non-static digital copy.
23. The copy shown on the Digital Third Party Advertising Signs must not be shown in a way that a message is viewed or read over a series of sequential messages on the digital display or over multiple digital displays.

Development Engineering:

24. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Trinity Hills Block H - Deep Fills Report, prepared by Watt Consulting Group (File No. 3756.G01), December 9, 2020.
 - Post-Development Slope Stability Assessment, prepared by Watt Consulting Group (File No. 3756.G01), dated November 2, 2020.
25. The parcels shall be developed in accordance with the development restriction recommendations outlined in the reports.
26. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
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. 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.
29. 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.
30. 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.
31. 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).

Transportation:

32. 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.

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 roadsia@calgary.ca**

Parks:

34. Future Developments adjacent to the S-SPR – School, Park and Community Reserve District (MR – Municipal Reserve) to the west will need to consider interface, grades and drainage patterns.
35. Throughout the development process, adhere to the mitigation measures outlined in the Trinity Hills Development Lands Biophysical Impact Assessment by ECOTONE Environmental, which was approved by the City of Calgary on June 30, 2015.
36. Any landscape rehabilitation on public parks shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition).
37. The developer shall restore, to a natural state, any portions of the MR/ER lands along the boundaries of the plan area that are damaged in any way as a result of this development, to the satisfaction of the Director of Parks. The restored area is to be maintained until established and approved by the Parks Development Inspector. Contact the Parks Development Inspector contact the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca for an inspection.
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 the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca.
- 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 the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca.
39. A 1.2 m high fence shall remain on the property line along all shared boundaries with adjacent municipal reserve.
40. There shall be no construction access through the adjacent boulevard/municipal and environmental reserve lands.

41. Public trees located on the 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.
42. 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.
43. 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 Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca. for an inspection.