

Proposed Outline Plan Conditions of Approval

These conditions relate to the approval of the Outline Plan (Recommendation 1) where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.

The following Conditions of Approval shall apply:

Planning & Subdivision Services:

1. Compensation for dedication of reserve in excess of 10% is deemed to be \$1.

Development Engineering:

2. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
 - Deep Fills Report, prepared by M.L. Engineering (File No. 02004299), dated December 7, 2020.
 - Slope Stability Report, prepared by M.L. Engineering (File No. 02004299), dated December 7, 2020.
3. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
4. **Prior to the approval of an affected Tentative Plan or Development Permit**, the Developer shall provide a detailed design to identify how the existing overland drainage will be accommodated through the site in accordance with the current City of Calgary standards and guidelines. As per the Staged Master Drainage Plan, overland flows from the west will be directed through the western DC Site 1 towards the proposed cul-de-sac (Sovereign Heights SW), and then south along the road with a spill route through the public utility lot towards Bow Trail SW. The spill route from the proposed public road must not be directed onto private land. The drainage through DC Site 1 shall be, at the minimum, accommodated with an appropriately sized concrete overland escape route swale and public overland drainage right-of-way and agreement registered on title, all to the satisfaction of the Director of Water Resources.
5. Water mains must be installed as per the approved Water Network plan, including dual feed from West Calgary pressure zone and PRV to the Sunalta pressure zone. Details on connections north of Bow Trail shall be further reviewed for approval prior to SB. For further information, contact Jian Huang with Water Resources – Development Approvals, 403-268-5605.
6. Prior to Endorsement of the final instrument, execute a Development Agreement / Indemnification Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-5138 or email rob.hirber@calgary.ca.
7. Development Permits will be required to be submitted to release the Building Permits.

8. Pursuant to Bylaw 2M2016, treatment plant levies, fees and boundary charges are applicable.
9. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
 - a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities (sanitary sewer, storm sewer, water mains) and surface improvements within and along the boundary of the plan area.
 - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
 - e) Construct the MSR/MR within the plan area.
 - f) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
10. The applicant is aware that the requirements to provide a Retaining Wall Design Disclosure Statement and Retaining Wall Structural Design Drawings as outlined under this application, have been deferred to DP2021-0337 and must be completed in its entirety at the DP stage.
11. The applicant is aware that the requirements to provide an adequate 6.0m clearance for Fire Access throughout the site as outlined under this application, have been deferred to DP2021-0337 and must be completed in its entirety at the DP stage.

Transportation:

12. **In conjunction with the applicable Tentative Plan or Development Permit**, the applicant shall submit a parking study in support of any proposed parking relaxation, to the satisfaction of the Director, Transportation Planning. The intent of the study will be to “right-size” a parking strategy or plan to best support the proposed development, balancing location and proximity to primary transit, and inclusive of TDM measures that prioritizes pedestrian and active modes network access and use.
13. **In conjunction with the applicable Tentative Plan or Development Permit**, the developer shall provide an analysis to evaluate the appropriate crossing treatment for locations where Regional Pathways or multi-use pathways intersect with the street (intersection of 24 ST and Sovereign CR). The crossing shall be designed to the satisfaction of the Director, Transportation Planning. The Developer will be responsible for all costs associated with implementation of the required crossing treatment at this location and is required to submit payment in support of the proposed Tentative Plan or

Development Permit application.

14. **In conjunction with the applicable Tentative Plan**, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Director, Transportation Planning for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way to meet the approved design.
15. **In conjunction with the applicable Tentative Plan**, all roads and intersections within the plan area shall be located, designed, constructed and dedicated at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
16. No direct vehicular access shall be permitted to or from BOW TR SW, SOVEREIGN CR and 24 ST SW; and a restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
17. **In conjunction with the applicable Tentative Plan or Development Permit**, all noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.
18. **In conjunction with the applicable Tentative Plan or Development Permit**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
19. **In conjunction with the applicable Tentative Plan or Development Permit**, all community entrance features must be located outside the public right-of-way.
20. **In conjunction with the initial Tentative Plan**, the Developer shall enter into an agreement for all construction cost obligations for all streets and features within public right-of-way adjacent to the outline plan area to the satisfaction of the Director, Transportation Planning.
21. **Prior to approval of construction drawings and permission to construct surface improvements**, the Developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands, to the satisfaction of the Director, Transportation Planning.
22. **In conjunction with the applicable Tentative Plan or Development Permit**, access for R-CG sites shall be designed to the satisfaction of the Director, Transportation Planning.
23. **In conjunction with the applicable Tentative Plan**, the Developer shall ensure that all pathways from MSR/MR land have a direct pedestrian connection by sidewalk or pathway to the desired crossing at the intersections, to the satisfaction of the Director, Transportation Planning.

24. **In conjunction with the applicable Tentative Plan or Development Permit,** pedestrian routes are to be free of obstacles that would interfere with the accessibility of pedestrians using wheelchairs. Sidewalks are to be constructed with curb cuts where there is a change in elevation.
25. An Access Easement Agreement and right of way plan for the proposed shared public access, private open spaces, and emergency access shall be executed and registered on title **concurrent with the registration of the final instrument** at the Tentative Plan stage.
26. **In conjunction with the applicable Tentative Plan or Development Permit,** grading along Bow TR is to be confirmed through the review of detailed Construction Drawings to minimize backsloping into the right-of-way.

Parks:

27. Prior to construction, the applicant is to identify any anticipated impacts to Shaganappi Point Golf Course for review and approval by Calgary Recreation in advance. Contact John Faber at 403-300-1024 or email john.faber@calgary.ca for further information.
28. The impacted golf course areas shall be graded, loamed, and seeded/sodded to the same or better condition than currently exists and shall be to the satisfaction of Recreation Golf Course Operations. Contact John Faber at 403-300-1024 or email john.faber@calgary.ca for further information.
29. Stockpiling or dumping of construction materials on Shaganappi Point Golf Course /Calgary Recreation parcels is not permitted, unless otherwise authorized in writing by Calgary Recreation in advance of the encumbrance.
30. Construction access through Shaganappi Point Golf Course /Calgary Recreation lands is not permitted, unless otherwise authorized in writing by Calgary Recreation in advance of the encumbrance.
31. The integrity/height of the safety fence at the end of driving range fence must be maintained and shall be to the satisfaction of Calgary Recreation Golf Course Operations. If the proposed elevation drops, the safety fence height has to be raised in consultation with Calgary Recreation. Contact Recreation Golf Course Operations, John Faber at 403-300-1024 or email john.faber@calgary.ca for further information
32. Access to Shaganappi Point Golf Course shall be maintained through the course of construction at the standard deemed acceptable by Calgary Recreation in writing and in advance of any modifications to facility exits and entrances.
33. Proposed grading shall match at the Shaganappi Point Golf Course/ Calgary Recreation parcel property line to ensure Calgary Recreation parcels are unencumbered during and after construction build-out, unless otherwise authorized in writing by Recreation in advance.
34. Prior to stripping and grading or the first tentative plan, whichever comes first, the applicant shall submit detailed plans of the proposed pedestrian bridge ramp / proposed

- municipal reserve (MR) green space to Calgary Roads and Calgary Parks for review and approval.
35. Prior to stripping and grading or the first tentative plan, whichever comes first, the applicant is to review grading plans with Parks to reduce cut and fill within future municipal reserve (MR) lots in order to facilitate the retention of existing trees on the site. Cut and fill plans and landscape concepts/construction drawings should be submitted and demonstrate efforts to retain existing trees within the MR lots.
 36. All proposed parks (MR) and Regional/Local Pathways and Trails are to comply with the Calgary Parks', **Development Guidelines and Standard Specifications: Landscape Construction** (current edition), to the satisfaction of the Director, Calgary Parks.
 37. Any railings to be installed within the MR sites are to comply with the Calgary Parks', **Development Guidelines and Standard Specifications: Landscape Construction** (current edition), to the satisfaction of the Director, Calgary Parks.
 38. Calgary Parks does not support point source drainage directed towards MR extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR areas.
 39. **Prior to the approval of the affected tentative plan**, finalized landscape concept plans for all MR sites shall be submitted for Parks' review and approval.
 40. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR parcels to the satisfaction of the Director, Calgary Parks.
 41. **Prior to Endorsement of the tentative plan**, Landscape Construction Drawings that are reflective of the subject Tentative Plan for the proposed MR lands are to be submitted to the Parks Development Coordinator, Nathan Grimson at (403)-268-2367 or Nathan.Grimson@calgary.ca for review and approval prior to construction.
 42. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space, with all grading confined to the private property, unless otherwise approved by Parks.
 43. When a Regional Pathway is also to be used as a service vehicle access road, the pathway and all accesses must be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
 44. **Prior to the approval of the affected tentative plan**, public access easements shall be registered on any regional pathway routes located on private lands.
 45. Plant all public trees in compliance with the approved Public Landscaping Plan.
 46. Throughout the development process, adhere to all recommendations and mitigation measures outlined in the final version of Preliminary Natural Site Assessment (PNSA) as prepared by Natural Resources Solutions Inc.