

# 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 payment to the City of Calgary for a total of \$490.00 (\$245.00 per phase) for the cost of two additional Development Completion Inspections that were not paid at the time of the development permit application submission. Contact the Planning Services Department at 403-268-5311 to complete the payment.

Note this number may be updated based on the final phasing plan.

3. Submit a clearance letter from Enmax to confirm that the following conflict has been mitigated:

Vegetation is not allowed near electrical pull box proposed west of Building M and east of Building C. Setback area along north of Building D needs to be landscaping free to accommodate powerline that will feed this subject area. Please contact Younglae Kim at <mailto:myokim@enmax.com> or at (403) 472-8130 to further discuss resolution options for this conflict.

4. Amend the drawing set to show rooftop mechanical screening on all buildings to the satisfaction of the File Manager.

### Transportation

5. To the satisfaction of Transportation, amend CD2019-0063 with respect to the "east side" driveway access to Cornerstone BV NE. Once the amended CD design detail is approved, update the plans for release of DP2021-0744 to reflect the approved design.
6. Provide a Traffic control plan (signage, pavement markings) to ensure safe interactions between motorists and pedestrians.

DTR2 Update: Provide stop signs facing outbound motorists entering public roadways. Provide pedestrian crossing signage at high volume pedestrian crossings of the internal drive aisles.

7. 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. Construction of new driveway crossings
  - b. Construction of other offsite improvements as identified through the Construction Drawings approval.
  - c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel
8. Remit payment (certified cheque, bank draft) for the proposed infrastructure proposed street light upgrades adjacent to (insert details) listed below within the public right-of-way to address the requirements of the Roads Business Units. The amount is calculated by Roads and is based on 100% of the estimated cost of construction.

Possible streetlighting adjustments as required for the proposed boulevard design.

9. Confirm payment to Calgary Transit for 2 standard bus shelters. The cost per shelter is \$11,000 for a total of \$22,000. Contact Daniel Cheng, at Daniel.cheng@calgary.ca for payment arrangements.

### Development Engineering

10. Amend the plans to:

#### Fire - Primary Fire Access Road Design

- a. Indicate the fire access route (including storm water tanks if located under the Access Route) is designed to support a 38,556kg/85,000 lbs load.
  - b. Indicate the access route (including storm water tanks if located under the Access Route) designed to support the NFPA 1901 point load of 517kPa (75 psi) over a 24in x 24in area which corresponds to the outrigger pad size.
11. 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.

The DSSP may be submitted prior to approval of this DP. Produce this DTR document at the 3rd floor counter as evidence for early DSSP submission.

For further information, refer to the following:

#### Design Guidelines for Development Site Servicing Plans

<http://www.calgary.ca/UEP/Water/Pages/Specifications/Water-development-resources/Development-Site-Servicing-Plans.aspx>

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

12. 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 Water Resources. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://www.calgary.ca/ud) (under publications).

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.

13. Amend the plans to:

Waste & Recycling Services – General

- a) 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>.

Note: Please contact the Waste and Recycling specialist for further details/information at 403-268-8429.

14. Prior to Release of the Development Permit, SB2019-0145 is to be endorsed and all construction permissions released.

## **Parks**

15. No Comments

## Permanent Conditions

The following permanent conditions shall apply:

### Planning

16. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
17. No changes to the approved plans shall take place unless authorized by the Development Authority. If changes to the development occur or are proposed, a new development permit or revised plan application may be required.
18. This approval recognizes three phases on the approved plans. Phase 1 is to be the first phase of the project to be completed.

A development completion permit must be issued for each phase. All the road works, landscaping, and provisions for waste 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 development completion permits.

19. All roof top mechanical equipment shall be screened as shown on the approved plans.
20. All areas of soft landscaping must be irrigated as identified on the approved plans.
21. Parking and landscaping areas must be separated by a 150mm (6 inch) continuous, poured in place, concrete curb or equivalent material to the satisfaction of the Development Authority, where the height of the curb is measured from the finished hard surface.
22. Barrier free parking stall(s) shall be clearly designated, signed and located near to or adjoining a barrier-free path of travel leading to the nearest barrier-free entrance.
23. The Child Care Service is subject to review and approval by The Province prior to licensing the use. For more information please visit: <https://www.alberta.ca/starting-a-child-care-program.aspx> .
24. This Development Permit includes (4) Sign - Class C (Freestanding Sign). Other signage has not been included as part of this Development Permit.

### Transportation

25. 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 Director, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
26. 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.

### Development Engineering

27. 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 and Parks, Alberta Health Services and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental Risk and Liability group shall be immediately notified (311).
28. 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](http://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.

29. 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.
30. 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.

31. 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.
32. The proposed development is within the Nose Creek catchment boundary and is subject stormwater volume control measures. Based on the Watershed Management Plan the average annual run-off volume shall be limited to 120.1mm.
33. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

Note: Records indicate existing Enmax & Telus infrastructure within the north boulevard of Country Hills BV NE. As well the preliminary shallow utility designs provided by ATCO Gas, Enmax, Shaw, Telus, and Streetlighting show their servicing alignments to be within a future URW within the proposed site as noted above. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way without the consent of the R/W owner and affected utility owners.

34. Pursuant to Bylaw 2M2016, off-site levies are applicable.

#### **Parks**

35. 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 developers expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector at 403-804-9397 for an inspection.