

Proposed Outline 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.

Planning:

1. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached and rowhouse dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.
2. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument.
3. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
4. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities in accordance with the Area Structure Plan.
5. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
6. Decorative street lighting (known as the McKenzie Towne Style or the 5 metre Traditional 17 Ave Style) shall be installed at the developer's expense. The style of street light shall be consistent with the lights installed in the development south of the plan area.
7. **Prior to Tentative Plan approval**, Miscellaneous Plan MPL2019-0067 for the corner cut and a portion of the cul-de-sac bulb located on the subject lands must be registered.

Development Engineering:

8. **Prior to Tentative Plan approval or prior to Development Permit approval**, the Applicant shall satisfactorily address the environmental issues identified in the following report:
 - Phase II Environmental Site Assessment for the Existing Property, prepared by Global Engineering and Testing Ltd. (File No. 203-1581-3), dated June 2020.

All report(s) submitted shall be prepared by a qualified professional and reviewed to the satisfaction of The City of Calgary (Environmental & Safety Management).

9. **Concurrent with the registration of the final instrument**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor **prior to endorsement of the**

final instrument. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.

- 10.. Restrictive covenants shall be registered **concurrent with the registration of the final instrument** on all lots adjacent to trapped lows with spill depths exceeding 0.3m. The Development Engineering Generalist will specify which lots require covenants **prior to endorsement of the final instrument**.
11. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Slope Stability Analysis, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 01909365.000), dated May 11, 2020.
 - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd. (File No ML 01909365.000), dated March 30, 2021.
- 12.. **Prior to Tentative Plan approval or prior to Development Permit approval**, provide an electronic version of a Post-Development Slope Stability Report to the Development Engineering Generalist. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument/prior to release of the development permit, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Post-Development Slope Stability Report.
13. **Prior to Tentative Plan approval or prior to Development Permit approval**, provide an electronic version of a Deep Fills Report to the Development Engineering Generalist. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads.
- 14.. **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
15. Pursuant to Bylaw 2M2016, off-site levies, fees and boundary charges are applicable.
16. The Developer shall pay Ronmor Holdings Inc. for part cost of the Springbank Hill Master Drainage Plan.
17. The Developer shall make payment to the City for their share of the East Springbank Servicing Study.
18. 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 underground utilities and surface improvements within the full width of 85 Street SW along the west boundary of the plan area;
- d) 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;
- e) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area;
- f) Construct the MSR/MR within the plan area; and
- g) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

Transportation:

- 20. Applicant to ensure that all proposed streets tie properly to existing road connections and intersections.
- 21. Traffic will not sign temporary/interim accesses. Developer responsible for traffic controls in these areas until construction complete and roadway transferred to City at CCC.
- 22. No direct vehicular access shall be permitted to or from 85 ST SW and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
- 23. Construction/cost obligations for 85 St SW adjacent to the outline plan area are to be confirmed with Transportation Planning **prior to the endorsement of the first Tentative Plan**. The Developer shall enter into an agreement as required.
- 24. **In conjunction with the first Tentative Plan**, detailed engineering drawings and turning templates shall be submitted and approved by Directors, Roads and Transportation Planning for:
 - 1. 85 ST SW
 - 2. Timber Line Way SW
 - 3. Lane
- 25. **In conjunction with the initial Tentative Plan**, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for:
 - 1. Timber Line Way SW; and
 - 2. Timber Line Point SW.

26. **Concurrent with the registration of the final instrument**, execute and register on title an Access Easement Agreement over the R-G parcel for the Temporary 6m "Tie Back" (Servient Lands) in favour of Timberline Way (Dominant Lands) for the purpose of Waste and Recycling pick up. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning and the City Solicitor. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
27. In conjunction with each Tentative Plan, the Developer shall register road plans for Collector or higher standard roadways within the subject lands to the satisfaction of the Director, Transportation Planning that provides continuous active modes and vehicle routing through the community with two points of public access around the tentative plan boundary to the arterial road network. The continuous collector road network is required to ensure that efficient Transit routing through the plan area(s) can be accommodated, while the two points of access to the plan area(s) ensures residents will have two routes into and out of the area, in the event of emergencies or road closures, and to ensure availability of capacity at the plan area access points.
28. All roads, intersections, driveways and spacing shall be designed to Calgary Design Guide for Subdivision Servicing Standards, constructed at the expense of the developer, and to the satisfaction of Directors, Roads and Transportation Planning.
29. **Prior to Release of any permits or Permissions to Construct**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
30. **Prior to approval of Construction Drawings and Permissions to Construct Surface improvements**, the developer shall provide signed copies of backsloping agreements for any backsloping that is to take place on adjacent lands (whether owned privately or owned by the City).
31. **In conjunction with the applicable Tentative Plan**, the Developer shall ensure that all pathways from MR lands have direct pedestrian connection by sidewalk or pathway to crossing locations at intersections to the satisfaction of the Director, Transportation Planning.
32. All community entrance features must be located on a private site.
33. Graveled and oiled turnarounds are required for all temporary dead-end streets. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year. Temporary turnarounds shall be designed to the satisfaction of the Director, Transportation Planning.
34. Future revisions, addendums, or submissions within the development area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Director, Transportation Planning and in accordance with the Area Structure Plan policy.

35. The road and pedestrian network for future development in the area is subject to further review and analysis in conjunction with future outline plan revisions and Tentative Plan submissions.
36. **Concurrent with the registration of the final instrument for the affected Tentative Plan**, signage shall be placed at the terminus of Roads that are intended to continue with future planning. Placement should occur within Public ROW. The intent is to ensure persons in the area are aware of the future plans for any road extensions.

Parks:

37. A revised Biophysical Impact Assessment (BIA) was received on April 23, 2021 and was conditionally approved on April 27, 2021. Please contact the Natural Areas Specialist Dave Hayman at 403. 268.1588 or Dave.Hayman@calgary.ca if any further information is required. **Prior to approval of the first tentative plan, the BIA addendum is to be submitted and approved.**
38. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks' approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting. This meeting should be coordinated through the Parks Planning Generalist Curesha Moodley at 403-268-5635.
39. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
40. The developer shall minimize stripping and grading within the Environmental Reserve. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks **prior to stripping and grading**.
41. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands **prior to the commencement of any stripping and grading related to the site** and during all phases of construction. Contact the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca to approve the location of the fencing prior to its installation.
42. Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings, whichever submitted first, the developer shall install Environmental Reserve (ER) protection measures around the wetlands/ravines/Environmentally Significant Areas to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City's "Guidelines for Erosion and Sediment Control", to the satisfaction of the Director of Development Engineering and the Director of Calgary Parks. Contact the Parks Development Inspector Rob May at (403) 804-9417

or robert.may@calgary.ca to approve the location prior to commencement of Stripping and Grading activities.

43. Rehabilitate all portions of the ER lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Parks.
44. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks' ***Development Guidelines and Standard Specifications – Landscape Construction*** (current version), including setback requirements, to the satisfaction of the Director, Parks.
45. No disturbance of Environmental Reserve lands is permitted without written permission from the Parks Generalist for this area. The Parks Generalist (listed above) can be reached at 403-268-5635.
46. The developer shall restore, to a natural state, any portions of the environmental reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector.
47. **Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan**, Parks requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.
48. **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. See page 44: <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>
49. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR and ER parcels to the satisfaction of the Director, Calgary Parks.
50. **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 (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.