

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.

Planning

1. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
2. The Developer shall submit a density phasing plan with each Tentative Plan submission, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities of the Area Structure/Community Plan and Municipal Development Plan;

Development Engineering

3. If a water main extension is required off of Sarcee RD SW in order to service Parks' irrigation system, the extension shall form part of the below mentioned Development Agreement and any applicable Construction Drawing submissions. In addition, the developer would be required to: Register on all affected titles, a utility easement for the proposed public underground utilities (water main) within the subject site concurrent with the registration of the final instrument. A draft of the easement area and agreement shall be submitted to the satisfaction of the Manager, Infrastructure Planning, prior to the endorsement of the final linen.
4. Prior to endorsement of any Tentative Plan/prior to release of a Development Permit, execute a Development Agreement. Contact the Public Infrastructure Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.

Parks

5. Prior to development or any construction activities, notify Parks Infrastructure in advance to salvage the ball diamond materials and assets as much as possible from the development site. Please contact and coordinate with Matthew Blair, Parks Infrastructure Lead, at 403-300-0113 or email Matthew.Blair@calgary.ca and Virginia Fiddes, Parks Zone Superintendent, at 403-312-3440 or email Virginia.Fiddes@calgary.ca.
6. Prior to the approval of a stripping and grading permit or the affected Tentative Plan, the applicant is to provide a draft plan for Calgary Parks review and approval on maintaining the integrity of the remaining park irrigation system during all required work to the system. The applicant must employ the services of a certified commercial irrigation consultant listed on the City of Calgary pre-qualified contractor directory (see link <https://www.calgary.ca/ca/fs/bid-and-vendor-information/prequalification-for-construction-prime-contractor.html>). This draft plan should include, but is not limited to, preventative protection, restoration, deactivation and reactivation, installation of a new system, and installation and repair of parts of the current irrigation system. Please contact Misty Black at 403-312-0162 or email Misty.Black@calgary.ca or Iqbal Hassan at 403-268-4534 or Iqbal.Hassan@calgary.ca to determine the scope of work regarding the draft plan.

7. As a condition of approval of the first tentative plan, the applicant/Real Estate and Development Services shall enter into a Memorandum of Understanding (MOU) with Calgary Parks to provide new water service for the existing park irrigation system east of the subject site. The applicant/Real Estate and Development Services will review the following options with Parks, Development Engineering/Water Resources, and determine which option is most feasible: (a) Provide a new water line and service connection via the proposed 34 Avenue extension to Richmond Green Park; (b) Provide a connection from the existing water line for the existing old golf course irrigation system to the existing Richmond Green Park irrigation system near the tennis courts. This requires further investigation on capacity and flow requirements with Parks, Recreation, and Water Resources; (c) Provide an independent new water line through the subject site with a required easement to be registered on the Title; (d) Explore Quesnay Wood DR SW extension between Currie Barracks and 33 AVE SW with Canada Lands Company to determine water capacity and availability; or (e) Subject to Parks and Water Resources approval, explore options that are not presented in this list. Implementation of the options will be a requirement/condition within the Purchase and Sales agreement for the parcel prior to the existing park water connection being disconnected due to development of the subject site.
8. 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 EXP.
9. The developer shall register a Deferred Reserve Caveat in the amount of ± 2.14 ha onto the parent parcels to ensure the provision of Municipal Reserve in the remaining Richmond Green area at such time as a future subdivision of the site takes place.
10. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent park 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 at 403-804-9417 or 311 to approve the location of the fencing prior to its installation.
11. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
12. Rehabilitate all portions of the park lands along the boundaries of the plan area that are damaged as a result of development, all to the satisfaction of the Director, Parks.
13. Construct all regional and local pathway routes within and along the boundaries of the plan area according to Calgary Parks' Development Guidelines and Standard Specifications - Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Parks.
14. Plant all public trees in compliance with the approved Public Landscaping Plan or approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.

15. A Mutual Pathways Access Easement Agreement and right of way plan shall be executed and registered on title concurrent with the registration of the final instrument for public pathways on private land.
16. 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 adjacent to existing park extents resulting from the proposed development in its entirety.
17. 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 grades of adjacent park with all grading confined to the private property, unless otherwise approved by Parks.
18. Parks does not support point source drainage directed towards adjacent park. All drainage and storm related infrastructure catering to private property shall be entirely clear of the adjacent park areas.
19. All shallow utilities alignments, including street light cables, shall be setback 1.5m from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Parks Development Guidelines and Standard Specifications: Landscape Construction (current edition).

Transportation

20. Amend plans to ensure there are receiving wheel chair ramps at all corners of the intersection at Sarcee Road S.W. and 34 Avenue S.W. and that they are directional.
21. The pedestrian network of the subject site shall be designed to connect directly to 33 Avenue S.W. without requiring any backtracking towards Sarcee Rd.