

# 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:**

1. The proposal as submitted has an over-dedication of roadways/public utilities. If the total area for Roads & Public Utility Lot dedication is over 30%, note that compensation in the order of \$1 for over dedication is deemed to be provided.
2. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached or rowhouse dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.
3. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument.
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. Prior to approval of any affected Tentative Plan and / or submission of construction drawings, the proposed street names shall be submitted and approved, to the satisfaction of the Subdivision Authority. The street names will need Council approval prior to endorsement of the legal plan. SN2021-0004 is currently under review.
6. Relocation of any utilities shall be the developer's expense and to the appropriate standards.
7. Prior to Tentative Plan approval, submit and obtain approval of a new road closure and land use amendment application for the portions of public road right-of-way along 146 Avenue SW east of 37 Street SW that need to be closed for development pursuant to the Outline Plan to take place.

## **Development Engineering:**

8. **Prior to approval of the first tentative plan**, provide updated cross-sections that include the future Starlight and Westview water feeder mains to the satisfaction of Water Resources and Transportation. Required feeder main alignments are on the "Alpine Park Stage 2 by Dream Development Water Main Layout Dated: June 16, 2021". Cross-section amendments that affect any other piece of infrastructure or planting need to be reviewed and approved by respective departments through the modified cross-section review process. If amendments are required to the cross-sections that affect any approved reports, such as a Sanitary Servicing Study (SSS), the affected report must be amended to the satisfaction of Water Resources or its respective department.

9. Development within the Starlight Pressure Zone will not be supported until the Permanent Phase 1 Starlight Pump Station is operational. Note that the phases will be Interim, Permanent Phase 1 and Permanent Phase 2.
10. Subject lands to be constructed in accordance with the Alpine Park Stage 2 by Dream Development Water Main Layout Dated: June 16, 2021.
11. Subject lands to be constructed in accordance with "Dream Development, Alpine Park Stage 2 – Staged Master Drainage Plan, Version 3", created by Magna Engineering Services Inc., on May 13, 2021.

NOTE: An interim storm servicing solution must be provided should the development and pond construction precede the operation of the Fish Creek outfall.

12. Subject lands to be constructed in accordance with the Sanitary Servicing Study – LOC2020-0163 - Alpine Park Stage 2 created by EXP Services Inc., on April 19, 2021.
13. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - 1) Slope Stability Review (Revision 3), Alpine Park Stage 2, Calgary, AB. prepared by EXP (File No. CGY-00258594-00), dated January 25, 2021.
  - 2) Geotechnical Evaluation Report, Geotechnical Evaluation for Alpine Park (Area 2) prepared by EXP (File No CGY-00258594-00), dated March 12, 2020.
  - 3) Geotechnical Evaluation Report, Geotechnical Evaluation for Alpine Park (Area 3) prepared by EXP (File No CGY-00258595-00), dated March 31, 2020.
14. **Prior to affected tentative plan approval or development permit approval**, submit 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 Slope Stability Report.

15. **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.
16. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

17. Prior to Endorsement of the final instrument, execute a Development Agreement / Indemnification Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-8223 or email: [deborah.meili@calgary.ca](mailto:deborah.meili@calgary.ca)
18. Pursuant to Bylaw 2M2016, off-site levies are applicable.
19. 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 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 MR/ ER/PUL, Regional Pathways in and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development

**Transportation:**

20. **Prior to Decision of the Initial Tentative Plan**, updates to the Corridor Study shall be submitted as a component of the Tentative Plan submission package to the satisfaction of the Director of Transportation Planning. The package shall include staged development of arterial, local arterial, and collector streets, inclusive of the staged development of at-grade intersections, where applicable. This work shall also include a multi-modal safety analysis and detailed design for the proposed dual lane roundabout and detailed design of the 154 Avenue corridor from the Stoney Trail/Fish Creek Boulevard SW interchange (to the west side of 37 Street SW). Further updates to the corridor study for the remainder of the corridor will be required at subsequent tentative plan stages. Additional right-of-way or property line changes may be required to accommodate transitions and local widenings at intersections.

The above improvements and ancillary works to support the roadway shall be designed and constructed at the Developer's expense, subject to normal oversize, endeavours to assist and boundary cost recoveries.

21. **In conjunction with the Initial Tentative Plan**, the Developer shall register a road plan for Alpine Avenue to the satisfaction of the Director, Transportation Planning to facilitate the ultimate Right-of-Way requirement of Alpine Avenue SW (from the dual lane roundabout to 37 Street SW)

22. **In conjunction with the Initial Tentative Plan**, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning along the entire 154 Avenue SW corridor to facilitate the Right-of-Way requirement of 154 Avenue SW (from dual lane roundabout to Alpine Boulevard SW). Within the couplet system, initial Road plan would be for northern (westbound) couplet. Road plans for southern couplet (eastbound) would be required at subsequent tentative plan stages.
23. **In conjunction with the applicable Tentative Plan or Development Permit** for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transportation Planning. All bus zones shall be located:
  - Where the grades and site lines are compatible to install bus zones; and
  - Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.
24. **In conjunction with the applicable Tentative Plan**, a restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
25. **In conjunction with the applicable Tentative Plan**, no direct vehicular access shall be permitted to 154 Avenue SW, north of the dual lane roundabout to either the CC-1 site or any potential development lands to the east. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
26. **In conjunction with the applicable Tentative Plan**, no direct vehicular access shall be permitted to 154 Avenue SW to the DC Sports campus site, (from the dual lane roundabout to 37 Street SW). Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.

If vehicular access is proposed to 154 Avenue from the private lane at tentative plan, updated analysis and design of the access within the Corridor Study will be required at applicable tentative plan stage.
27. **In conjunction with the applicable Tentative Plan**, access from 154 Avenue SW to DC (MU1) site (between 37 Street SW and dual lane roundabout) will be limited to a single right-in/right out access as shown on the outline plan. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
28. **In conjunction with the applicable Tentative Plan**, no direct vehicular access shall be permitted to 154 Avenue SW to the SSPR-Community Association site. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
29. **In conjunction with the applicable Tentative Plan**, no direct vehicular access shall be permitted to 154 Avenue SW (EB Couplet) to the DC31D 2019 site 1 parcels. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.

30. **In conjunction with the applicable Tentative Plan**, no direct vehicular access shall be permitted to 154 Avenue SW to the M2 sites on west side of the outline plan. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
31. **In conjunction with the applicable Tentative Plan**, private or public east-west lanes identified in the outline plan for the DC31D2019 Sites 1 shall be located and designed to the satisfaction of Transportation Planning at applicable tentative plan stages.
32. No direct vehicular access shall be permitted to crosswalk/wheelchair ramp locations for any proposed intersections within the outline plan area.
33. **In conjunction with the applicable tentative plans** the Developer shall provide signage within the road right-of-way or on city public land at the terminus of roads that are intended to continue with future planning. Signage shall be designed and located to the satisfaction of the Director of Transportation Planning. All work associated with the supply and installation of the signage will be at the Developer's expense.
34. **In conjunction with the applicable Tentative Plan**, collector standard roads (and below) shall be built to their full width to the satisfaction of the Director, Transportation Planning.
35. **In conjunction with each Tentative Plan**, the Developer shall register road plans for Collector 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 at least 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 can be accommodated, while the tow points of access to the plan area ensures residents will have two routes into and out of the area, in the event of emergency or road closures, and the ensure availability of capacity at the plan area access points.
36. **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 or property lines to meet the approved design. Further street cross-section review may be required at tentative plan or detailed design stage.
37. **In conjunction with the applicable Tentative Plan**, all roads and intersections within the plan area shall be located, designed, and constructed at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
38. **In conjunction with the applicable Tentative Plan or Development Permit**, access to multi-family and commercial sites shall be located and designed to the satisfaction of the Director, Transportation Planning.
39. **In conjunction with the applicable Tentative Plan or Development Permit**, temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25

meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Director, Transit and the Director, Transportation Planning.

40. **In conjunction with the applicable Tentative Plan or Development Permit**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance
41. **In conjunction with the applicable Tentative Plan or Development Permit**, all community entrance features must be located outside the public right-of-way.
42. **In conjunction with the applicable Tentative Plan**, prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements (and Ministerial Consent, if applicable) for any back sloping that is to take place on adjacent lands.
43. **In conjunction with the applicable Tentative Plan**, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are agreed upon by the developer and the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning:
  - at mid-block crossing on 37 ST SW at the regional pathway;
  - at mid-block crossing on Residential 3 ST SW at the regional pathway;
  - at mid-block crossing on Collector 1 at the regional pathway;
  - at both ends of the couplet (MU-1/Sports campus sites and west end crosswalk between M2 sites).

Pedestrian crossing warrants shall be provided for crosswalks at either end of the couplet system and any proposed midblock crossings. The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed Tentative Plan applications.

44. **In conjunction with the applicable development permit**, public access easement agreements for all transportation modes will be required for private streets/lanes/greenways within the DC (MU-1 sites 1 and 2) and MH1 sites.

A public access easement (for pedestrians/cyclists) will be required for

- a) east-west pathway on the Sports Campus site, aligning with Canopy Green SW.
- b) local pathway on Sports Campus site aligning with access to MU1 site north of 154 Avenue SW.

45. Design and classification of Alpine Boulevard (south of 154 Avenue) and for Canopy Avenue (outside plan area) will be reviewed and approved through future Outline Plans in the area. Updated cross-section details and Transportation Analysis may be required. Right-of-way details or dimensions may change following review at future outline plan stage.
46. At applicable tentative plan stage, noise analysis may be required for residential projects adjacent to 154 Avenue SW and couplet system (from the Stoney Trail interchange to the western outline plan boundary).

**Parks:**

47. Dream Asset Management Corporation will, at its sole cost and expense, complete construction of the Community Association (CA) site no later than the completion of the first two phases of development of LOC2020-0163.
48. **Prior to endorsement of the affected Tentative Plan**, Landscape Construction Drawings for the CA site as per the Calgary Parks Development Guidelines and Standard Specifications: Landscape Construction (current edition): <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html> that are reflective of the subject Tentative Plan for the proposed CA (MR) site are to be submitted to the Calgary Parks Coordinator - Development, please contact: Nathan Grimson at 403.681.2718 or [nathan.grimson@calgary.ca](mailto:nathan.grimson@calgary.ca) for review and approval prior to construction.
49. That Dream Asset Management Corporation will be responsible for building and constructing the CA site including, but not limited to the following elements: bicycle pump track, multi court, parking lot, and open lawn areas, etc. as per the preliminary Landscape Concept provided under LOC2020-0163 and subsequent approved Landscape Construction Drawings and that the construction will be to the Calgary Parks Development Guidelines and Standard Specifications: Landscape Construction (current edition): <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>
50. **Prior to approval of the affected/associated Tentative Plan**, Dream Asset Management Corporation shall enter into an agreement with Calgary Parks for the funding, removal/rehabilitation, maintenance and operation obligations of the proposed Community Association (CA) site. This agreement will include:
  - a. That Dream Asset Management Corporation will be responsible for maintaining the CA site for 15 years to Calgary Park's standards or better.
  - b. That Dream Asset Management Corporation will provide the funds (upfront) for the full cost for removing/rehabilitating the CA site of the non-standard assets upon execution of the agreement. The amount of the funds required under the agreement will be decided solely by Calgary Parks. The amount of the fund shall equal the average of 3 quotes as provided by the operator to remove the amenity and rehabilitate the landscape. The City shall have the right to reject any or all of the quotes.

- c. The agreement shall be finalized and signed prior to issuance of the Final Acceptance Certificate (FAC) for the CA site.
  - d. That Dream Asset Management Corporation will be responsible for regular inspections of the CA amenities, garbage removal and answering any public inquiries regarding the CA site during the 15-year maintenance period.
  - e. That General Liability Insurance will be required.
51. **Prior to approval of the first tentative plan**, initiate discussions with Calgary Parks on the proposed potential Canopy Park elements – Canopy Walk, Canopy Plaza and 4.0 metre Concrete Transect Pathway areas as these elements are to be further discussed with Calgary Parks in terms of: their placement within ER extents, their management, funding, maintenance and lifecycle costs, etc. Note that a Landscape Maintenance Agreement or Optional Amenities Agreement may be required for these elements.
52. All non-standard elements contained within any proposed MR/ER extents will require a Landscape Maintenance Agreement or Optional Amenities Agreement for these elements.
53. **Prior to endorsement of the first tentative plan**, the applicant is to enter into a deferred reserve caveat for the proposed deferment of 0.78 ha/1.92 ac of MR – Municipal Reserve from LOC2020-0163 to the future Alpine Park Stage 3 (Remaining portions of SE36-22-2-W5M & SW31-22-1-W5M).
54. **Prior to the affected tentative plan**, revise the Local Pathway on the west side of the proposed Triangle Park to a 2.5 metre Multi-Use Pathway.
55. All Local Pathways contained within proposed MR extents are to be 2.5 metres Asphalt Local Pathways.
56. A revised Biophysical Impact Assessment (BIA) was received on May 13, 2021 and Calgary Parks issued an approval letter for the report on May 19, 2021. Please note that recommendations and mitigation measures outlined in the BIA must be followed through subsequent planning and development stages. Any changes to the project design for which the BIA was prepared may trigger requirements to update the BIA and/or complete additional studies.
57. **Prior to approval of the affected tentative plan**, the number and location/alignment of trails within the proposed Canopy Park are to be confirmed in the field/field fit with Calgary Parks – Planning, Urban Forestry, Pathway, Urban Conservation and Development.
58. Community Gardens are only permitted in MR upon approval from Calgary Parks.
59. **Prior to approval of the affected Tentative Plan or Stripping and Grading Permit** (whichever comes first), regarding the proposed Canopy Park MR - provide a Tree Inventory from a qualified Arborist providing and delineating significant trees, construction mitigation, construction staging areas, pathway staking and alignment,



construction sequence for planting and a maintenance plan. The Tree Inventory is to be scoped with Calgary Parks, Urban Forestry – contact Leah Dallas at [Leah.Dallas@calgary.ca](mailto:Leah.Dallas@calgary.ca) or (403) 993-7238 or Michael Alkema at [Michael.Alkema@calgary.ca](mailto:Michael.Alkema@calgary.ca) or (403) 669-4821.

60. The MR deferred from Alpine Park Stage 2 (LOC2020-0163) to Alpine Park Stage 3 must reflect the deferred amount area plus 10% of the Net Developable Area for Stage 3.
61. A Tree Protection Plan will be required when for all existing future public trees to be retained on site (Canopy Park). For more information about submitting your tree protection plan visit [www.calgary.ca](http://www.calgary.ca) and search “protecting trees during construction and development;” alternatively, call 311.
62. All street cross-sections are to ensure that there is a minimum of 1.0m from the edge of the proposed Regional/Multi-Use Pathways, free of all obstructions and collision hazards. If 1.0m cannot be achieved, move proposed trees away from edge of the pathways and wrap light posts with retro-reflective material at 4 ft. height.
63. Utilities are not permitted within ER/MR parcels and all stormwater infrastructure (inlets, outlets, OGS, maintenance access roads, and emergency outflows, etc.) are to be designated P.U.L. - Public Utility Lot.
64. Proposed trapped lows or catch basins for adjacent private residential lot drainage into MR/ER parcels is not permitted unless otherwise approved by the Director of Calgary Parks.
65. Storm water or other drainage from privately-owned parcels onto adjacent ER parcels is not permitted. Any unauthorized drainage from private parcels onto adjacent municipal reserve, environmental reserve or municipal school reserve parcels must be resolved to the satisfaction of the Director, Parks and any damage resulting from such drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector.
66. There shall be no retaining walls placed within the MR and ER lands. Grade matching and slope stability is to be handled within the confines of private property boundaries.
67. Backsloping of private lots into ER and MR lands will not be permitted. Site grading on private lots shall match the grades of adjacent MR and ER lands with all grading confined to private property, unless otherwise approved by the Director of Parks.
68. At Engineering Design, for the proposed modified road cross-sections, ensure all shallow utilities, including the street light cable are set back a minimum of 1.5 metres from the City boulevard tree alignment in accordance with Section 4.1.3 of the Calgary Parks Development Guidelines and Standard Specifications for Landscape Construction (current edition): <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>

69. All landscape construction of parks (MR/ER) and Pathways (Regional, Local and Trails) are to be constructed by the developer according to approved drawings and Calgary Parks Development Guidelines and Standard Specifications: Landscape Construction (DGSS), current edition:  
<https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>
70. 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](mailto:robert.may@calgary.ca) to approve the location of the fencing prior to its installation.
71. **Prior to approval of the tentative plan or stripping and grading permit** (whichever comes first), the developer shall ensure the boundaries of the Environmental Reserve are surveyed. An onsite meeting shall be arranged to ensure the boundaries are approved by Parks. 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 CPAG Generalist Curesha Moodley at [curesha.moodley@calgary.ca](mailto:curesha.moodley@calgary.ca) or 403.268.5635.
72. 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.
73. 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**.
74. Any damage to Environmental Reserve lands shall be restored to a natural state at the developer's expense, to the satisfaction of Park. If disturbance occurs to Environmental Reserve, a Restoration Plan shall be submitted to the satisfaction of Parks Urban Conservation.
75. 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.
76. 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.

77. All landscape rehabilitation on Parks land and assets shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition). The disturbed area shall be maintained until establishment and approved by the Parks Development Inspector. Contact the Parks Development Inspector (Rob May, 403-804-9417) to arrange an inspection.
78. Development activities must ensure that suitable erosion and sedimentation controls are being implemented to protect our environment and drainage systems. Please refer to The City of Calgary's Guidelines for Erosion and Sediment Control for more information.
79. Construction access through Environmental Reserve lands is not permitted, unless otherwise authorized by Parks in writing.
80. Stockpiling or dumping of construction materials on Environmental Reserve lands is not permitted, unless otherwise authorized by Parks in writing.
81. 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, Calgary Parks.
82. 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 wetland/ravine 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 Manager of Urban Development and the Director of Calgary Parks. Contact the Parks Development Inspector Rob May at (403) 804-9417 or [robert.may@calgary.ca](mailto:robert.may@calgary.ca) to approve the location prior to commencement of Stripping and Grading activities.
83. **Prior to approval of the affected tentative plan**, finalized Landscape Concepts as per Section 2.1 (page 44) of the Calgary Parks Development Guidelines and Standard Specifications for Landscape Construction (current edition): <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html> shall be submitted for Calgary Parks' review and approval for all Municipal Reserve (MR) / Environmental Reserve (ER) (if applicable) sites and will be refined to add:
  - a. A site plan showing general conformance to Outline Plan Landscape Concepts, intended park program, site layout, fencing and preliminary planting.
  - b. Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.
  - c. Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.
84. **Prior to endorsement of the tentative plan**, Landscape Construction Drawings as per the Calgary Parks Development Guidelines and Standard Specifications for Landscape Construction (current edition): <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html> that are reflective of the subject Tentative Plan for the

proposed Municipal Reserve/Environmental Reserve lands are to be submitted to the Calgary Parks Coordinator - Development, please contact: Nathan Grimson at 403.681.2718 or [nathan.grimson@calgary.ca](mailto:nathan.grimson@calgary.ca) for review and approval prior to construction.

85. The wetland(s) identified within the Outline Plan area are subject to The City of Calgary's Calgary Wetland Conservation Plan (the "Plan") and its "no net loss" policy. All Class III and above wetland(s) (as defined by the Stewart and Kantrud Wetland Classification System) identified within the Outline Plan area qualify as Environmental Reserve ("ER") pursuant to the Municipal Government Act (Alberta) ("MGA") and are to be dedicated to The City of Calgary as ER, pursuant to the MGA. Pursuant to the Plan, the Subdivision Authority may permit an applicant to damage or destroy Class III and above wetland(s) provided that prior to the approval of the affected Tentative Plan and/or Development Permit, the applicant shall provide the City of Calgary Parks department with a copy of the agreement entered into with the Province of Alberta or its agent that provides for compensation for the loss or alteration of the Class III and above wetland(s).
86. Pursuant to Part 4 of the *Water Act* (Alberta), the applicant shall promptly provide Parks with a copy of the *Water Act* approval, issued by Alberta Environment, for the proposed wetland disturbance.
87. Until receipt of the *Water Act* approval by the applicant from Alberta Environment, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
88. Prior to approval of the first Tentative Plan or related Stripping and Grading Permit, the developer shall submit:
  - Detailed finalized concept drawings (including cross-sections) and a Restoration Plan for the Environmental Reserve wetland and storm water management facility, with the Restoration Plan to include a functional wetland edge (transitional zone) and an upland grassland;
  - Details on how construction to expand an existing wetland will impact existing soils, water level fluctuations, vegetation (including aquatic) and habitat zones;
  - Plans that clearly indicate specific stock piling locations for all salvaged wetland soils to be reused in the re-created wetland. These are not to be combined with other loam piles and it must be demonstrated how the soils will be kept viable; and
  - Cross-section details for the PUL infrastructure located adjacent to the Environmental Reserve and Municipal Reserve lands.
89. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed constructed wetland/storm pond to both Water Resources and Calgary Parks for review.
90. **Prior to the approval of the affected Tentative Plan**, it shall be demonstrated through concepts and cross-sections that the Local and Regional Pathways around constructed wetland/storm pond are located outside of the high water line.
91. Plant all public trees in compliance with the approved Public Landscaping Plan.

92. **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.
93. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as Environmental Reserve, requires approval from the Director of Calgary Parks.
94. **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.
95. **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.
96. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels to the satisfaction of the Director, Calgary Parks.

