

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.

Development Engineering:

2. Provide a completed copy of the "Retaining Wall Design Disclosure Statement"

AND

Submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the Chief Structures Engineer, Roads. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

3. Submit three (3) sets of the Development Site Servicing Plan details to the Development Servicing, Urban Development, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentsservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

https://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP-Design-Guidelines.pdf

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Documents/development/development-site-servicing-plan.pdf>

Note: Trees appear to possibly conflict with services - ensure a minimum of 3m separation from services to trees.

4. **Prior to release of the Development Permit**, all downstream infrastructure (storm including the regional stormwater pond, sanitary, and water) must be approved, installed and considered operational to the satisfaction of Water Resources and Development Engineering.

5. Fire – Alarm Panel Location
Indicate the location of the fire alarm panel such that:
 - a. An exterior strobe light should be shown at the exterior door to the fire alarm panel location.

6. 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 Stormwater Pollution Prevention (SPP), Water Resources. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/esc (under Approvals).

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.

Transportation:

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 two (2) new driveway crossings on 19 AV SW,
- b. Construction of new pathway along 19 AV and 81 ST SW,
- c. Construction of two (2) new corner wheelchair ramps,
- d. Construction of full-width of 19 AV, full-width of 81 ST, entire 19AV/ 81ST intersection and new curb and gutter,
- e. 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 listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- a. Street lighting upgrading adjacent to site frontages (if required).
9. Revise drawings to provide City standard bike racks, as what is proposed is not. The inverted U is what is required.

Parks:

None.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

10. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
11. No changes to the approved plans shall take place unless authorized by the Development Authority.
12. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
13. This approval recognizes 4 phases on the approved plans. A Development Completion Permit may be issued for each phase. All the road works, landscaping and provisions for garbage 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 the Development Completion Permits.
14. If construction of the subsequent phase(s) has not commenced within one year of the issuance of the most recent Development Completion Permit, the undeveloped portion of the site shall be hydro-seeded. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds and erosion.

15. Upon completion of the main floor elevation of each building, proof of the geodetic elevation of the constructed main floor elevation must be submitted to and approved by the Development Authority prior to any further construction proceeding. Email confirmation to geodetic.review@calgary.ca.
16. All roof top mechanical equipment shall be screened by the building parapet as shown on the approved plans released with this permit and shall not be visible from thoroughfares or sidewalks.
17. Retaining wall(s) that are 1.0m or greater in height shall be located and constructed as shown on the approved plans released with this permit.
18. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.
19. Parking and landscaping areas shall 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.
20. Each parking stall, where located next to a sidewalk, shall have a properly anchored concrete wheel stop or equivalent material to the satisfaction of the Development Authority (100mm in height and 600mm from the front of the parking stall).
21. Handicapped parking stalls shall be located as shown on the approved plans released with this permit. Handicap parking stall(s) shall be clearly designated, signed and located close to the entrance of the building with barrier-free accessibility.
22. Loading and delivery shall take place in the designated loading stall as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements and use of the parking lot.
23. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
24. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
25. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
26. The garage enclosure shall be kept in a good state of repair at all times the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

Development Engineering:

27. The developer shall develop and use this site in accordance with the Development and Geotechnical Covenant that is registered on title by way of caveat.

28. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
- Deep Fills Report, prepared by McIntosh Lalani Engineering Ltd. (File No. 02007189.000), dated May 28, 2021;
 - Updated Slope Stability Assessment, prepared by Geo-Slope Stability Services (File No. 19-103) and dated February 5, 2019; and
 - Geotechnical Report, prepared by Almor Testing Services Ltd. (File No 030-01-17), dated May, 2017.
 - Geotechnical Investigation (Reliance Letter), Springbank Hill, Apex / Strategic Lands, prepared by Almor Testing Services Ltd. (File No. 0303-01-17.20), dated December 01, 2020.
 - Post-Development Slope Stability Assessment, prepared by Geo-Slope Stability Services (File No. 21-136), dated January 21, 2021.
29. **A time lag of nine (9) months is required from the completion of rough grading to commencement of the construction of Building No. 1 (the building on the west half of the site).** This time lag can be reduced for commencement of Building No. 1 construction if the Developer or Consultant provides a letter to confirm that they are using one of the recommendations in section 2.3 of the Deep Fills Report. Recommendation 2.3.1 from the Deep Fills Report reduces the time lag to approximately two (2) months, while recommendation 2.3.2 from the Deep Fills Report could eliminate time lag. Refer to the Deep Fills Report listed in the above condition.
30. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.
- For retaining walls that meet these criteria, the developer may either:
- a. Include the retaining walls with the Building Permit for the building, or
 - b. Apply for a separate Building Permit for the retaining walls.
- It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.
31. **Prior to the issuance of the Development Completion Permit**, the developer/builder is required to provide the form, *Assurance of Engineering Field Review and Compliance*, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).
32. 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, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

33. 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 (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.

34. Contact the Erosion Control Inspector, Water Resources, with at least two business day's 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.
35. 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.
36. 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.
37. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

Transportation:

38. 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 Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.

39. 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 roadsia@calgary.ca.**

Parks:

40. There shall be no backsloping within MR/ER extents except what is currently shown on LOC2018-0085.
41. During Engineering Construction Design, ensure that the street light cable has a 1.0 metre minimum offset from the proposed boulevard trees.
42. 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.
43. 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.
44. 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.
45. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public during all phases of construction. Contact the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca for an inspection to approve the location of the fencing prior to its installation.
46. 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**.
47. 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 developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact 311 for an inspection.

Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface

disturbances to the parcel must be remediated. All site remediation must be approved by the Parks Development Inspector. Contact 311 for an inspection.

48. There shall be no construction access through the environmental reserve lands.
49. Stormwater or other drainage from the development site onto the adjacent environmental reserve/municipal school reserve parcel is not permitted. Any drainage from private lots onto the adjacent municipal reserve/environmental reserve upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca for an inspection.
50. Construct all regional/local 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.
51. Plant all public trees in compliance with the approved Public Landscaping Plan.
52. 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.