

Conditions of Approval

Prior to Release Requirements

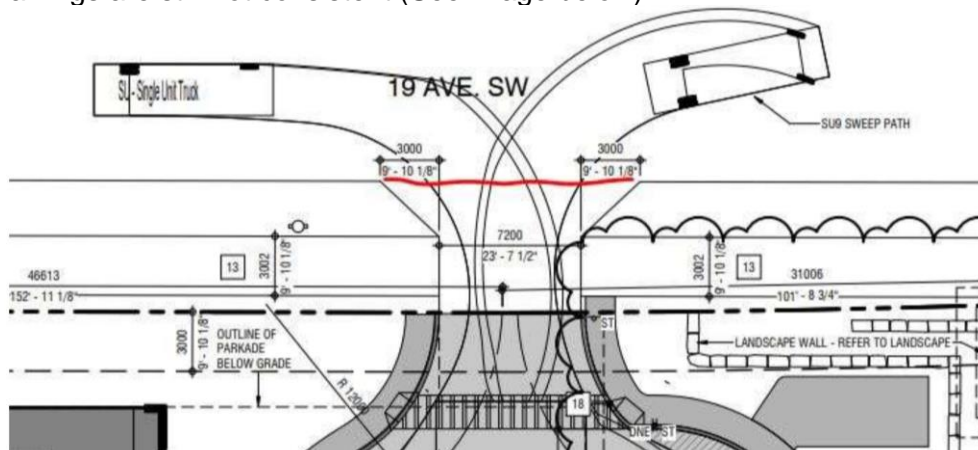
The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning:

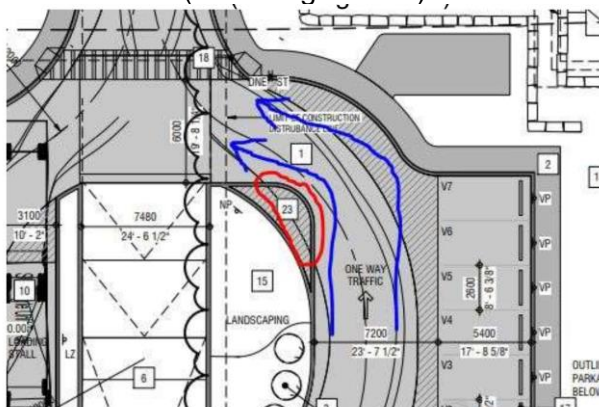
1. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified 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.

Transportation:

2. Amend all plans to show a continuous curb line as requested previously, as the provided drawings are still not consistent (See image below).



3. Amend the SU-9 sweep path to not mount the rolled curb, as this will cause wear and tear over time (See image below).



4. 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 crossing, half the roadway, and curb and gutter on 19 Avenue S.W. along site frontage,
 - b. Construction of new asphalt pathway on the South side of 19 Avenue S.W.,
 - c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
5. 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).

Development Engineering:

6. 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 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.

NOTE: As per the Slope Stability Analysis review, a post-development slope stability analysis specific to the retaining wall is required with final design grades, final building loads, and final retaining wall location to ensure the minimum required factor of after of 1.5 is achieved.

7. 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 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

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>

8. 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 (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.

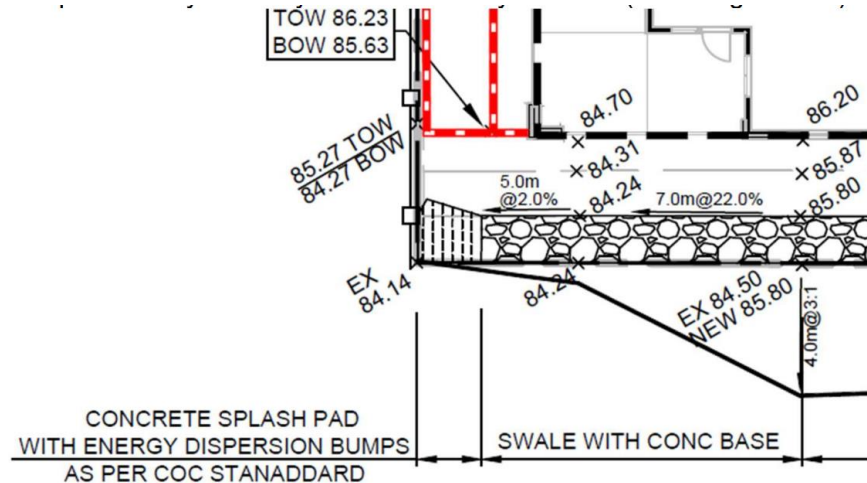
If you have any questions, contact 3-1-1. A Service Request (SR) will be created for the Erosion Control Team in Water Resources.

9. Provide a letter from the Springbank Hill Phase 1 Consulting Engineer of Record indicating that the downstream utilities are installed and considered operational.

Parks:

10. Provide a detail of the proposed retaining wall including the heights/materials of the retaining wall; ensuring that an aesthetically pleasing interface is provided to the park.
11. Revise DP1.00 Site Plan/DPL1.00 Landscape Plan/Site Servicing & Site Grading Plans:

To indicate the Concrete Splash Pad (within private property extents) as per the Site Grading Plan provided by email by Robin Li on July 23/2021 (see image below):



12. Provide a cross-section (s) across the site:
 - a. Showing existing and proposed grades and the interface with the proposed MR.
 - b. Showing the proposed retaining wall is fully within private property extents; including details such as height, footings (to be located fully within private property, etc.).
 - c. Identify how the Park's requirement for a 1.2 metre fence requirement with the adjacent park (MR) will be addressed.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

13. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
14. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
15. 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.
16. 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.
17. 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.

18. 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.
19. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
20. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
21. All stairwell doors and elevator access areas shall be installed with a transparent pane for visibility.
22. 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.
23. 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).
24. 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.
25. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.

Transportation:

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 roadsia@calgary.ca.
27. 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.

Development Engineering:

1. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
 - Deep Fills Report - Rev. 1, prepared by E2K Engineering Ltd. (File No. 2021-5904), dated June 23, 2021.
 - Slope Stability Report - Rev. 1, prepared by E2K Engineering Ltd. (File No. 2021-5904), dated June 23, 2021.
 - Geotechnical Investigation - Rev. 2, prepared by E2K Engineering Ltd. (File No. 2021-5904), dated June 23, 2021.

NOTE: As per Deep Fills Report, 25mm crushed gravel should be used as fill. Otherwise the settlement values calculated in the report are invalid and the report would have to be resubmitted for proposed fill type.
29. 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.
30. 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).
31. 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).
32. 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.

33. 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.
34. 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.
35. 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.
36. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
37. As per the accepted Deep Fills Report, a minimum time lag of 2 months is required for the consolidation of fills before structures or utilities can be constructed and fill can be no more than 4.0 m deep.

Parks:

38. All maintenance of retaining walls should be done within private property limits.
39. Grading of the development site will match the existing grades of adjacent parks (MR), with all grading confined to the private property, unless otherwise approved by Calgary Parks.
40. During Engineering Construction Design, ensure that the street light cable has a 1.0 metre minimum offset from the proposed boulevard trees.

41. 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.
42. If there is disturbance to adjacent ER areas, the developer shall submit a detailed Habitat Restoration Plan (Landscape Construction Drawing) 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.
43. No surface or sub-surface encroachments (including retaining walls) are permitted into within (MR/ER) park parcels.
44. A 1.2 m chain link high fence shall remain on the property line along all shared boundaries with adjacent municipal reserve.
45. Prior to construction, confirm that there will be no disturbance within MR/ER extents. If constructions limits extend into public lands contact the Parks CPAG Generalist to enter into a LOC (License of Occupation) or LCD (Landscape Construction Drawing/Habitat Restoration Plan).
46. 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.
47. There shall be no backsloping within MR/ER extents except what is currently shown on LOC2018-0085.
48. There shall be no construction access through the municipal reserve / environmental reserve lands.
49. 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.
50. The development is to comply with the approved LOC for the area (LOC2018-0085).
51. All drainage shall be contained within the private parcel, as required through the drainage bylaw. No point source drainage is to be directed to (MR/ER) park parcels.
52. Plant all public trees in compliance with the approved Public Landscaping Plan.
53. Roof leaders shall be directed towards the internal private landscape, not the adjacent (MR/ER) park parcels.

54. Stormwater or other drainage from the development site onto the adjacent municipal reserve/environmental 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.
55. 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.
56. Any landscape rehabilitation on public parks shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca or an inspection.