

Outline Plan Conditions of Approval

These conditions relate to Recommendation 1 for the Outline Plan where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.

The following Conditions of Approval shall apply:

Planning:

1. A public access easement shall be required at the initial tentative plan stage providing public access from the proposed road to the school site and a future pedestrian pathway.
2. 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.
3. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument.
4. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
5. 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.
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.

Development Engineering:

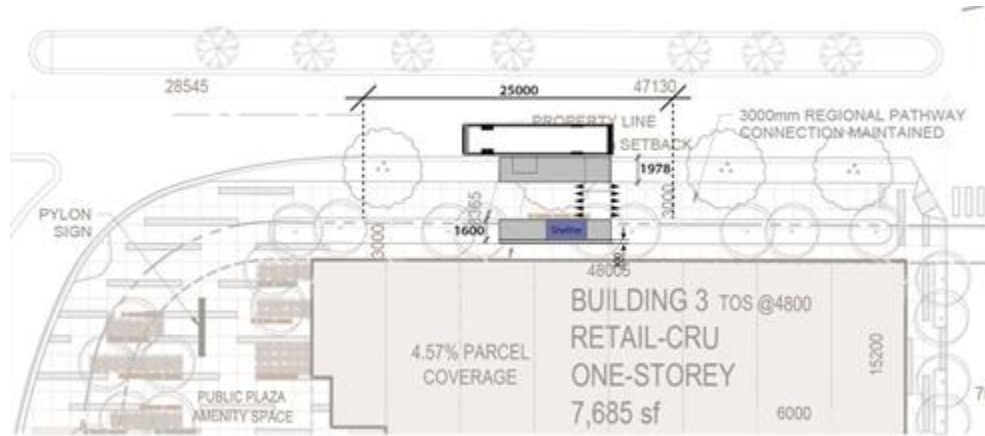
7. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Shallow Subsoil and Groundwater Site Investigation, West Springs Landing, 918 – 85 Street SW, Calgary, Alberta, prepared by Almor Testing Services (File No 099-10-21), dated February 2021.
8. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
9. Prior to Endorsement of the final instrument, execute a Development Agreement / Indemnification Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 587-216-3391 or email taryn.davis@calgary.ca.
10. Pursuant to Bylaw 2M2016, off-site levies, fees and boundary charges are applicable.

11. The Developer shall make repayment arrangements with the City of Calgary for part cost of the surface improvements in 9 Avenue SW adjacent to the site, which was installed by Dundee Development Corporation through their West Springs, Phase 6 DA2002-0125 and financed by Calgary Roads - Program 204.
12. The Developer shall make repayment arrangements with the City of Calgary for part cost of the storm sewer in 9 Avenue SW adjacent to the site, which was installed by Dundee Development Corporation through their West Springs, Phase 6 DA2002-0125 and financed by Calgary Roads - Program 204.
13. The Developer shall make repayment arrangements with the City of Calgary for part cost of the surface improvements in 85 Street SW adjacent to the site, which was installed by Dundee Development Corporation through their West Springs, Phase 6 DA2002-0125 and financed by Calgary Roads.
14. The Developer shall make satisfactory cost sharing arrangements with Dundee Development Corporation for part cost of the existing watermain and sanitary sewer installed/constructed in 9 Avenue SW that was paid for and/or constructed by Dundee Development Corporation under West Springs, Phase 12 DA2005-0067.
15. The Developer shall make satisfactory cost sharing arrangements with Dundee Development Corporation for part cost of the existing storm sewer installed/constructed in 85 Street SW that was paid for and/or constructed by Dundee Development Corporation under West Springs, Phase 6 DA2002-0125.
16. The Developer shall make satisfactory cost sharing arrangements with United Inc. for part cost of the existing watermain installed/constructed in 85 Street SW that was paid for and/or constructed by United Inc. under Cougar Ridge, Phase 1 DA2000-0041.
17. The Developer shall make satisfactory cost sharing arrangements on a per hectare basis with Dundee Development Corporation for part cost of the existing storm pond installed/constructed in Lot 32PUL in Block 17 that was paid for and/or constructed by Dundee Development Corporation under West Springs, Phase 5 DA2002-0061.
18. The developer shall make satisfactory cost sharing arrangements with Dundee Development Corp. for part cost on a contributing area basis for the existing storm water pond constructed as part of their West Springs Phase 12 development (2005-067).
19. The developer shall make repayment to the City for their share of the traffic lights at the intersection of 9 Avenue SW and 85 Street SW.
20. The Developer shall make payment to the City for their share of the East Springbank Servicing Study.
21. 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;

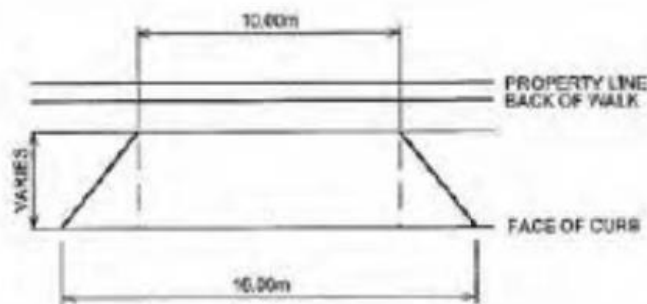
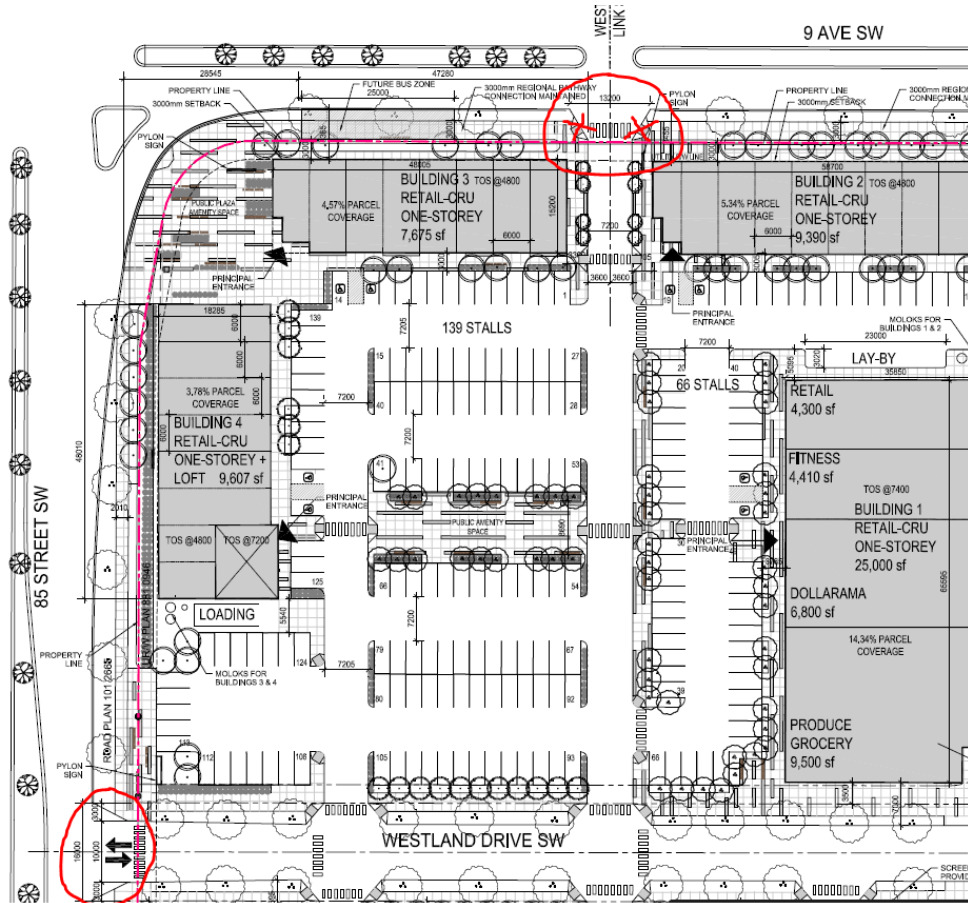
- b) Construct the underground utilities (sanitary sewer, storm sewer, water mains) and surface improvements within and along the boundary of the plan area;
- c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc.) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing; and
- d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.

Transportation:

- 22. **In conjunction with the applicable Tentative Plan or Development Permit**, detailed engineering drawings with 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 to meet the approved design.
- 23. The proposed public roadway structure (Westland Drive S.W.) is to be built to a Collector standard in order to service the Commercial site. Signage is to be included to ensure that parking along Westland Drive S.W. is only permitted on one side of the road. The developer is responsible for construction of the proposed public roadway within the plan area. Amend plans accordingly.
- 24. The concept plan provided with the Application is provided for information only. The road and pedestrian network shown is subject to further review and analysis in conjunction with future outline plan revisions, Development Permit and Tentative Plan submissions.
- 25. At the Development Permit stage, the applicant will be required to construct sidewalks on all frontages on public streets, including 85 Street S.W. as the site plan appears to indicate no sidewalk in this area.
- 26. At the Development Permit stage, an Access Easement will be required to be registered over the East- West private road from the cul-de-sac to 85 Street S.W.
- 27. The site plan indicates a desire to extend the 3m Regional Pathway along the South side of 9 Avenue. Where this pathway crosses the planned bus zone location, maintaining the clear regional pathway as shown will leave insufficient space in the public boulevard for bus zone infrastructure/ amenities. At the Development Permit stage, the applicant is recommended to include one of the following:
 - An additional bus zone amenity pad to be installed at the back of the regional pathway, measuring 9m length x 1.6m width. An easement agreement will be required as this pad would be placed on the private parcel.
 - The Regional pathway be adjusted, subject to the approval of the City, through either redirecting or narrowing, such that a minimum 2.5m wide bus zone amenity pad can be provided between the pathway and curb.



28. At the Development Permit stage, the access to 85 Street S.W., and the Western access to 9 Avenue S.W. are to be City standard driveway accesses with continuous sidewalk crossings, and removal of the wheelchair ramps (See images below).



Parks:

29. Proposed Regional Pathways and tree planting (within the City boulevard) are to comply with the Calgary Park's Development Guidelines and Standard Specifications for Landscape Construction: <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>
30. At Development Permit, ensure an appropriate interface with the adjacent park/MR – Municipal Reserve to the east.
31. At Development Permit, investigate planting trees within the City boulevards along 9 Avenue SW and 85 Street SW, subject to gaining line assignment approval for the proposed planting. Tree species recommended are: American Elm, Green Ash, Bur Oak, and Dropmore Linden
32. In Alberta, all ground disturbance activities are subject to Section 31 of the Historical Resources Act "a person who discovers a historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery." The chance discovery of historic resources is to be reported to the contacts identified within Standard Conditions under the Historical Resources Act: <https://open.alberta.ca/publications/standard-conditions-under-the-historical-resources-act>