

Approved Outline Plan Conditions of Approval

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

Planning

1. If applicable, prior to approval of the initial Tentative Plan, the special conditions addressing the formation and maintenance/financial responsibilities of the Residents Association shall be applied as a condition of subdivision approval to the satisfaction of the Approving Authority.
2. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached 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 for where the building is located.
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.
5. Prior to affected Tentative Plan approval the proposed community and street names shall be submitted.
6. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.

Development Engineering

7. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd. (File No ML7977), dated January 24, 2017.

Note: A slope stability report will be required at the tentative plan stage for any grades in excess of 15%.
8. 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.
9. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
10. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).

11. Prior to decision of any affected tentative plan and/or stripping and grading development permit the applicant shall provide documentation that the recommendations outlined in the NE Stoney Trail Parcel- Phase I Environmental Site Assessment (Levelton Consultants Ltd. November 2015), have been completed. All documentation shall be prepared by a qualified professional and shall be reviewed to the satisfaction of The City of Calgary.
12. Prior to endorsement of any Tentative Plan/prior to release of a Development Permit, execute a Development Agreement. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-3509 or email kyle.ross@calgary.ca.
13. Prior to decision of any affected tentative plan and/or stripping and grading development permit, the applicant shall provide an AER document confirming that the pipelines (License #5330, #5331, #5332, #5333 and #5334) have been removed in accordance to their requirements. All documentation shall be reviewed to the satisfaction of The City of Calgary.
14. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-3509 or email kyle.ross@calgary.ca.
15. Prior to decision of any affected tentative plan and/or stripping and grading development permit the applicant shall provide documentation for the abandonment and removal of the pipelines within the affected lands. All documentation shall be prepared by a qualified professional and shall be reviewed to the satisfaction of The City of Calgary.
16. 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 and surface improvements within and along the boundary of the plan.
 - 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, inside the property line of the residential lots/lane/walkway/roadway/(other) where they abut the boundary of the plan area.
 - e) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
17. Prior to decision of any affected tentative plan and/or stripping and grading development permit, the applicant shall provide documentation that the conditions of the areas where the pipelines have been removed are suitable for the intended uses as related to environmental concerns. All documentation shall be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary.

Transportation

18. No direct vehicular access is permitted to Stoney Trail NE from the subject lands. A restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect at the tentative plan stage.
19. No direct vehicular access is permitted to Homestead Avenue/Lane NE (80 Avenue NE) from the subject lands. A restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect at the tentative plan stage.
20. In conjunction with the applicable Tentative Plan or Development Permit, a noise attenuation study is required for residential development adjacent to Stoney Trail NE, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Development Services for approval. Note that where sound attenuation is not required, a uniform screening fence shall be provided to the satisfaction of the Director, Transportation Planning.

All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc.) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer-s sole expense.

21. In conjunction with the applicable Tentative Plan, all residential street carriageway widths shall adhere to the requirements for emergency vehicles. For emergency vehicle access purposes, the 8.5m Residential M street carriageway width cannot be applied adjacent to lots with access to residential lanes; or adjacent to lot flankages.
22. In conjunction with the applicable tentative plan, coordinate the design of Homestead Avenue (80 Avenue) between the TUC boundary and Homestead Drive to include the following elements to the satisfaction of Transportation Planning: a minimum 56m bus staging area (plus 15m tapers if applicable) that is offset from the one-way Transit/Fire lane aligning with the overpass; transit stop(s) (if required); a two-way approach and designated "gate" area aligning with Transit standards); and ensure the vertical and horizontal geometry for this section of Transit/Fire-only connection achieves the required standards.
23. In conjunction with the applicable plan, provide an outlet or alternate route from Homestead Drive to 84 Street to account for instances that the flyover is impassable. This outlet can be comprised of a combination of Homestead Drive plus provision of E-W collectors in the community that connect Homestead Drive and 84 Street OR a temporary/interim connection from Homestead Drive to 84 Street.

Parks

24. 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.
25. 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 at 403-804-9397 to approve the location of the fencing prior to its installation.

26. Rehabilitate all portions of the ER land along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Parks.
27. Plant all public trees in compliance with the approved Public Landscaping Plan and approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
28. No disturbance of Environmental reserve lands is permitted without written permission from the Parks Generalist for this area.
29. 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 Municipal Reserve/Environmental Reserve extents or proposed Environmental Reserve extents resulting from the proposed development in its entirety.
30. 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 existing adjacent parks and open space (MR and/or ER) or proposed ER, with all grading confined to the private property, unless otherwise approved by Parks.
31. Prior to approval of the tentative plan or stripping and grading permit (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks- approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
32. Parks does not support point source drainage directed towards MR/MSR or ER extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
33. Backsloping of private lots into Environmental Reserve and Municipal Reserve lands is not permitted, unless otherwise authorized by Parks.
34. The developer shall minimize stripping and grading within the adjacent Environmental Reserve. Any proposed disturbance within the Environmental Reserve, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Parks prior to stripping and grading permit.
35. Stockpiling and/or dumping of construction materials on the adjacent ER and MR lands is not permitted.
36. Construct all Regional Pathway routes within and along the boundaries of the plan area according to Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version), including applicable setback requirements, to the satisfaction of Parks.
37. Retaining walls placed within ER and MR lands are not permitted, unless otherwise authorized by Parks.