

# Proposed Outline Plan Conditions of Approval

## Subdivision Services:

1. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
2. A uniform screening fence, of high quality material requiring minimum maintenance, shall be provided at the developer's expense inside the property line of the residential parcels abutting 14 Street NW and 160 Avenue NW.
3. Compensation for over-dedication of roadways/public utilities throughout the developer's holdings in Carrington shall be deemed to be \$1.00; or the developer has the option to redesign the subdivision to eliminate the over-dedication.
4. 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.
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.

## Development Engineering:

6. **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.
7. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
8. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures as per approved Carrington Staged Master Drainage Plan, November 2014. Based on the Watershed Management Plan stormwater discharge is limited to 1.257 L/s/ha and average annual runoff volume is limited to 16mm. Low Impact Development and stormwater source control is required. For further information contact Water Resources – Development Approvals, 403-268-4993.
9. The developer is required to enter into a Standard Development Agreement at the time of development. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information.

10. 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 the boundaries of the plan area.
  - c. Construct the underground utilities and surface improvements within the south half of 160 Avenue NW along the north boundary of the plan area.
  - d. Construct the underground utilities and surface improvements within the easterly two lanes of the 4 lane roadway in 14 Street NW along the west boundary of the plan area.
  - e. 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.
  - f. Construct a wood screening fence. chain link fence. sound attenuation fence, whichever may be required, inside the property line of the residential lots along and within the boundary of the plan area.
  - g. Construct the MSR/MR within the plan area.
  - h. Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
11. Prior to approval of the next tentative plan in the Outline Plan area, the revised Staged Master Drainage Plan is to be fully approved to the satisfaction of The City of Calgary, Water Resources.

**Transportation:**

12. In conjunction with the applicable Tentative Plan(s), the Applicant shall submit construction drawings with cross sections and grading profiles to verify the ultimate grading requirements for the lands adjacent to 14 Street NW and 160 Avenue NW. **Prior to Approval of the Tentative Plan(s)**, the grading requirements adjacent to 14 Street NW and 160 Avenue NW will be determined the Satisfaction of Transportation.
13. In conjunction with the applicable Tentative Plan(s), the Applicant shall submit construction drawings with turning templates for the applicable intersections to verify the ultimate intersection geometric design, bike lane treatments and associated right-of-way requirements. **Prior to Approval of the Tentative Plan(s)**, the designs for the intersections and their associated right-of-way requirements will be determined the satisfaction of Transportation.

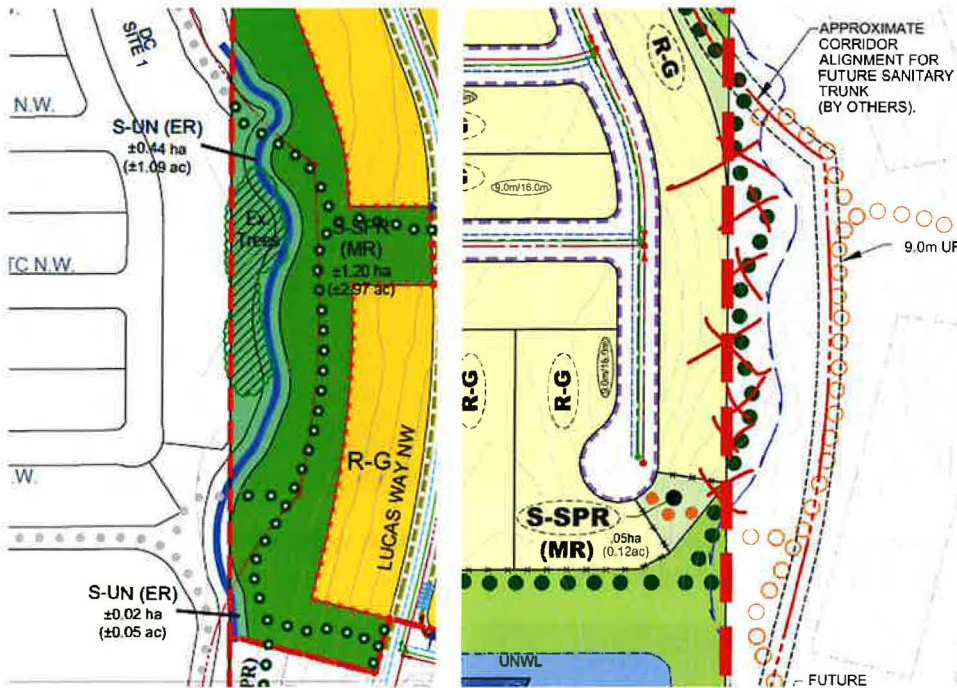
14. In conjunction with the applicable Tentative Plan, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals at the mid-block crossing of 144 Avenue NW, adjacent to the wetland system. Note that the Developer shall also provide a letter, under Corporate Seal, indicating 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.
15. In conjunction with the applicable Tentative Plan, the developer shall provide a Letter of Credit for pedestrian rapid flashing beacons at 148 Avenue NW and Carriford Close NW; and Carringdel Boulevard and Carringdel Park NW. Note that 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.
16. No direct vehicular access shall be permitted to or from 144 Avenue NW, 14 Street NW and 160 Avenue NW. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
17. For laned residential lots along collector roadways, access shall be only permitted to and from the adjacent residential lane. A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the applicable Tentative Plan stage.
18. 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).
19. **In conjunction with the applicable Tentative Plans and/or Development Permits**, noise attenuation studies are required for the residential developments adjacent to 144 Avenue NW, 14 Street NW and 160 Avenue NW. The noise attenuation studies are to be completed by a certified a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval.  
  
Note that where sound attenuation is not required adjacent to Arterial or Skeletal roadways, a uniform screening fence shall be provided, in accordance with the City of Calgary 2014 Design Guidelines for Subdivision Servicing.
20. 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. Bus bays shall be provided on 144 Avenue NW, 14 Street NW and 160 Avenue NW, to the satisfaction of the Director, Transportation Planning.
22. In conjunction with each Tentative Plan, Transit service shall be provided to the satisfaction of the Director, Transit and the Director, Transportation Planning.

23. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 metres 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 metres. 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.
24. Sidewalks along the school site frontages shall be designed and constructed as monowalks.
25. For intersections adjacent to school sites and high-volume pedestrian crossing locations, curb extensions shall be provided to the satisfaction of the Director, Transportation Planning.
26. In conjunction with the first tentative plan bounding 160 Avenue NW, the Developer shall initiate the construction of the approved multi-modal corridor. Implementation of individual corridor segments shall be undertaken in conjunction with the adjacent tentative plan phases as development of the community progresses. The composition and design of 160 Avenue N shall align to an approved corridor study and any applicable ASP amendment(s). If the corridor study has not been completed prior to the first tentative plan bounding 160 Avenue NW, the Developer shall commission a study to determine the multi-modal composition for the corridor to align with Council direction of September 13, 2021.
27. In conjunction with the first tentative plan bounding 160 Avenue NW, the Developer shall register a road plan for the boundary half of 160 Avenue NW between 14 Street NW and the east boundary of the plan area to the satisfaction of the Director, Transportation Planning.

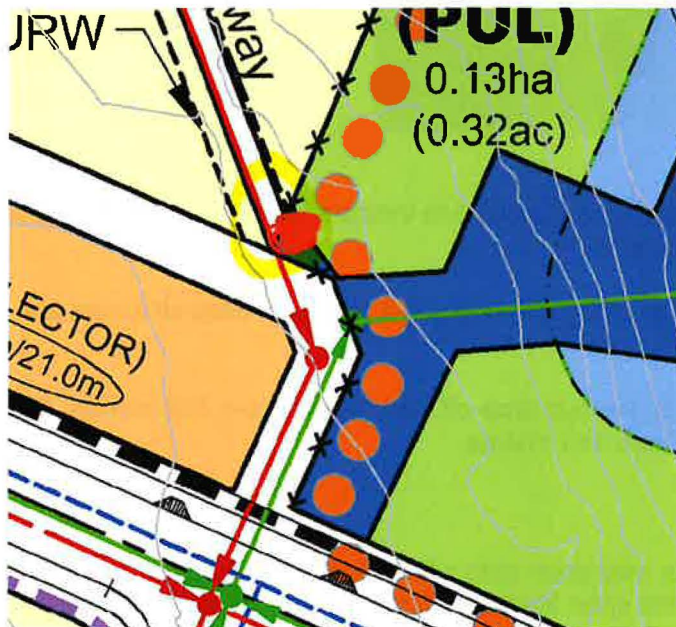
**Parks:**

28. The BIA has been submitted to Parks for review. Amendment on the BIA shall be made based on comments from Urban Conservation and the BIA shall be finally approved by Urban Conservation.

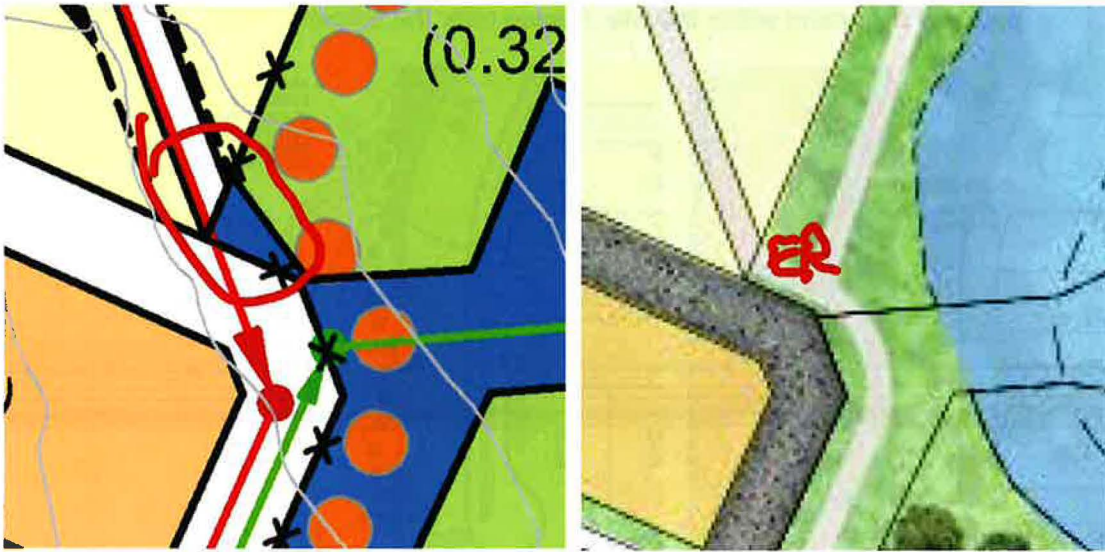
29. Amend the portion of the regional pathway that is within Brookfield site to match the pathway alignment within the site. Please refer the following map:



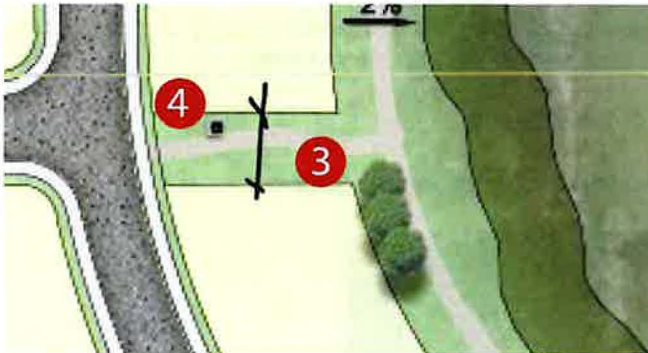
30. pathway on southwest corner of the wetland.  
 a. Indicate the pathway and walkway connection on outline



- b. Revise the outline plan to ensure the land use is consistent between the outline plan and the concept plan

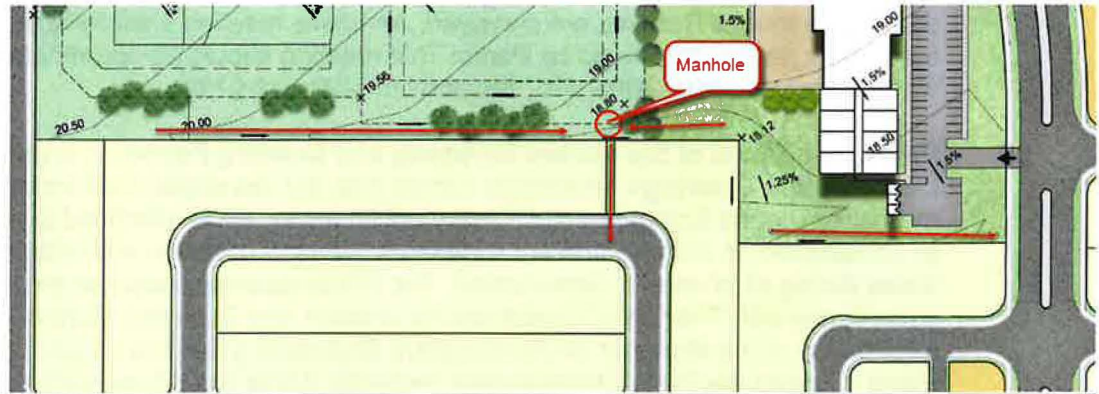


31. Provide dimensions to show the width of the MR. A minimum width of 10 metres is required, with 15 metres preferred by Parks.



32. S-SPR School site
- Amend the outline plan and concept plans to indicate the accurate locations and minimum drop-off zone lengths.
    - For middle school, both of the bus drop-off and parent drop-off zones are minimum 144 metres.
    - For elementary school, the bus drop-off zone is minimum 108 metres, the parent drop-off zone is minimum 144 metres.
  - Northern school site:
    - drainage from the site may drain onto private land, please provide a grass swale on the south side of the sport field and install a manhole on the access point of the walkway, then lead the drainage to stormwater infrastructure.

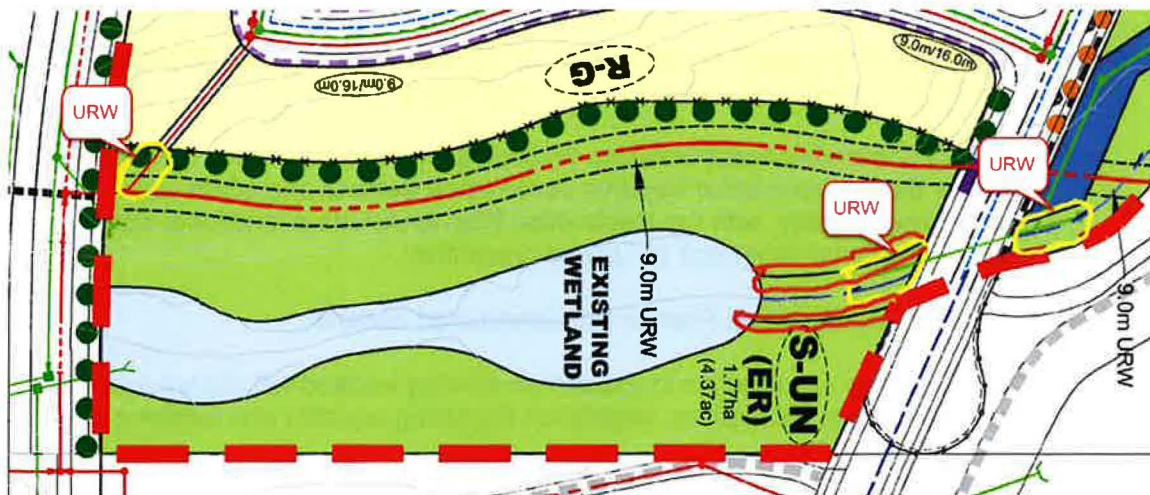
- (2) Change the grade of the school building envelop site to grade the site towards the collector street on the east. A grass wale may be required to prevent the storm water drain to the private site.



c. Southern school site:

Rotate the ball diamond to move the pitchers area to the southeast to avoid sun glares and storm water accumulation on the low grade area.

33. Revise the following area to be URW within ER. And confirm what the solid blackline represents.



34. Revise the concept plans to show the sanitary line and its URW within MR and ER parcels.
35. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
36. All amenities located on Municipal Reserve land that exceed standard parks specifications as per section 1.1.2 Minimum and Maximum Landscape Development Activities of Park's *Development Guidelines and Standard Specifications: Landscape Construction* (current edition) require Optional Amenities Agreement(s).

37. The developer shall submit detailed engineering and landscaping construction drawings for the proposed constructed wetland to both Water Resources and Parks for review.
38. Once land use boundaries are finalized, 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. This meeting should be coordinated through the North Parks Planning Generalist, Benson Liu (403-512-0759).
39. **Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings**, whichever comes first, the developer shall install protection measures around Environmental Reserve (ER) areas, either identified to remain in situ or constructed, in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction. The ER protection measures are to be in accordance with The City's "Guidelines for Erosion and Sediment Control", to the satisfaction of the Manager of Development Engineering and the Director of Calgary Parks. Contact the Parks Development Inspector Annie Rodrigues (403-804-9397) to approve the location prior to commencement of Stripping and Grading activities. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
40. The developer shall install and maintain a temporary construction fence on the private property line adjacent to 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 Annie Rodrigues (403-804-9397) to approve the location of the fencing prior to its installation.
41. **Prior to approval of the first Tentative Plan or related Stripping and Grading Permit** (whichever comes first), the developer shall submit:
  - a. Detailed finalized concept drawings (including cross-sections) and a Restoration Plan for the Environmental Reserve constructed wetland and storm water management facility, with the Restoration Plan to include a functional wetland edge (transitional zone) and an upland grassland;
  - b. A Wetland Management Plan for the constructed wetland;
  - c. Details on how construction to expand an existing wetland will impact existing soils, water level fluctuations, vegetation (including aquatic) and habitat zones;
  - d. 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
  - e. If a forebay is in the constructed design, include cross-section details for the sedimentation forebay (PUL) adjacent to the Environmental Reserve and Municipal Reserve lands.
42. No disturbance of Environmental Reserve lands identified to remain in situ is permitted without written permission from the Parks Generalist for this area Benson Liu (403-512-0759).



43. The developer shall restore, to a natural state, any portions of the Environmental Reserve lands identified to remain in situ or 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 Annie Rodrigues (403-804-9397).
44. **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.
45. **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.
46. Until receipt of the *Water Act* approval by the applicant from Alberta Environment, the wetland shall not be developed or disturbed in anyway and shall be protected in place.
47. Pursuant to Part 4 of the *Water Act* (Alberta), the applicant shall promptly provide a copy of the *Water Act* approval from Alberta Environment and Parks to The City of Calgary Parks department.
48. All mitigation measures and recommendations from the approved BIA must be adhered to throughout the development process.
49. Site grading on private lots shall match the existing grades of adjacent MR and ER lands with all grading confined to private property, unless otherwise approved by the Director, Parks.
50. For Municipal Reserve lands abutting Environmental Reserve lands, only native planting species shall be used.
51. **Prior to endorsement of the affected tentative plan**, under separate cover, the developer shall submit Landscape Construction drawings, for all reserve lands (MR) within the Outline Plan area to Parks for review and approval. Landscape Construction Drawings shall follow the submission requirements outlined in the Parks' Development Standard Specifications: Landscape Construction (current version).
52. Prior to any disturbance or construction activity within the Outline Plan area, a nesting and breeding bird survey may be required, should the removal of trees or other vegetation take place during the nesting period of migratory bird species (April 15 to August 20). Sweeps for active nests or other sensitive wildlife features should be conducted at least 6 days prior to start of construction, and appropriate mitigation measures taken as per direction from Alberta Environment wildlife division, where applicable, to be in compliance with the Wildlife Act and the Migratory Birds Convention Act.

53. Storm water or other drainage from privately-owned parcels onto adjacent Environmental Reserve 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.
54. Any damage to Environmental Reserve lands as a result of drainage or storm water infrastructure outside of the scope of this development shall be restored to natural state at the developer's expense, to the satisfaction of Parks.
55. 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 (403-804-9397) to arrange an inspection.
56. All landscape construction shall be in accordance with Parks' *Development Guidelines and Standards Specifications: Landscape Construction* (current version).
57. Construction access through Environmental Reserve lands identified to remain in situ is not permitted, unless otherwise authorized by Parks in writing.
58. Stockpiling or dumping of construction materials on Environmental Reserve lands identified to remain in situ is not permitted, unless otherwise authorized by Parks in writing.
59. Retaining walls within Reserve lands are not permitted, unless otherwise authorized by Parks in writing.
60. Any public trees shall be planted in compliance with the approved Public Landscaping Plan.
61. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications: Landscape Construction* (current edition).
62. The developer shall submit under separate cover, Utility Line Assignment Construction Drawings for trees installed within City of Calgary boulevards and/or right of ways to Utility Line Assignment and Parks for review and approval.
63. Backsloping from adjacent development sites into reserve lands (ER, MR, MSR) is not permitted, unless otherwise authorized by Parks in writing.
64. **Prior to approval of the affected tentative plan and with the approval of Alberta Community Development**, submit, for Parks review and approval, details on the status of a protection plan for any archaeological sites occurring within ER or MR parcels.

