

# 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.
2. Amend the south elevation to indicate a building façade finish that includes defined locations for future event based banners and integrated lighting.
3. Amend the plans to show the proposed location of all Indigenous elements planned to be incorporated into the building and site design. Provide a strategy outlining the proposed engagement for said elements with Indigenous leaders, to the satisfaction of the Development Authority.
4. Provide a detailed terms of reference to the satisfaction of the Development Authority, for the completion of Part 3 of the Calgary Event Centre Greenhouse Gas Mitigation Assessment (October 15, 2021). The terms of reference are to describe the matters to be addressed in the analysis of opportunities and implementation pathways to achieve carbon neutrality for the Event Centre facility with a target date of 2035.
5. Update the Climate Risk and Resilience Assessment Report (October 12, 2021) by including the results and minutes of the risk assessment workshop (October 4, 2021) and the targeted stormwater review meeting (September 29, 2021).
6. Amend the plans to identify the areas intended for installation of solar photovoltaic equipment, comprising no less than 60% of the lower roof areas and no less than 50% of the upper roof area.
7. To the satisfaction of the Development Authority, amend the plans to ensure bollards fronting steps along 12 Avenue SE are designed and placed in a fashion that does not impede accessibility.
8. Execute and register a Public Access Easement with The City of Calgary over (2110110;4;1) in favour of (12 Avenue SE) that ensures public access onto all plaza spaces. The agreement and public access easement area shall be to the satisfaction of the Development Authority and the City Solicitor. A standard template for the agreement will be provided by the File Manager.
9. Amend the plans to include pedestrian scaled lighting on all sides of the building, to the satisfaction of the Development Authority.

## Development Engineering

### 10. Amend the plans to:

#### Waste & Recycling Services - General

- a. Provide protection details for all overhead door components, including the frame and tracks, from all directions of travel.
- b. Provide protection to ensure all parts of the storage area do not come into contact by any part of a container. Refer to the "Development Reviews: Design Standards for the Storage and Collection of Waste" Found at:  
<http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>

#### Waste & Recycling Services - Collection Vehicle Access

- a. Indicate that all portions of the collection vehicle route / approach area / concrete pads / concrete aprons / parking structures are structurally capable of supporting a minimum weight of 25,000 kg.

### 11. Amend the plans to:

#### Fire - Primary Fire Access Route Design

- a. Indicate a minimum 6.0m wide fire access route.
- b. Indicate the fire access route is designed to support a 38,556kg/85,000 lbs load.
- c. Indicate the access is designed to support the NFPA 1901 point load of 517kPa (75 psi) over a 24" x 24" area which corresponds to the outrigger pad size.
- d. Indicate all corners on the fire access route are designed to a 12.0m centreline of the roadway turning radius.
- e. Indicate a minimum overhead clearance of not less than 5.0 m on the primary fire access route.
- f. Indicate no parking signs on both sides of the fire access route as the road width is less than 7.49m.
- g. Indicate no parking signs posted on one side of the fire access route as the road width is between 7.5m and 8.99m.

#### Fire - Principal Entrance Location

- a. Indicate the principal building entrance to be within 15.0m of the fire access route for buildings greater than 600m<sup>2</sup> or more than 3 stories in height.
- b. Revise the principal entrance of the building to be consistent with site addressing

#### Fire -Alarm Panel Location

- a. There is direct access from the principal entrance.
- b. An exterior strobe light is shown at the exterior door to the fire alarm panel location as there is no defined principal entrance.
- c. It is located in a Central Alarm Control Facility (CACF) room for buildings covered under NBC(AE) (2019) Div B 3.2.6 "Additional Requirements for High Buildings".

#### Fire - Fire Department Connection (Siamese) Location

Indicate the location of the Fire Department Connection (FDC) location such that it is:

- a. No closer than 3m and not more than 15m from the principal entrance.
- b. Does not obstruct egress from the building.
- c. Provides 2m operational clearance left and right of each port.

- d. Facing the street or access route, not blocked by columns, planters, bicycle racks, or landscaping etc.
- e. Access to fire department connections for sprinkler or standpipe systems by firefighters and their equipment shall be maintained free of obstructions at all times.
- f. Any variation from these requirements may require the applicant to apply for a variance at the building permit stage.

Fire - Access Over an Underground Structure (Parkade)

- a. Indicate the access over the underground structure (parkade) is designed to carry the load of the fire apparatus - 85,000 lbs or 38,556 kg. If the structure cannot support the fire apparatus loads, then height restricting bars preventing access over the structure are required and maximum weight signage.
- b. Indicate the access over the underground structure (parkade) is designed to support the NFPA 1901 pointload of 517kPa (75 psi) over a 24" x 24" area which corresponds to the outrigger pad size.

12. Amend the plans to:

River Engineering

- a. Confirm the presence and locations of sump pumps within the building.

Note: The dewatering sumps and duplex pumps must be labelled, and general specifications given in the final technical drawings.

- b. Confirm the presence of below grade foundation waterproofing and weeping tile.

Note: The final architectural/mechanical documents must contain weeping tile and sump system designs.

13. Amend the plans to:

Water Resources - Water Servicing

- a. Indicate and dimension an adequate "water meter room", which shall be located internal to the building Event level adjacent to an exterior wall where the services (100mm and larger) enter the building.

Note: Water meter room must be on the lowest level when it enters the building.

14. Provide an executive summary for the Emergency Response Plan (ERP) that includes:

- a. References to the hazards to be considered in the ERP
- b. Who the document is maintained by and how often
- c. Who it will be implemented by (i.e., owner? Operator and staff?)
- d. Table of contents
- e. Site plan (include any muster points, egress/ingress, and response infrastructure)

Note: Full ERP to be submitted and approved prior to occupancy. For further information, contact Kerrie Green (CEMA) at 403-312-6019.

15. Submit a Stormwater Management Report, for review and acceptance by the Development Approvals Team Leader, Water Resources, prior to submitting a Development Site Servicing Plan. This is a requirement for sites over 2 hectares as per the current Stormwater Management Design Manual.

Stormwater Management Reports are to be submitted electronically directly to Water Resources via POSEIDONOnline which is accessed through The City of Calgary's VISTA website.

16. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact [WA-ResourcesDevelopmentApprovals@calgary.ca](mailto:WA-ResourcesDevelopmentApprovals@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](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>

17. 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](http://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 or [ESC@Calgary.ca](mailto:ESC@Calgary.ca). A Service Request (SR) will be created for the Erosion Control Team in Water Resources

18. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$1,413,000.00, to Development Engineering. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 38M2009 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is

determined by using \$4710.00 per meter of site frontage (on avenues only) for the proposed development (300 lm of Avenue frontage on 12 AV SE and 14 AV SE).

19. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 2M2016. The off-site levy is based on a 2021 development approval date and was based on the following:

Phase: 1

Description: 519 12 AV SE

Unit(s): New Comm: 81,255m<sup>2</sup>

Based on the information above, the preliminary estimate is \$1,771,901.15.

Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

- Include the completed Payment Submission Form, which was emailed to the applicant.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable

To obtain an off-site levy agreement or for further information, contact the Calgary Approvals Coordination, Infrastructure Strategist (DEBBIE MEILI at 4032688223 or Debbie.Meili@calgary.ca) or offsitelevy@calgary.ca.

## Transportation

20. A Mobility and Events Management Plan (MEMP) shall be submitted to the satisfaction of the Development Authority. The purpose of the MEMP is to support and supplement the experience of patrons, residents, employers, fans, and visitors to the Rivers District as they travel to and from events and the area. It is a living document, developed collaboratively amongst the District partners that can adjust and evolve to changes, needs, and experiences of the District.

In general terms, the scope of the MEMP includes the following:

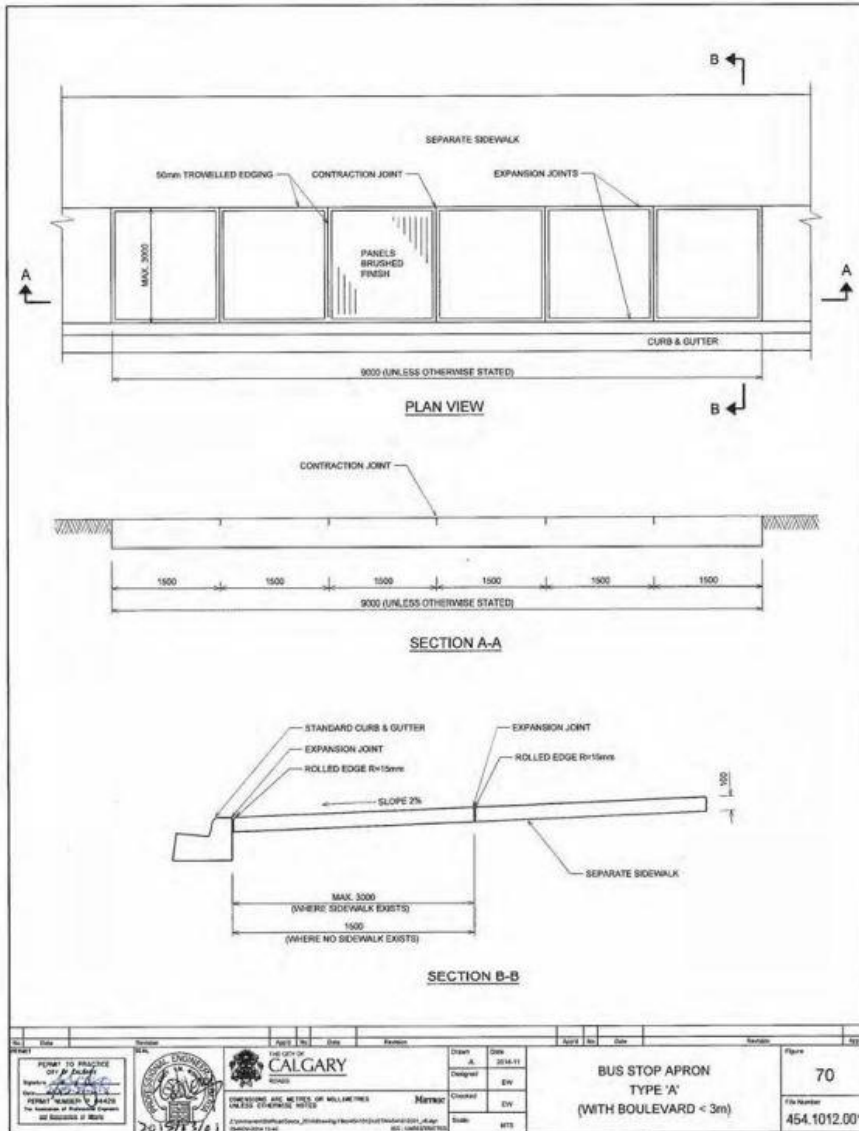
- Confirmation of the streets network and cross-sections necessary to support the District, accommodating all travel modes;
- Development of a Transportation Demand Management Strategy and Plan. The goal of the TDM Strategy and Plan is to attract or make best possible use of all transportation options, such as transit and active modes. TDM strategies will likely include managing access to the District, as well as managing background flows or movements at key times of the day;
- Access and egress needs to, from, and through the District;
- Update of travel demand and pedestrian routes to the Red Line and Green Line LRT stations, as well as the Blue Line LRT and other Transit options;
- Wayfinding and signage plan to support the District, including use of technology and other TDM measures;

- Evaluation of parking requirements, and development of parking strategy and plan for vehicles and active modes;
  - Accommodation of streets closures within the District to accommodate events, festivals, or other programming;
  - Intersection and street controls, including traffic signals, lane use and reversal signals or ancillary infrastructure;
  - Events Management Plan, including traffic control accommodation; and
  - Loading and servicing operations controls and assessment.
21. Amend the plans to include a note indicating that a high throughput security device will be used at the building entrances to process patrons of the facility, that minimizes pedestrian queuing. Administration concurs with the findings of the Pedestrian Movement Design Development Report and that a high throughput device is required to align the plan with space requirements within the vestibules and area.
  22. Amend the plans to provide all details of scooter parking areas, including signage and pavement marking used to delineate scooter parking, to the satisfaction of The Director, Transportation Planning.
  23. Amend the plans to show the extents of wheelchair ramps used at the intersections and crosswalks approaching the site, to the satisfaction of the Director, Transportation Planning. The plans must show the dimensions and details of all wheelchair ramps.
  24. Submit the Pedestrian Movement Design Development Report including the signature and stamp of a Professional Engineer. Any recommendations from the report are to be reflected in the amended plan set.
  25. Prior to release, submit Construction Drawings for review and approval for all infrastructure located within the public right-of-way along 12 Avenue SE, to the satisfaction of the Director, Transportation Planning:
    - a. Include details of all sidewalks and public walkways (including any non-standard surface elements, if applicable);
    - b. Include all details of the proposed layby on 12 Avenue to City standards (See the Design Guidelines for Subdivision Servicing as well as the Roads construction spec book), with back to back 6.5m curb radius, depth of at least 3.5m, etc. The Applicant is advised that the existing road grade on 12 Avenue is approximately 0.2% which may create challenges with drainage that are to be considered in detailed design.
    - c. Include all details of proposed signage, lighting, bike parking, bollards, street furniture and planters. With Construction Drawing submission, provide an Intersection Sight Distance (ISD) analysis to verify all landscaping placement.

- i) Typical on-street signage placement is 0.6m from back of curb to account for shy distance offset. Review tree canopy and sight lines to determine where signage installation is possible with the proposed landscaping.
  - ii) Amend the plans to locate all street furniture and constructed elements away from the curb, based on the findings of the above analysis.
  - iii) All objects that remain within shy distance of the face of curb will have an object marker installed on them.
- d. With the Construction Drawing submission, include all tree trench details. If soil vaults are proposed, the following must be included:
- i) Detailed drawings prepared and signed/ stamped by a Structural Engineer for all components of soil vaults. Transportation notes that the vaults are proposed adjacent to roadways and will be required to support roadways and parking areas. Confirm if there are structural thresholds with the soil vault extending under the curb line.
  - ii) Consider sign placement over soil vaults. Confirm if the concrete used in these areas will be suitable for a base plate installation for Traffic to install signage on. Confirm if there are maximum signage areas allowed.
  - iii) A Perpetual Maintenance Agreement or equivalent agreement to the satisfaction of The City may be required for non-standard tree trench designs such as soil vaults.
- e. Include details of all proposed crosswalks and wheelchair ramps, including the 6m wide crosswalks at 4 ST and 12 AV as recommended in the submitted TIA;
- f. The Applicant is advised that the Construction Drawing submission is a separate process that involves review from multiple City stakeholders. Additional information regarding Construction Drawing submission can be found at the following location: <https://www.calgary.ca/pda/pd/urban-development/construction-drawings-for-public-infrastructure.html>
26. Applicant is to submit product sample(s), manufacturer's information and detailed drawings (stamped and signed by a qualified structural engineer) for the applicant requested non-standard surface element(s) located in the road right-of-way on 12 Avenue to the Materials and Research Engineer, Roads at (403) 268-4935, for review and acceptance, to the satisfaction of the Director, Transportation Planning. Amend the plans to indicate the proposed materials, as approved by Administration.
27. Applicant is to enter into a Perpetual Maintenance Agreement or equivalent agreement to the satisfaction of the Development Authority for all non-standard surface element(s) located in the road right-of-way (pavers, custom tree vaults, planters, benches, etc) concurrently with the execution of the Indemnification Agreement. Contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca to initiate the process.

28. Applicant is to provide a new Type A bus pad (See image below) to be constructed at Eastbound 12 Avenue S.E. nearside of Olympic Way S.E., to allow for the relocation of the stop from its current farside location.

Ensure the 12 Ave S.E. Eastbound curbside lane East of Olympic Way is aligned with Eastbound 12 Avenue S.E. Eastbound curbside lane West of Olympic Way S.E. to allow Transit through-movement. Amend all plans accordingly.



29. Provide confirmation of payment made for the relocated transit stop, currently located adjacent to the site along 12 Avenue S.E. Please contact Daniel Cheng, Transit at Daniel.Cheng@calgary.ca for further details including cost estimate.
30. 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

Traffic signals at the intersection of 12 Avenue and 5 Street S.E.

31. 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. Closure and removal of existing driveway crossings on site frontages (12 Avenue).
  - b. Construction of new sidewalks adjacent to site frontages (12 Avenue),
  - c. Construction of new wheelchair ramps,
  - d. Construction of new curb and gutter adjacent to site frontages (12 Avenue),
  - e. Construction of custom tree vaults adjacent to site frontages (12 Avenue).
  - f. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
32. 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

Street lighting upgrading adjacent to site frontage (12 Avenue).

33. 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](mailto:roadsia@calgary.ca)

#### Parks

34. Provide a separate Public Tree Inventory Plan with the plan set that indicates all existing public trees within 6.0m of the development site including those on the boulevard and on the site itself (as the site is City owned). As per the Tree Protection Bylaw, provide the following information:

- a. Tree species,
  - b. Caliper of tree trunk (dbh),
  - c. Height of tree,
  - d. Location of the centre point of the tree trunk,
  - e. Scaled outline of the tree canopy dripline,
  - f. Indicate whether the tree is to remain or to be removed.
35. Add a note to the landscape plan (or specification sheet) confirming that all soil vaults will be irrigated using storm water from a storm water collection tank.
36. Upon finalization of the 12 Avenue SE shallow utility alignments ensure any potential utility conflicts with public trees are adequately resolved. Revise the plans as necessary, ensuring that tree and bicycle parking counts are not reduced.
37. Enter into a Perpetual Maintenance Agreement, administered by Calgary Roads, for the maintenance and replacement of all public trees and landscaping within the public road right of way.

## Permanent Conditions

The following permanent conditions shall apply:

### Planning

38. All rules of Direct Control District Bylaw 4Z2006 apply, subject to any relaxations approved by the Development Authority in this development permit.
39. The development shall be completed in its entirety, in accordance with the approved plans and conditions. The stamped and signed plans are a legal document.
40. 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.
41. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for a development completion permit.
42. All roof top mechanical equipment shall be screened as shown on the approved plans.
43. All electrical servicing for freestanding light standards must be provided from underground.
44. 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.
45. A lighting system to meet a minimum of 54 LUX with a uniformity ratio of 4:1 on pavement shall be provided in the parkade.

46. The walls, pillars, and ceiling of the parkade must be painted white.
47. Light fixtures in the parkade must be positioned over the parking stalls.
48. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
49. A letter of confirmation from a certified electrical engineer shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting a minimum of 40 Amps at 208 Volts or 240 Volts for electrical vehicle charging which also includes the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, (and may include electric vehicle energy management system) and electrical power for electric vehicle charging purposes installed and fully operational.
50. A letter of confirmation from a certified electrical engineer shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stalls identified on the approved plans have been completed, are fully operational in order to transfer a minimum of 40 Amps at 208 Volts or 240 Volts electrical power for electric vehicle charging purposes . The equipment may serve one or more motor vehicle parking stalls provided that each electric vehicle is able to access the charging infrastructure independently and all motor vehicle parking stalls can charge simultaneously.
51. Prior to occupancy, the applicant shall submit a summary report of the engagement undertaken with Indigenous leaders, and submit revised plans that indicate the location of the installed Indigenous elements noted in the Prior to Release conditions, to the satisfaction of the Development Authority.
52. Prior to occupancy, the applicant is to submit revised plans showing the design and detailed configuration of the solar array on the upper and lower roofs. The applicant shall also submit a letter from an electrical engineer confirming that the capacity of the solar equipment installed on the building matches the revised plans.
53. The owner/operator will be required to register and participate in The City of Calgary's Commercial and Institutional Building Energy Benchmarking Program. The program is designed to assist Building Owners and Operators in measuring, tracking, and comparing the building energy performance of their buildings with other similar buildings across the city and throughout North America.
54. As described in the Calgary Event Centre Greenhouse Gas Mitigation Assessment (October 15, 2021), connection to the Neighbourhood District Energy Network was found to deliver an improvement in energy source consumption, reductions in GHG emissions, and annual cost savings. As the Report further identified this as the preferred option, the facility shall receive thermal energy for space heating from the neighbourhood district energy facility as is proposed, to the satisfaction of the Development Authority.

55. In consultation with the partners and other stakeholders identified in the Calgary Event Centre Greenhouse Gas Mitigation Assessment and Low Carbon Energy Study (as amended), the building operator shall use reasonable efforts to implement the findings and actions targeting carbon neutrality for the Event Centre by 2035, to the satisfaction of the Development Authority.

### **Development Engineering**

56. 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 and Parks, Alberta Health Services and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental Risk and Liability group shall be immediately notified (311).
57. 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](http://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.

58. Contact the Erosion Control Inspector, Water Resources, with at least two business days 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.

59. 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.
60. 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.
61. The proposed development location is within the 1:100 "Overland Flow Area" and "Flood Fringe" as per Council approved regulatory flood maps located at: <https://www.calgary.ca/pda/pd/calgary-land-use-bylaw-1p2007/land-use-bylaw-1p2007-maps.html>; however, due to new flood barrier installations by the Calgary Stampede and updated inundation studies, River Engineering understands this location to be influenced mainly by overland flow, as per the updated mapping provided to the applicant. As such, the proposed development is subject to the Land Use Bylaw (LUB), Part 3, Division 3, Clauses 61.

#### 519 12 AV SE Flood Elevations

Highest adjacent street elevation: 1044.26 m (geodetic)

Bylaw elevation: 1044.56 m (geodetic)

#### Updated Flood Elevation Information

Draft 2020 AEP model 1:100 flood elevation: 1044.88 m (geodetic)

Draft 2020 AEP model 1:200 + 0.5 m freeboard flood elevation: 1045.60 m (geodetic)

CEC Main floor elevation: 1044.88 m (geodetic)

62. Pursuant to Bylaw 2M2016, off-site levies are applicable.
63. After approval of the Development Permit but prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 2M2016. To obtain a final estimate contact the Calgary Approvals Coordination, Infrastructure Strategist (DEBBIE MEILI at 403-268-8223 or [Debbie.Meili@calgary.ca](mailto:Debbie.Meili@calgary.ca)) or [offsitelevy@calgary.ca](mailto:offsitelevy@calgary.ca).
- Include the completed Payment Submission Form, which was emailed to the applicant.
  - Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.
64. Prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for Centre City levies pursuant to Bylaw 38M2009. To obtain an invoice, contact the Infrastructure Strategist, Calgary Approvals Coordination (DEBBIE MEILI at 403-268-8223 or [Debbie.Meili@calgary.ca](mailto:Debbie.Meili@calgary.ca)) or [offsitelevy@calgary.ca](mailto:offsitelevy@calgary.ca).
65. Coordination with the Greenline Group is required for all work near the Greenline Exclusion Zone.  
Contact info:

[Kyle.hucik@calgary.ca](mailto:Kyle.hucik@calgary.ca)  
[Michael.keith@calgary.ca](mailto:Michael.keith@calgary.ca)  
[Jarron.storbakken@calgary.ca](mailto:Jarron.storbakken@calgary.ca)

66. Prior to issuance of a Development Completion Permit or any occupancy of the building, an Emergency Response Plan (ERP) must be submitted and receive written approval from the Calgary Emergency Management Agency (CEMA). For further information, contact Kerrie Green with CEMA at 403-312-6019 or email [kerrie.green@calgary.ca](mailto:kerrie.green@calgary.ca).

### Transportation

67. A Perpetual Maintenance Agreement or equivalent agreement to the satisfaction of the City is to be registered on the development site's land title(s) for non-standard surface element(s) located in the road right-of-way (pavers, custom tree vaults, planters, benches, etc.) concurrently with the execution of the Indemnification Agreement. Contact the Indemnification Agreement Coordinator, Roads at [roadsia@calgary.ca](mailto:roadsia@calgary.ca), if required.
68. Regarding the Event Level loading area:
- The loading area is to be managed by the onsite loading manager.
  - Bay 6: WB21 can be accommodated if an unoccupied loading stall (bays 1-5) may be used for exit 3-point turn, otherwise WB17 is maximum.
  - Bay 7: WB21 can be accommodated if an unoccupied loading stall (bays 1-5) may be used for exit 3-point turn. Otherwise WB17 is maximum.
  - Bay 8: All WB loading vehicles must use an unoccupied loading stall (bays 1-5) for exit 3-point turn. Bay cannot be accessed during waste collection activities.
  - Bay 9: All WB loading vehicles must use an unoccupied loading stall (bays 1-5) for exit 3-point turn. WB21 can be accommodated if loading position 8 is unoccupied or occupied by a vehicle smaller than a WB21. Bay cannot be accessed during waste collection activities.
  - North waste bin cannot be collected when loading Bay 9 is occupied by a WB21 with its cab.
69. Elevators #9 and #10 located within the southwest portion of the Calgary Event Center adjacent to the primary building entrance, shall remain open and accessible to the public.
70. 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.
71. The Calgary Event Center shall utilize a high-throughput security device at primary public entrances where a security device is required, as shown on the approved plans.

### Parks

72. In order to ensure the integrity of existing public trees and roots, construction access is only permitted outside the dripline of public tree(s), per the approved Tree Protection Plan.

73. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
74. 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). Applicant is to contact the Parks Development Inspector (403-268-4760) to arrange an inspection.
75. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.
76. The submitted plans indicate that the removal of existing public trees is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) to make arrangements for the letter and compensation.