

Conditions of Approval – Development Permit

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. Execute a public access agreement for the plaza portion of the site, to ensure that the plaza space remains accessible to the public in perpetuity.
3. Amend plans to show the final location of power poles in the north lane.
4. Amend landscape plan to indicate landscaping along the north side of the building and to redistribute landscaping on the west side of the building, to the satisfaction of Planning and Transportation.
5. Amend landscape plan to include the concrete material for the plaza area in the legend.

Development Engineering:

6. 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 developmentservicing2@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

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Documents/development/development-site-servicing-plan.pdf>

7. Consolidate the subject parcels. Submit a copy of the registered plan and certificate of title, confirming the consolidation of subject parcels onto a single titled parcel, to the Development Engineering Generalist.

8. **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 2020 development approval date** and was based on the following:

Phase	Description	Unit(s)
1	1114 GLADSTONE RD NW	Existing Single: 5/New 1 Bed: 66/New 2 Bed: 85

Based on the information above, the **preliminary estimate** is \$227,261.57.

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

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 (JILL THOMSON at 4032685782 or Jill.Thomson@calgary.ca) or offsitelevy@calgary.ca.

Transportation:

9. Provide a detailed grading plan for the lane indicating the existing and proposed elevations along both property lines (subject site and opposing side of the lane) and the centerline of the lane. Elevations should be provided at a minimum of 5.0 m intervals. Grading plan should indicate both the cross slope and the longitudinal slope proposed in the lane. With the grading plan, include a minimum of 3 cross sections through the full width of the lane at key low points or high points. Full grading information is required to confirm if the lane will drain adequately. If drainage issues exist that may result in flooding of the lane or adjacent lots, regrading of the lane may be required.
10. Provide two (2) boulevard cross sections along Gladstone Road NW. Indicate the existing and proposed dimensions, elevations and slopes at the top of curb, back of sidewalk, property line and the main floor. A maximum 2% grade is permitted in the boulevard. Indicate that all adjacent boulevards are graded at 2% up from the top of curb to the existing property line.
11. Submit Construction Drawings for review and approval of the following:
- The paving within the lane; including any required infrastructure for proper drainage.
 - The curb extensions on Gladstone Road at 10 ST.
 - New sidewalks.
12. Amend the Site plan to indicate the curb extensions on Gladstone Road NW reflecting the forthcoming Construction Drawings approval.
13. 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).

Note: the security deposit estimate will be based on approved Construction Drawings.

Roads

- a. Construction of new curb extensions at Gladstone RD & 10 ST NW.
 - b. Construction of new sidewalks adjacent to site,
 - c. Construction of new lane paving, surface material to be determined.
 - d. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,
14. 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.

Note: the cost estimate will follow approved Construction Drawings.

Roads

- a. Possible street lighting upgrading adjacent to site
15. Execute and register on title an Access Agreement over Plan 5609J, Block Q, Lots 19 - 28 (Servient Lands) in favour of the east-west public lane to the north of the subject site and Gladstone Road (Dominant Lands) for the purpose of vehicular and pedestrian access. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document will be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.

Parks:

No comments.

Permanent Conditions

The following permanent conditions shall apply:

Planning:

16. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
17. No changes to the approved plans shall take place unless authorized by the Development Authority.
18. 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.

19. Upon completion of the main floor of the apartment building proof of the geodetic elevation of the constructed main floor must be submitted to and approved by the Development Authority prior to any further construction proceeding. Email confirmation to geodetic.review@calgary.ca.
20. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.
21. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
22. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
23. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
24. Barrier-free parking stalls shall be clearly designated, signed and located close to the entrance of the building with barrier-free accessibility.
25. The Hillhurst Baptist Church is to be upgraded as per the respective Municipal Historic Resource Designation, Rehabilitation and Compensation Agreement. Upgrades to the Church are to be completed prior to issuance of the Development Completion Permit for the development.
26. All roof top mechanical equipment shall be screened as shown on the approved plans.
27. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.
28. The development is to include 100 motor vehicle stalls that are capable of conversion to electric vehicle stalls in the future, on top of the 20 electric vehicle stalls provided with the development. 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.
29. 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 20 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.

Development Engineering:

30. 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)

31. 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.

32. 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.

33. 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.

34. 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.

35. Pursuant to Bylaw 2M2016, off-site levies are applicable.

36. **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.

Transportation:

37. 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.
38. 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 403-268-3505.

Parks:

39. 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.