

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.

- 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.

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: 81,255m²

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;

- 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.

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

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:

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. Complete Part 3 of the Calgary Event Centre Greenhouse Gas Mitigation Assessment no later than 12 months after the approval of the development permit. Part 3 is to comprise the detailed analysis of opportunities and implementation pathways to achieve carbon neutrality for the Event Centre facility with a target date of 2035, to the satisfaction of the Development Authority.

59. 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.
60. 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.
61. 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.
62. 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)

63. Pursuant to Bylaw 2M2016, off-site levies are applicable.
64. 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) or offsitlevy@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.

72. 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

73. 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.
74. 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.
75. 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.
76. 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, call 311, or email tree.protection@calgary.ca for more information.
77. 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 to make arrangements for the letter and compensation.

