



URBAN DEVELOPMENT INSTITUTE - CALGARY INFORMATION BULLETIN # 174

RESIDENTIAL STREET DESIGN POLICY – REVISED CCC/FAC PROCEDURE

October 21, 2015

UDI – Calgary, the City of Calgary Parks Department and Urban Development have finalized the procedures for the Construction Completion Certificate and Final Acceptance Certificate procedures for the street tree obligations associated with the Residential Street Design Policy.

A number of issues were discussed and resolved and this bulletin serves to communicate the revised procedure. The agreement as per the discussion is:

- It was agreed that a separate CCC/FAC will be processed for residential street tree planting behind a curb and gutter, or monolithic sidewalk. All other trees within the phase will be CCC/FAC under current guidelines.
- Line assignment drawings will identify trees to be planted behind curb and gutter or monolithic sidewalks to be included in the separate CCC/FAC.
- When 70% of the buildings are complete (ready for occupancy) within the separate CCC/FAC area, with trees planted as required, the developer may submit for a CCC.
- During the maintenance period, the developer will continue to plant trees as buildings are completed. Upon expiration of the maintenance period, subject to 100% of the trees being planted and 85% of the buildings being complete, the developer may submit for FAC.
- All other specifications and guidelines related to tree planting apply.

The above mentioned terms in this agreement will be used as a pilot project for the next 2 years with the intention of revisiting these terms to assess risk at that point and make any required revisions. Either UDI – Calgary or the City of Calgary can bring this agreement back for discussion if needed after the first FAC's under the Residential Streets policy are completed.

Please refer to UDI Information Bulletins # 152 – Residential Street Design Policy Implementation (December 13, 2013) and # 146 – Residential Street Design Policy (April 4, 2013) for previously released details regarding the Policy.

For your convenience, all UDI – Calgary bulletins are posted on our website in the “members only” section at www.udicalgary.com.