

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. Remove the listing of the illuminated pylon sign from the lighting plan.
3. For Building A, please update the correct size of the units on the floor plans. Unit 202 and 203 appear to be flipped.
4. Amend Landscape Plan:
 - a. Provide a new label for the proposed removable planters on Glenmount Drive SW public boulevard. Label #14 is for the lower plaza seating area with movable tables and chairs.
 - b. Provide details for the proposed removable planters (tree species, size of the planters, soil depth, etc.).
5. Show the direction of car travel in the drive through lane to be exiting onto Glenmount Drive. The current car configuration shows the cars entering from Glenmount Drive.
6. The areas of landscaping in the east and south setback area should be labelled as soft landscaping. The Typical Tree Planting Detail (L200) has identified that the tree will be planted in soil with a top layer of mulch. Please revise the site plan and landscape plan to reflect that the east and south setback area will be mulch or topsoil, and not concrete.
7. Amend the plans to remove the roof covering over the class 1 bike stalls. The DC district identifies the requirement of a 3-metre side setback area, and an enclosed structure with a roof would be considered part of the building.
8. Execute and register on title a Public Access Easement Agreement with the City of Calgary over the consolidated parcels (Servient Lands) in favour of 17th Avenue SW and Glenmount Drive SW (Dominant Lands) for the purpose of public access to the publicly accessible private open space. The agreement and access right of way plan shall be approved by the Director, Community Planning and the City Solicitor. A standard template for the agreement will be provided by the File Manager. 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.

Development Engineering

9. 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.
10. Amend the plans to:
 - Fire - Lockbox Location
 - a. Indicate a Calgary Fire Department approved lockbox on the access route/at or near the buildings principle entrance for Building A.
 - Fire - Alarm Panel Location
 - Indicate the location of the fire alarm panel such that:
 - a. There is direct access from the principal entrance for Building A.
11. Amend the plans to:
 - Water Resources - Water Servicing
 - a. Indicate and dimension on the site plan, an adequate water meter room, which shall be located internal to the building (main floor/basement level 1) adjacent to an exterior wall where the services (100mm and larger) enter the building.
 - b. Indicate and dimension a minimum 2.0m vertical clearance for the proposed water meter room/area on all relevant plans, details and sections.
12. 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 [Water Resources](#) for additional details for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans
<http://www.calgary.ca/UEP/Water/Pages/Specifications/Water-developent-resources/Development-Site-Servicing-Plans.aspx>

Development Site Servicing Plans CARL (requirement list)
<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

13. 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 (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. A Service Request (SR) will be created for the Erosion Control Team in Water Resources

14. Amend the plans to:

Waste & Recycling Services – General

- a. Show grading information. The maximum grade permitted where containers are stored, maneuvered or collected is 2% throughout.
- b. Waste & Recycling Services - Collection Vehicle Access
Indicate that all portions of the collection vehicle route / approach area / concrete pads / concrete aprons are structurally capable of supporting a minimum weight of 25,000 kg

15. Amend plans to clearly show the existing driveways on 17 Avenue S.W. and Glenmount Drive S.W., and clearly note that they are to be "closed and rehabilitated at the Developers expense (See image below).

Amend all the applicable plans to clearly show the extents of the existing driveways, and note on the plans they are to be "closed and rehabilitated at the Developers expense".



16. 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. Construction of new driveway crossings on 17 Avenue S.W.,
- b. Closure and removal of existing driveway crossings on 17 Avenue and Glenmount Drive S.W.,
- c. Construction of new 2m wide sidewalk on 17 Avenue S.W.,
- d. Construction/ reconstruction of wheelchair ramp,
- e. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

17. 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 (If required).

18. Amend plans to note that the movable planters in the City right-of-way on Glenmount Drive S.W. as "removable within 30 days at the request of the City". Also, these items will require a Perpetual Maintenance Agreement in place for their upkeep.

Permanent Conditions

The following permanent conditions shall apply:

Planning

19. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
20. 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.
21. 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.
22. 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.

23. A Development Completion Permit shall be applied for and approval obtained, upon installation of the sign, before the use is commenced. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
24. All areas of soft landscaping must be irrigated with an underground sprinkler irrigation system, as identified on the approved plans.
25. Parking and landscaping areas must be separated by a 150mm (6 inch) continuous, poured in place, concrete curb or equivalent material to the satisfaction of the Development Authority, where the height of the curb is measured from the finished hard surface.
26. All electrical servicing for freestanding light standards must be provided from underground.
27. 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.
28. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca
29. The allowed hours of operation for the drive through will be between 5 am and 11 pm daily, to limit any disturbance for the adjacent properties.

Development Engineering

30. The subject parcels must remain on a single certificate of title for the duration of the development unless subdivision is approved by the subdivision authority.
31. 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).
32. 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.

33. 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.
34. 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.
35. 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.
36. Waste collection for the site is not to occur during times when the drive through is in operation.
37. 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
38. 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.
39. Residential units within this development are not eligible for Residential Parking Permits, for both residents and visitors.

40. A Perpetual Maintenance Agreement is to be registered on the development sites land title(s) for the applicant requested non-standard surface element(s) located in the road right-of-way concurrently with the execution of the Indemnification Agreement. Contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca

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