

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.

Development Engineering

2. 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 for additional details for additional details.

The DSSP may be submitted prior to approval of this DP. Produce this DTR document at the 3rd floor counter as evidence for early DSSP submission.

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>

NOTE: A separate DSSP will be required for each parcel as they must be separately serviced. DSSP to include storm analysis and must illustrate how storm runoff will be contained within the site.

3. 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.

4. Execute and register on all affected titles a Private Overland Drainage Easement Agreement for the flow of stormwater onto adjacent lands. Submit a copy of the executed Private Overland Drainage Easement and the certificate of title showing the registration of the agreement. Contact the Development Engineering Generalist for a copy of the agreement.

NOTE: Indicate how the flow of storm water will be controlled between sites. If overland flow is intended to cross the phase 1 and phase 2 boundary, a private overland drainage easement will be required.

5. Fire - Amendments Required

Amend the plans to:

Primary Fire Access Route Design

a. Indicate the access over the underground structure 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 and designed to support 85,000 lbs or 38,556 kg. It is unclear the extent of this requirement on the drawings. Ensure through hatching that the entire area that a Fire Truck can access is built to this standard. This would need to include the Parkade ramps unless height restriction bars are installed.

6. Prior to release of the development permit application, provide a completed copy of the Retaining Wall Design Disclosure Statement

AND

Submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the Chief Structures Engineer, Roads. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

Note: With the structural design of the retaining walls, submit a letter from the Geotechnical Engineer confirming that the previously accepted slope stability analysis is still accurate and that no elevations or other details have changed or

submit an updated post-development slope stability Analysis for the proposed retaining wall ensuring the minimum required Factor of Safety of 1.5 is achieved.

7. Prior to release of the development permit application, a Building and Development Restrictive Covenant and Maintenance and Access Agreement is to be registered by way of Caveat on all affected title(s), Plan: 1612946, Block:2, Lot:5, which will remain in full force and effect for the life of the retaining wall(s). A standard template of the agreement will be provided by the Development Engineering Generalist.

Provide the following documentation to the Development Engineering Generalist:

- a. Four (4) executed copies of the Restrictive Covenant,
- b. One (1) copy of the current Certificate of Title for all affected title(s),
- c. One (1) copy of a Corporate Search for all affected title(s), and
- d. Four (4) copies of a legal survey plan labeled Restricted Development & Maintenance Access Easement Area.

8. Bicycle parking shall be provided on the site plan, in accordance with Land Use Bylaw 1P2007 and the City of Calgary Bicycle Parking.

- Class 1 (tenant- inside) bike parking stalls shall be provided within the site, no lower than the P1 level, and no higher than the second floor, to ensure access isn't onerous for tenants. The racks are to be a 50/ 50 split between wall mounted, and ground mounted racks, so people of all ages and physical abilities can use them without issue.

The proposed bicycle lockers in front of the vehicle parking stalls are not permitted, as these storage units are difficult to access with a bike if vehicles are parking in the stalls, and backing a vehicle into the isle to access the bike is not a good option.

- Class 2 (visitor- outside) bike parking stalls shall be provided on site within 15m of the public entrance of a building in a well-lit, and highly visible location to ensure security and personal safety and must not interfere with a pedestrian walkway. Please be aware that the City preference is for the inverted U-shaped style rack, as they provide two solid locking points, and are very durable.

Provide a detail of the racking systems that are to be used within the plan set.

For additional information, please contact Ali Zaidi at ali.zaidi@calgary.ca

NOTE: The proposed wall mount bike rack is not adequate, as it will still allow residents to use these areas for storage, when they are to be for bike parking. Amend plans to have a U- Shaped rack or something similar installed, as this will negate these areas being used for storage.

9. A standard shelter is required, and is to be provided by the developer. It will be located at the bus zone on the Western side of the property on Na'a Dr. Contact Transit Planner for cost estimate at Olivia.veltom@calgary.ca

10. 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 1 new driveway crossings on Na'a Drive S.W.,
- B. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

11. 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).

Transportation

12. No conditions.

Parks

13. No conditions.

Permanent Conditions

The following permanent conditions shall apply:

Planning

14. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
15. Prior to construction, the applicants/builder are to install protection fencing at the property line (within the private property) along any portions of the site that share a boundary with adjacent Municipal Reserve (MR), S-SPR Districts.
16. Stormwater or other drainage from the development site onto the adjacent municipal reserve is not permitted. Any drainage from private lots onto the adjacent municipal reserve/environmental reserve/municipal school reserve must be resolved to the satisfaction of the Director, Parks upon development completion of the subject site. Any damage resulting from unauthorized drainage will require restoration at the developers expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector Rob May at Robert.May@calgary.ca or (403) 804-9417 for an inspection
17. Point source drainage from the development site onto the adjacent municipal reserve is not permitted, as such drainage will compromise the integrity of the site.
18. 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
19. Public trees located on the municipal reserve/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
20. There shall be no construction access through the adjacent boulevard/municipal reserve lands
21. A 1.2-metre-high fence shall remain on the property line along all shared boundaries with adjacent municipal reserve /environmental reserve
22. 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 developers expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector Rob May at Robert.May@calgary.ca or (403) 804-9417 for an inspection. Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices

requires remediation at the developers expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector at (403) 804-9417 for an inspection

23. The waste and recycling enclosure shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.
24. Loading and delivery shall take place in the designated loading stall as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements and use of the parking lot.
25. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
26. Light fixtures in the parkade must be positioned over the parking stalls.
27. Throughout the development process, adhere to the mitigation measures outlined in the Trinity Hills Development Lands Biophysical Impact Assessment by ECOTONE Environmental, which was approved by the City of Calgary on June 30, 2015.
28. The walls, pillars, and ceiling of the underground parkade must be painted white.
29. A lighting system to meet a minimum of insert number min 10 LUX for uncovered parking areas with limited public access and 54 LUX for parkades with a uniformity ratio of 4:1 on pavement shall be provided. Lighting must be directed so that it does not shine directly on to the adjacent Trans Canada Highway right-of-way.
30. 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.
31. Each parking stall, where located next to a sidewalk, must have a properly anchored wheel stop. The wheel stop must be 100mm in height and 600mm from the front of the parking stall.
32. All electrical servicing for freestanding light standards must be provided from underground.
33. 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.
34. All areas of soft landscaping must be watered as identified on the approved plans.
35. All roof top mechanical equipment shall be screened as shown on the approved plans.
36. If construction of the subsequent phase(s) has not commenced within one year of the issuance of the most recent development completion permit, the undeveloped

portion of the site shall be hydro-seeded. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds, and erosion.

37. This approval recognizes 2 non-sequential phases on the approved plans, one phase for each building. A development completion permit must be issued for each phase. All interior drive aisles, waste facilities and the central amenity area must be complete prior to occupancy of the first building. All the road works, landscaping, associated with each building/phase shall be completed prior to the issuance of a development completion permit for that phase. Call Development Inspection Services at 403-268-5311 to request site inspections for development completion permits.
38. 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.
39. 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.
40. 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.
41. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca
42. Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector Rob May at Robert.May@calgary.ca or (403) 804-9417 for an inspection.

Development Engineering

43. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
 - Deep Fills Evaluation, ICON Phase 1, Calgary, Alberta, prepared by McIntosh Lalani Engineering Ltd. (File No. 02106588.000), dated August 24, 2021.
 - Geotechnical Report, ICON at Trinity Hills (Update), Calgary, Alberta, prepared by McIntosh Lalani Engineering Ltd. (File No ML 02106588.000), dated October 29, 2021.

Note: Slope Stability Analysis included in the above Geotechnical Report under 5.0

(page 15).

44. 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).

45. 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.

46. 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.

47. 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.

48. 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.
49. The bottom of the Building 1000-A footing shown within Section C-C of the accepted Geotechnical Report must be at an elevation of 1102.0 m or deeper to achieve the required global stability Factor of Safety (FOS), as per McIntosh and Lalani's accepted Geotechnical Report.
50. 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
51. 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.

Transportation

52. No conditions.

Parks

53. No conditions.