

Outline Plan Conditions of Approval

These conditions relate to Recommendation 1 for the Outline Plan where Calgary Planning Commission is the Approving Authority. Attachment for Council's reference only.

If this Application is approved, the following Conditions of Approval shall apply:

Planning

1. A legal agreement shall be entered into between the City and the developer, to the satisfaction of the City Solicitor, deferring the provision of an undetermined amount of Environmental Reserve which may be required upon further subdivision of the residual lands. Said agreement is to be registered against the residual lands by Caveat concurrent with the final instrument.
2. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
3. The standard City of Calgary Party Wall Agreement shall be executed and registered against the titles of lots containing Semi-Detached Dwellings concurrently with the registration of the final instrument.
4. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for all semi-detached dwellings, rowhouses, or townhouses where applicable in the R-G, R-Gm, M-1 and M-2 Land Use District areas, shall be executed and registered against the titles concurrently with the registration of the final instrument.
5. A restrictive covenant shall be registered against the titles of the affected residential parcels prohibiting the construction of any habitable building or part thereof within 15.0 meters of the centre line of the high pressure gas pipeline located within Plan 299JK.
6. Prior to endorsement of any affected Tentative Plan north of Livingston BV NE, the Applicant shall provide confirmation that the report entitled "Livingston Development Quantitative Risk Assessment" dated March 10, 2022 by Stantec Consulting be reviewed and accepted by Calgary Emergency Management and Calgary Fire Department.
7. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
8. With each Tentative Plan the Developer shall submit a density phasing plan showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities and variety of housing policies as required by the Keystone Hills Area Structure Plan and Municipal Development Plan.

If the number of units exceed the maximum number of units on the attached Outline Plan a revised TIA and / or staged master drainage plan may be required.

9. A condition for a restrictive covenant, satisfactory to the City of Calgary shall be registered on title of the affected parcels of land that contain the well sites. The appropriate setback distances will be confirmed by the City Gas and Oil stakeholder committee, in consultation with the well operators.
10. The proposal as submitted has an over-dedication of roadways and PULs. The developer will proceed with the processing of this plan on the understanding that compensation for said over-dedication be deemed to be \$1.00.

Parks

11. All shallow utilities alignments, including street light cables, shall be setback 1.5m from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Parks Development Guidelines and Standard Specifications (current edition).
12. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and specify how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate
13. The developer shall minimize stripping and grading within the Environmental Reserve. Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks prior to stripping and grading.
14. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands prior to the commencement of any stripping and grading related to the site and during all phases of construction. Contact the Parks Development Inspector (403-804-9397) to approve the location of the fencing prior to its installation.
15. Until receipt of the Water Act approval by the applicant from Alberta Environment and Parks, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
16. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed (re)constructed wetland/storm pond to both Water Resources and Parks for review.

To achieve the ER designation, a reconstructed wetland must meet habitat function, depth, and water quality and quantity criteria as per the City-s and Alberta Environment and Parks- requirements. Alternative water treatment options, such as OGS, sediment traps, LID buffering zones, berms, etc. shall be located outside of the ER extents
17. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.

18. Prior to the approval of the affected Tentative Plan, it shall be demonstrated through concepts and cross-sections that the local and regional pathways around the wetland complex are located outside of the high water line.
19. Rehabilitate all portions of the MSR/MR/ER/PUL/TUC lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Parks.
20. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks- Development Guidelines and Standard Specifications - Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Parks.
21. Plant all public trees in compliance with the approved Public Landscaping Plan, approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
22. No disturbance of Environmental Reserve lands is permitted without written permission from the Parks Generalist for this area.
23. The developer shall restore, to a natural state, any portions of the Environmental Reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Park Development Inspector. The associated restoration plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and be approved by Parks.
24. Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan, Parks requires details pertaining to the total limit of disturbance adjacent to existing Municipal Reserve/Environmental Reserve extents or proposed Environmental Reserve extents resulting from the proposed development in its entirety.
25. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as environmental reserve, requires approval from the Director of Parks.
26. Prior to approval of the Tentative Plan, Landscape Concepts prepared at the Outline Plan stage shall be refined to add:
 - A site plan showing general conformance to Outline Plan landscape concepts, intended park program, site layout, and preliminary planting.
 - Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.
 - Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.

27. Prior to approval of the first Tentative Plan or stripping and grading permit (whichever comes first), it shall be confirmed that grading of the development site will match the grades of existing adjacent parks and open space (MR and/or ER) or proposed ER, with all grading confined to the private property, unless otherwise approved by Parks.
28. Prior to approval of the Tentative Plan or stripping and grading permit (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks- approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
29. Prior to Endorsement of the Tentative Plan Landscape Construction Drawings that are reflective of the subject Tentative Plan for the proposed Municipal Reserve lands are to be submitted to the Parks Construction Coordinator for review and approval prior to construction.
30. Prior to approval of the affected Tentative Plan, coordinate a meeting through the Parks' Generalist with Parks Pathways to field fit the trails
31. All proposed parks (MR/ER) and Regional/Local Pathways and Trails must comply with the Calgary Parks- Development Guidelines and Standard Specifications: Landscape Construction (current edition).
32. Parks does not support point source drainage directed towards MR/MSR or ER extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
33. All stormwater related infrastructure is to be located within PUL extents.

Transportation

34. In conjunction with the applicable Tentative Plan(s), the Applicant shall submit construction drawings with cross sections and grading profiles to verify the ultimate right-of-way for the roads and grading requirements for the lands including and adjacent to Centre Street, 1 Street and 160 Avenue NE. Prior to Approval of the Tentative Plan(s), the grading and right-of-way requirements for Centre Street, 1 Street and 160 Avenue NE will be determined the satisfaction of Transportation Planning
35. In conjunction with the applicable tentative plan, the Developer shall construct the full width of Centre Street from the south boundary of the Outline Plan to 160 Avenue NE. Centre Street NE and ancillary works (boulevard, Sidewalks, etc) necessary to support the plan shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.
36. In conjunction with the applicable tentative plan, the Developer shall construct the full width of 1 Street NW from the south boundary of the Outline Plan to 160 Avenue NE. 1 Street NW and ancillary works (boulevard, sidewalks, etc) necessary to support the plan shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.

37. In conjunction with the applicable tentative plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for the full width of Centre Street from the south boundary of the Outline Plan to 160 Avenue NE.
38. In conjunction with the applicable tentative plan, the Developer shall construct the boundary half of 160 Avenue NW along the north boundary of the Outline Plan as a transit-oriented arterial to achieve the potential for high-frequency/high-quality transit (Bus Rapid Transit as identified in the Keystone Hills Area Structure Plan). 160 Avenue to be designed collaboratively (Developer alongside Administration) to the satisfaction of the Director, Transportation Planning.
39. In conjunction with the applicable tentative plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for the bounding half width of 160 Avenue NE from 1 Street NE to 6 Street NE.
40. In conjunction with the applicable tentative plan, the Developer shall construct the full width of 1 Street NE from the south boundary of the Outline Plan to 160 Avenue NE. 1 Street NE and ancillary works (boulevard, sidewalks, etc) necessary to support the plan shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.
41. In conjunction with the applicable tentative plan, the Developer shall construct the full width of Centre Street from the south boundary of the Outline Plan to 160 Avenue NE. Centre Street and ancillary works (boulevards, sidewalks, etc) necessary to support the plan shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.
42. In conjunction with the applicable Tentative Plan(s), the Applicant shall submit construction drawings with turning templates for the applicable intersections to verify the ultimate intersection geometric design, bike lane treatments and associated right-of-way requirements. Prior to Approval of the Tentative Plan(s), the designs for the intersections and their associated right-of-way requirements will be determined the satisfaction of Transportation Planning.
43. In conjunction with the applicable tentative plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for the full widths of 1 Street NW and 1 Street NE from the south boundary of the Outline Plan to 160 Avenue NE.
44. In conjunction with the applicable Tentative Plan, graveled and oiled turnarounds are required for all temporary dead-end streets. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year.
45. No direct vehicular access shall be permitted to or from the east side of 1 Street NE for R-Gm lots. A restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the applicable Tentative Plan stage.
46. No direct vehicular access shall be permitted to or from 160 Avenue NE and 6 Street NE. A restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the applicable Tentative Plan stage.

47. For residential lots flanking onto collector roadways with the exception of MacAdams Common, access shall be only permitted to and from the adjacent residential streets. A restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the applicable Tentative Plan stage.
48. For residential lots fronting along collector roadways, access shall be only permitted to and from the adjacent residential lanes. A restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the applicable Tentative Plan stage.
49. A restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
50. All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.
51. In conjunction with the applicable Tentative Plans and/or Development Permits, noise attenuation studies are required for the residential developments adjacent to 160 Avenue NE and 6 Street NE. The noise attenuation studies are to be completed by a certified Professional Engineer with expertise in the subject of acoustics related to land use planning, and shall be submitted to Transportation Planning for approval.

Note that where sound attenuation is not required adjacent to Arterial or Skeletal roadways, a uniform screening fence shall be provided, in accordance with the City of Calgary 2020 Design Guidelines for Subdivision Servicing.

52. Sidewalks along the school site frontages shall be designed and constructed as monowalks.
53. Regional and/or multi-use pathways along the school site frontages shall be designed and constructed as mono-pathways, 3.5m wide.
54. For intersections adjacent to school sites and high-volume pedestrian crossing locations, curb extensions shall be provided to the satisfaction of the Director, Transportation Planning.
55. In conjunction with each Tentative Plan, Transit service shall be provided to the satisfaction of the Director, Transit and the Director, Transportation Planning.
56. In conjunction with the applicable Tentative Plan, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are agreed upon by the Developer and the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning:
 - a. at key connections to transit stations;
 - b. where regional pathways or multi-use pathways intersect with the street;
 - c. at mid-block crossings; and

- d. at intersections or pedestrian crossings adjacent to Joint Use sites

The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed Tentative Plan applications.

Engineering

57. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
- Slope Stability Analysis, prepared by McIntosh Lalani Engineering Ltd. (File No. 02004284.000), dated November 19, 2021.
 - Geotechnical Evaluation, prepared by McIntosh Lalani Engineering Ltd. (File No ML 5480), dated January, 2013.
 - Letter of Agreement re Approval to Rely on Geotechnical Reports, prepared by McIntosh Lalani Engineering Ltd. (File No 02004284.000), dated November 19, 2021.
58. **Concurrent with the registration of the final instrument**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor **prior to endorsement of the final instrument**. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City-s signature.
59. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Based on the Watershed Management Plan stormwater discharge and annual runoff volumes are limited to the values specified within the SMDP. Low Impact Development and stormwater source control is recommended.
60. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
61. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
62. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required to enter into an agreement to:
- a) Install the offsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.

- b) Construct the underground utilities and surface improvements within and along the boundary of the plan.
 - c) Construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots/lane/walkway/roadway/(other) where they abut the boundary of the plan area.
 - e) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
63. Off-site levies, charges and fees are applicable. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 587-216-2131 or email jill.thomson@calgary.ca.
64. Prior to approval of the stripping and grading development permit that includes ground disturbance activities on the pipeline right of way the applicant must provide documentation from the operator confirming that they do not object to the proposed work. All documentation shall be reviewed to the satisfaction of The City of Calgary.
65. A slope stability assessment and geotechnical report will be required at the subdivision stage during design of the proposed pond/wetland area. Slope stability reports will be required at the subdivision stage for each phase of development where slopes in excess of 15% are proposed.
66. Prior to approval of the stripping and grading development permit the Applicant shall provide documentation that outlines the land use, access and setback for the abandoned wells and how the access and setback will be maintained. The land use, access and setback shall be established in accordance to applicable Alberta Energy Regulator Directives and in consultation with the operator to ensure that the minimum amount of space required to safely re-enter the abandoned well is available. All documentation shall be reviewed to the satisfaction of The City of Calgary.
67. Prior to endorsement of any Tentative Plan/prior to release of a Development Permit, execute a Development Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 587-216-2131 or email jill.thomson@calgary.ca.
68. The proposed Centre Street cross-section does not meet Calgary Fire Department access requirements. Furthermore the Fire Department would not have the space required to set up aerial operations if required in an emergency situation. As a result, a restrictive covenant will be required at the applicable tentative plan stage for lots along Centre Street which will require that principal building entrances not be located along Centre Street. Principal building entrances for the developments along Centre Street will need to be from other surrounding streets or from within the development sites themselves.

69. Prior to endorsement of any affected tentative plan, the applicant shall provide documentation that all recommendations outlined in: "Supplemental Phase II Environmental Site Assessment, North Stoney Trail, 03-026-01 W5M, Calgary, Alberta", dated February 2016 by Stantec Consulting have been addressed and the land is suitable for the intended uses as related to environmental conditions.
70. Prior to endorsement of any affected tentative plan, the applicant shall provide documentation that the impacts identified in: "Phase 2 Environmental Site Assessment Bonavista Crossfield 10-03-26-01 W5M", dated October 2015 and "Well Center Remedial Activities Summary Bonavista Crossfield 10-3-26-1" dated October 2015 by Ram River Environmental Consultants have been addressed and the land is suitable for the intended uses as related to environmental conditions.