

Approved Outline Plan Conditions of Approval

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

The following Conditions of Approval shall apply:

Planning & Subdivision Services:

1. Compensation for dedication of reserve in excess of 10% is deemed to be \$1.
2. Existing buildings that are to be removed shall be removed prior to endorsement of the applicable tentative plan.

Development Engineering:

3. Prior to the Endorsement of the final instrument (Subdivision application), execute a Development Agreement to the satisfaction of Public Infrastructure -Calgary Approvals Coordination. Associated fees and/or charges will also be applicable (then).

Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-5782 OR jill.thomson@calgary.ca

4. At the time of Subdivision; 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 (sanitary sewer, storm sewer, water mains) and surface improvements along and/or within the boundary of the plan area.
 - 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, along the boundary of the plan area.
 - f) Construct any/all MR, Regional Pathways in and/or along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

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5. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
6. No trees, buildings or permanent structures are permitted within utility rights-of-way and/or easements.

Transportation:

7. The offsite road improvements required to facilitate development of the plan area include: McDougall Road NE, 2.0m concrete sidewalk, 11A Street NE, 2.0m concrete sidewalk, Bow Valley Lane, 0.6m pavement widening and 2.0m concrete sidewalk, 11 Street NE, 2.0m concrete sidewalk and street trees.
8. The total required Road Widening / Public Realm Widening required to facilitate the development is 11A Street NE = 1.0m (+ 3.5m URW), Bow Valley Lane = 1.3m, 11 Street NE = 1.8m
9. A Curb Extension (pedestrian bump out) is required at the corner of McDougall Road and 11 Street NE at the full expense of the developer to facilitate a safe pedestrian crossing to McDougall Park and the AHS facility.
10. Curb Extensions (pedestrian bump outs) are required at the MR pedestrian crossings at 11 Street NE @ Bow Valley Drive NE and 11A Street NE @ Colonel Baker Place NE to facilitate safe pedestrian crossing to and from the MR site at the full expense of the developer.
11. The existing driveway crossings to the existing cottages are to be closed and rehabilitated at the full expense of the developer. The existing 90 degree parking stall bays along 11 A Street are to be closed and rehabilitated at the full expense of the developer.
12. 4.5m x 4.5m corner cuts are required at all corners and are to be shown on the concurrent subdivision application.
13. Several wheelchair ramps are missing at key intersections in the plan area. Upgrades to corner wheelchair ramps, and new wheelchair ramps may be required at the Development Permit Stage.
14. Any existing or proposed public sidewalks are to be 2.0m, except for in front of the existing building on 11 Street NE.
15. All motor vehicle parking for the MU-1 Sites should be provided as per the requirements of the Land Use Bylaw.
16. Site access shall be designed, located and constructed to the satisfaction of the director of Transportation Planning.
17. At the development permit stage, seniors' motorized and unmotorized mobility aid equipment storage should be considered.

Parks:

18. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
19. Prior to Endorsement of the tentative plan, finalized Landscape Concept plans for the MR site shall be submitted for Parks' review and approval.
20. 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 Jordan Sutton at Jordan.Sutton@calgary.ca for review and approval.

21. The aesthetic interface with the adjacent Municipal Reserve land is to be considered during the design of the buildings. Buildings shall be setback sufficiently to reduce shadowing impact and shall comply with relevant fire code requirements to avoid no-build zone on the adjacent park lands. These interfaces with the park shall also be a clear delineation of public and private space in order to clearly demark maintenance boundaries and responsibilities.
22. An Enhanced Maintenance Agreement, Licence of Occupation or Optional Amenities Agreement will be required for a public park that is designed above the standards listed in Parks Development Guidelines and Standard Specifications (current version).

APPROVED BY CPC