

# Proposed 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. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
2. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings, duplexes, and/or townhouses shall be executed and registered against the titles concurrently with the registration of the final instrument.
3. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities.
4. Silver Spruce has not yet been approved for use as a street name.

Prior to CPC, submit a Community and Street Name application to [monique.pahud@calgary.ca](mailto:monique.pahud@calgary.ca). The application fee is \$1487.30 and timelines vary. Community and street name applications require CPC and Council approval and should be done concurrently with LOC applications.

Alternatively, a previously approved street name can be used without requiring a new Community and Street Name application.

5. Prior to approval of the affected Tentative Plan, regarding the 3.0 metre pathway connection to Sheriff King Street SW, the developer shall be responsible for all costs associated with the 3.0 m pathway connection to Sheriff King Street SW (both within and outside the Property Line of LOC2021-0152). The applicant/developer shall coordinate in good faith the continuation of this pathway in the T.U.C. lands with the Province of Alberta with the City of Calgary's assistance where required. If the Province determines to not grant access through the T.U.C. lands the City of Calgary shall remove the Condition requirement on the affected Tentative Plan as well as on the applicant/developer to coordinate continuation of the pathway in the T.U.C. and the responsibility for costs associated with this walkway in the T.U.C.
6. Prior to the affected tentative plan, prepare/submit a Public Access Agreement(s) for any Local Pathways that are proposed within T.U.C./Province of Alberta lands should access be granted by the Province of Alberta.
7. Prior to Approval of the Stripping and Grading Permit or first Tentative Plan (whichever comes first), the BIA - Biophysical Impact Assessment for LOC2021-

0152 which has been Conditionally Approved will need to obtain Final Approval. Contact Dave Hayman at dave.hayman@calgary.ca or (403) 899-6521.

8. Prior to the Affected Tentative Plan, provide details and cross-section on the interface between private residential lots and proposed ER/MR extents including whether private residential back/side of lot drainage is to be self-contained - using concrete swales. Alternatively, if private residential lot drainage is requested to MR/ER provide a key plan with accompanying cross-sections indicating the details on the mechanisms/design elements proposed to treat and/or contain stormwater runoff from residential lots as follows:
  - a. Show existing and proposed grades.
  - b. A minimum of 300mm to 600mm of topsoil in the backyard.
  - d. A note indicating that roof drainage is directed to the front yard/street.
  - e. A note indicating that the drainage into MR/ER extents will be sheet flow, not point source.

Note: Water quality of storm runoff and nutrient loading into ER or MR lands from private lots may compromise habitat, or the ability to maintain programmable open space and is therefore of concern to Parks.

9. Prior to approval of the affected Tentative Plan, indicate appropriate visual cues and/or signage at the interface of private/public pathways and open spaces to clarify public spaces to the satisfaction of the Director, Calgary Parks.
10. Prior to Approval of the Affected Tentative Plan, provide cross-sections to illustrate the interface between Silver Spruce RD SW and proposed parks (ER and MR). Design elements for the stream crossing are to consider water and wildlife movement and minimizing impacts to Parks (ER and MR).
11. Utilities and/ proposed trapped lows or catch basins are not permitted within ER/MR parcels and are to be designated P.U.L. - Public Utility Lot. Drainage into park parcels for private lots is not permitted.
12. Proposed trapped lows or catch basins located within MR/ER parcels are not permitted for the purpose of facilitating adjacent private residential lot drainage unless otherwise approved by the Director of Calgary Parks.
13. Stormwater or other drainage from privately-owned parcels onto adjacent MR/ER parcels is not permitted. Any unauthorized drainage from private parcels onto adjacent municipal reserve or environmental reserve parcels must be resolved to the satisfaction of the Director, Parks and any damage resulting from such drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector.
14. Any development or grading related to permanent disturbance which results from storm water infrastructure within Environmental Reserve, requires approval from the Director of Calgary Parks.

15. There shall be no retaining walls placed within the MR and ER lands. Grade matching and slope stability is to be handled within the confines of private property boundaries.
16. Backsloping of private lots into ER and MR lands will not be permitted. Site grading on private lots shall match the grades of adjacent MR and ER lands with all grading confined to private property, unless otherwise approved by the Director of Calgary Parks.
17. At Engineering Design, for the proposed modified road cross-sections, ensure all shallow utilities, including the street light cable are to be set back a minimum of 1.5 metres from the City boulevard tree alignment in accordance with Section 4.1.3 of the Calgary Parks Development Guidelines and Standard Specifications for Landscape Construction (current edition):  
<https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>
18. All landscape construction of parks (MR/ER) and Pathways (Regional, Local and Trails) are to be constructed by the developer according to approved drawings and Calgary Parks Development Guidelines and Standard Specifications: Landscape Construction (DGSS), current edition:  
<https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>
19. All Pathway connections from the project to the Silverado Resident's Association (SRA) maintained Pathways shall provide a flared hard-surfaced apron to connect to existing HOA Pathways and will be confirmed during review of the Landscape Construction Drawings.
20. 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, Rob May at 403.804.9417 or [Robert.May@calgary.ca](mailto:Robert.May@calgary.ca) to approve the location of the fencing prior to its installation to approve the location of the fencing prior to its installation.
21. Construction access through Environmental Reserve lands is not permitted, unless otherwise authorized by Calgary Parks in writing.
22. Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings, whichever submitted first, the developer shall install Environmental Reserve (ER) protection measures around the wetland/ravine to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City's Guidelines for Erosion and Sediment Control, to the satisfaction of the Manager of Urban Development and the Director of Calgary Parks. Contact the Parks Development Inspector Rob May at 403.804.9417 or [Robert.May@calgary.ca](mailto:Robert.May@calgary.ca) to approve the location prior to commencement of Stripping and Grading activities.

23. Development activities must ensure that suitable erosion and sedimentation controls are being implemented to protect our environment and drainage systems. Please refer to The City of Calgary's Guidelines for Erosion and Sediment Control for more information.
24. Prior to approval of the tentative plan or stripping and grading permit (whichever comes first), the developer shall ensure the boundaries of the Environmental Reserve are surveyed. An onsite meeting shall be arranged to ensure the boundaries are approved by Parks. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting. This meeting should be coordinated through the Parks CPAG Generalist Curesha Moodley at [curesha.moodley@calgary.ca](mailto:curesha.moodley@calgary.ca) or 403.669.7539.
25. No disturbance of Environmental Reserve lands is permitted without written permission from the Parks Specialist for this area. The Parks Specialist can be reached at [curesha.moodley@calgary.ca](mailto:curesha.moodley@calgary.ca) or 403.669.7539.
26. 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.
27. Any damage to Environmental Reserve lands as a result of this development (LOC2021-0152) shall be restored to a natural state at the developer's expense, to the satisfaction of Park. If disturbance occurs to Environmental Reserve, a Restoration Plan shall be submitted to the satisfaction of Calgary Parks Urban Conservation.
28. 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.
29. Rehabilitate all portions of the ER lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Calgary Parks.
30. 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 as a result of this development (LOC2021-0152). The Plan should indicate 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.
31. All landscape rehabilitation on Parks land and assets shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition). The disturbed area shall be maintained until establishment and approved by the Parks Development Inspector. Contact the Parks Development Inspector Rob May at 403.804.9417 or [Robert.May@calgary.ca](mailto:Robert.May@calgary.ca) to arrange an inspection.

32. Stockpiling or dumping of construction materials on Environmental Reserve lands is not permitted, unless otherwise authorized by Calgary Parks in writing.
33. Prior to approval of the affected tentative plan, finalized Landscape Concepts as per Section 2.1 Concept Plan Requirements (page 40) of the Calgary Parks Development Guidelines and Standard Specifications for Landscape Construction (current edition): <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html> shall be submitted for Calgary Parks' review and approval for all Municipal Reserve (MR) /Environmental Reserve (ER) (if applicable) sites and will be refined to add:
- A site plan showing general conformance to Outline Plan Landscape Concepts, intended park program, site layout, fencing 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.
  - Proposed fencing. A 1.2 m chainlink fence (minimum standard) is required on private property with all MR spaces.
34. Prior to endorsement of the tentative plan, Landscape Construction Drawings as per the Calgary Parks Development Guidelines and Standard Specifications for Landscape Construction (current edition): <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html> that are reflective of the subject Tentative Plan for the proposed Municipal Reserve/Environmental Reserve lands are to be submitted to the Calgary Parks Coordinator - Development, please contact: Nathan Grimson at 403.681.2718 or [nathan.grimson@calgary.ca](mailto:nathan.grimson@calgary.ca) for review and approval prior to construction.
35. The wetland(s) identified within the Outline Plan area are subject to The City of Calgary's Calgary Wetland Conservation Plan (the 'Plan') and its no net loss policy. All Class III and above wetland(s) (as defined by the Stewart and Kantrud Wetland Classification System) identified within the Outline Plan area qualify as Environmental Reserve (ER) pursuant to the Municipal Government Act (Alberta)(MGA) and are to be dedicated to The City of Calgary as ER, pursuant to the MGA. Pursuant to the Plan, the Subdivision Authority may permit an applicant to damage or destroy Class III and above wetland(s) provided that prior to the approval of the affected Tentative Plan and/or Development Permit, the applicant shall provide the City of Calgary Parks department with a copy of the agreement entered into with the Province of Alberta or its agent that provides for compensation for the loss or alteration of the Class III and above wetland(s).

36. If the wetlands are disturbed, pursuant to Part 4 of the Water Act (Alberta), the applicant shall promptly provide Parks with a copy of the Water Act approval, issued by Alberta Environment, for the proposed wetland disturbance.
37. For Wetland 3, until receipt of the Water Act approval by the applicant from Alberta Environment and Parks (AEP), the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
38. Plant all public trees in compliance with the approved Public Landscaping Plan.
39. 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 resulting from the proposed development in its entirety.
40. Prior to the approval of the affected tentative plan, the developer shall confirm fencing requirements adjacent to MR and ER parcels to the satisfaction of the Director, Calgary Parks.
41. 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 existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.

### Utility Engineering

42. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
  - Geotechnical Investigation Report, North Silverado Subdivision, prepared by ParklandGEO (File No CA0266), dated December 23, 2016.
  - Grading and Slopes Letter, North Silverado Subdivision, Calgary Alberta, prepared by ParklandGEO (File No. CA0266), dated June 15, 2017.
43. 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.
44. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

45. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
46. Prior to Endorsement of the final instrument, make repayment arrangements with the City of Calgary for part cost of the surface improvements in Sheriff King ST adjacent to the site, which is financed by Calgary Roads
47. Prior to Endorsement of first tentative plan, update the SMDP / pond report to address the following:  
The TUC land (Catchment 9 in the SMDP/pond report) has been excluded from the previously approved SMDP/pond report. Thus, updated of SMDP/pond report is required to confirm sufficiency of the pond volume. Specifically, the information below shall be included in the updated SMDP/pond report:
  1. Update Catchment 9 with the TUC storm drainage plan and existing topography;
  2. Provide a pcswmm model with 100-year flow from updated Catchment 9;
  3. Confirm that Pond 115WPA can accommodate the additional runoff from updated Catchment 9; and
  4. Preliminary sizing of major storm infrastructure such as culvert if there is one.
48. Prior to Endorsement of the final instrument, submit an electronic version of a Deep Fills Report to the Development Engineering Generalist. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads. The report is to identify lots to be developed on fills in excess of 2.0m above original elevations within the Plan area. The report must also state whether the lots to be developed on these fills will require any specific development restrictions.  
  
OR  
  
If the proposed development will not have any fills in excess of 2.0m, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.  
  
If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument/prior to release of the development permit, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Deep Fills Report.
49. 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 Spruce Meadows Way SW along the west 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.
  - e) Construct the MR within the plan area.
  - f) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
50. Prior to Endorsement of the final instrument, execute Development Agreement Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-8223 or email Deborah.meili@calgary.ca
51. Prior to Endorsement of the final instrument, make repayment arrangements with the City of Calgary for part cost of the surface improvements in Spruce Meadows Way adjacent to the site, which financed by Calgary Roads.
52. Prior to endorsement of any Tentative Plan/prior to release of a Development Permit, the Developer shall make payment to Mattamy (Burgess) Limited, United West Macleod I Lands Limited Partnership, and United Acquisition II Corp. for their share of the West Pine Creek Phase II Sanitary Trunk Construction Agreement.
53. Off-site levies, charges and fees are applicable. To request a final estimate, contact the Infrastructure Strategist, Calgary Approvals Coordination to request an estimate at 403-268-8223 or email Deborah.meili@calgary.ca.
54. Prior to Endorsement of the final instrument, make satisfactory cost sharing arrangements with United Acquisition II Corp for part cost of the existing watermain installed in 0812828 URW that was constructed by United Acquisition II Corp under Silverado, Phase 06 DA2006-0062.

### **Mobility Engineering**

55. In conjunction with the applicable Tentative Plan, prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements (and Ministerial Consent, if applicable) for any back sloping that is to take place on adjacent lands.
56. Prior to approval of the tentative plan, the developer shall provide Ministerial consent for any proposed construction into the TUC.



57. Concurrent with registration of the Tentative Plan (SB) stage, a restrictive covenant shall be registered on all parcels adjacent to the Transportation Utility Corridor (TUC) prohibiting vehicular access to the TUC.
58. In conjunction with the applicable Tentative Plan, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Director, Transportation Planning for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way to meet the approved design.
59. In conjunction with the applicable Tentative Plan, all roads and intersections within the plan area shall be located, designed, and constructed at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
60. Prior to approval of the tentative plan, the developer shall indicate, using cross sections drawn to scale, how visual screening of trucks on the T.U.C. from a 4.0 m height above the road, using a line of sight drawn 1.5 m above the main floor balcony of the adjacent residential lands will be accomplished. The developer is responsible to provide for the visual screening using berms, fencing, etc. during construction of subdivision. Any screening that is determined to be required in the future shall also be accommodated by the current proposed design. All cross sections shall show property lines, lot grading and future road grades and any backsloping requirements. Any proposed backsloping or surface disturbance of T.U.C. lands requires Ministerial Consent from the Province of Alberta. Ministerial Consent must be acquired prior to approval of Tentative Plan.
61. For residential lots 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.
62. Prior to approval of the affected Tentative Plan, regarding the 3.0 metre pathway connection to Sheriff King Street SW, the developer shall be responsible for all costs associated with the 3.0 m pathway connection to Sheriff King Street SW (both within and outside the Property Line of LOC2021-0152). The applicant/developer shall coordinate in good faith the continuation of this pathway in the T.U.C. lands with the Province of Alberta with the City of Calgary's assistance where required. If the Province determines to not grant access through the T.U.C. lands, the City of Calgary shall remove the Condition requirement on the affected Tentative Plan as well as on the applicant/developer to coordinate continuation of the pathway in the T.U.C. and the responsibility for costs associated with this walkway in the T.U.C.
63. In conjunction with each applicable Tentative Plan (SB) and Construction Drawing (CD) set, curb extensions or other crossing treatments shall be provided at all mid-block pathway connections to the satisfaction of the Director, Transportation Planning. Three (3) locations have been identified as shown on the approved Outline Plan; including: Silverado Ponds Wy SW, Silverado Skies Li SW and Silverado Skies Wy SW.

64. Prior to final approval of the construction drawings, a noise analysis report must be submitted to and approved by Transportation Planning at the Tentative Plan stage for the residential development adjacent to Stoney Trail SW & Sheriff King Street SW. All noise attenuation features (noise walls, berms, etc.) and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, etc. and associated ancillary works shall not infringe onto the road right-of-ways).