

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. Submit a letter from Enmax Corporation indicating that the following issues are resolved:
 - Telus and Shaw pedestal appear to be installed where the curb is proposed.
 - Final transformer location to be determined during the Enmax project design phase. Conflicts with current location
 - No curbs inside clearance box and metallic objects (Mail box) to be a minimum of 2.0m away from the transformer. Driving surfaces must be a minimum of 2.0m from transformer. Maintain 3.0m from buildings
 - No fences to be installed in UR/W.
 - No signs to be installed in UR/W

Please contact Narind Parmar at nparmar@enmax.com or at 403-618-4208 to further discuss resolution options for this conflict.

3. Submit a cheque payable to the City of Calgary for a total of \$7,350.00 (\$245.00 per phase) for the cost of 30 additional Development Completion Inspections that was not paid at the time of the development permit application submission.
4. To revise Plan C02.0A & C02.0B:
 - a) To remove the Construction Boundary linework from the adjacent MR/ER extents. A colored line on the Property Line (P.L.) would clearly distinguish this linework from the P.L.

Utility Engineering

5. Submit three (3) sets of the Development Site Servicing Plan (DSSP) 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 developmentsservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSS_P2015.pdf

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Documents/carls/DSSP-CARL.pdf>

6. The external water meter rooms / closets must be heated - add a note on the DSSP specifying that all these rooms that hold water meters are to be heated.
7. 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 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.

Confirm if this wall will be entirely within common property of this Development Permit. If this wall spans anything other than common property for this Development Permit, the following applies:

A Building and Development Restrictive Covenant and Maintenance and Access Agreement is to be registered by way of Caveat on all affected titles which will remain in full force and effect for the life of the retaining wall(s). Submit an original executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels to the Development Engineering Generalist. A standard template of the agreement will be provided by the Development Engineering Generalist.

NOTE: As per May 18th email to Davignon Martin, a Retaining Wall Disclosure Statement is required to complete review.

8. 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 Agrolgist (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.

Mobility Engineering

9. One standard shelter is required, and to be provided by the developer to serve the following locations: Eastbound Na'a Dr at East side of development. The cost of the shelter is \$11,000. Contact Transit Planner at olivia.veltom@calgary.ca for further information, or to arrange for payment.
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 2 new driveway crossings on Na'a Drive.
 - 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

- a. Street lighting upgrading adjacent to the site frontage (If required).
12. Amend the plans such that garage units that do not meet the minimum vehicular stall widths per the Land Use Bylaw only show one vehicle parked within the garage. These units will be considered single car garages. Alternatively, if the Applicant wishes to show the garages as double car garages, the Applicant may consider amending the garage dimensions to meet the requirements of the Land Use Bylaw.

Permanent Conditions

The following permanent conditions shall apply:

Planning

13. 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.
14. 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.
15. 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.
16. This approval recognizes 31 phases on the approved plans. A development completion permit must be issued for each phase. All the road works, landscaping, and provisions for waste collection shown within each 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.
17. All areas of soft landscaping must be watered as identified on the approved plans.
18. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca
19. If there is any disturbance to MR/ER the developer shall submit a Landscape Construction Drawings, including a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. 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. Contact the Parks Coordinator - Development, Nathan Grimson at (403) 681-2718 or Nathan.Grimson@calgary.ca for details.
20. 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.
21. Calgary Parks encourages exclusively using a native planting palette using trees and shrubs that are drought tolerant and chinook hardy as then tend towards better establishment rates and lower long-term maintenance.

22. All impacts to pathways including the regional and local pathways required for project execution shall adhere to the Pathway Closure and Detour Guidelines. A permit is required for all activities within 5m of a pathway. Coordinate with Calgary Parks, Pathways - pathways@calgary.ca) prior to the start of construction regarding proposed changes and impacts to the existing pathway system in the area.
23. Any damage to public parks, boulevards, pathways 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 Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca for an inspection.
24. Any landscape rehabilitation on public parks shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*. Applicant is to contact the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca for an inspection.
25. A 1.2-metre-high fence shall remain on the property line along all shared boundaries with adjacent municipal reserve/environmental reserve.
26. There shall be no construction access through the adjacent city boulevard/municipal reserve/ environmental reserve lands.
27. Public trees located on the park / open space / municipal reserve / environmental 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.
28. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
29. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
30. 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.
31. Point source drainage from the development site onto the adjacent municipal reserve / environmental reserve is not permitted, as such drainage will compromise the integrity of the site.

32. Stormwater or other drainage from the development site onto the adjacent municipal reserve/environmental reserve/municipal school reserve parcel 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 Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca for an inspection.
33. There shall be no construction access through the adjacent MR/ER lands.
34. No stockpiling or dumping of construction materials is permitted on the adjacent parks/natural area.

Utility Engineering

35. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
 - Magnumstone Block Retaining Wall and Global Stability Analysis, prepared by Englobe Corp. (File No. 02202962.000), dated April 30, 2022.
 - Deep Fills Report, prepared by Englobe Corp. (File No. 02202962.000), dated April 29, 2022.
 - Slope Stability Analysis, prepared by Englobe Corp. (File No. 02202962.000), dated May 4, 2022.
 - Geotechnical Report, Version 1, prepared by Englobe Corp. (File No 02202962.000), dated May 4, 2022.
 - Deep Fills Report, prepared by McIntosh Lalani Engineering Ltd. (File No.6458), dated March 25, 2015.
 - Geotechnical Slope Stability Evaluation and Hydrogeological Review Report, prepared by McIntosh Lalani Engineering Ltd. (File No. 6458), dated May 2014.
36. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

For retaining wall(s) that meet these criteria, the developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

37. Prior to the issuance of the Development Completion Permit, the developer/builder is required to provide the form, Assurance of Engineering Field Review and Compliance, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).

38. 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,
- 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).
 - on City of Calgary lands or utility corridors, The City of Calgary, Environmental Risk and Liability group shall be immediately notified (311).
39. 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.
- 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. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).
40. 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.
41. 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.

42. The grades indicated on the approved Development Site Servicing Plan 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.
43. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

Mobility Engineering

44. 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.
45. 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
46. Parking is not permitted along the 7.2m drive aisles within the site.