

Conditions of Approval

DP2021-1502



Conditions of Approval – Development Permit

Application Number:	DP2021-1502
Application Description:	Addition: Multi-Residential Development (include change of use, changes to site plan, interior & exterior renovations)
Land Use District:	Multi-Residential - Contextual Grade-Oriented
Use Type:	Discretionary
Site Address:	212 10A ST NW
Community:	HILLHURST
Applicant:	PLANNING PROTOCOL 3
Development Applications Review Team	
Planning:	JOHN HALL 403-268-2896 John.Hall2@calgary.ca
Utility Engineering:	DINO DI TOSTO 403-268-2131 dino.ditosto@calgary.ca
Mobility Engineering:	MARC BASTIAAN 587-216-7193 marc.bastiaan@calgary.ca

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:

Utility Engineering

1. Amend the plans to:
 - a. Water Resources - Water Servicing
 - a. Indicate an adequate water meter area where the services (50mm and smaller) enter the building,
2. 1. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 2M2016.

As per the current application (3 2 bed or more units) and based on 2021 rates, the preliminary estimate for this application is \$4,069.00.

Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

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To obtain the off-site levy agreement, contact the Calgary Approvals Coordination, Infrastructure Strategist at 403-268-5782 or email jill.a.thomson@calgary.ca.

Mobility Engineering

3. Execute and register on title a Public Access Easement Agreement with the City of Calgary over the subject parcel (Servient Lands) in favour of the Public lane right of way (Dominant Lands) for the purpose of vehicular access / an access route for the waste & recycling collection vehicle. The agreement and access right of way plan shall reflect the 10 meter radial corner cut and be approved by the Director, Transportation Planning and the City Solicitor. A standard template for the agreement and an Instruction Document can be provided by the Transportation CPAG Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
4. 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. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,

5. Remit payment (certified cheque, bank draft) for the proposed infrastructure proposed street light upgrades adjacent to the site, located within the public right-of-way to address the requirements of the Roads Business Units. The amount is calculated by Roads 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.

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Permanent Conditions

The following permanent conditions shall apply:

Planning

6. 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.
7. 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.
8. 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.
9. All roof top mechanical equipment shall be screened as shown on the approved plans.
10. All areas of soft landscaping must be watered as identified on the approved plans.
11. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca
12. No exterior wall or portion thereof can be removed or structurally altered unless identified on the approved plans released with this permit. Any exterior wall removal or alterations not approved by the floor plans released with this permit requires approval by a new Development Permit application.
13. The walls, pillars, and ceiling of the underground parkade must be painted white.
14. Light fixtures in the parkade must be positioned over the parking stalls.
15. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
16. 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 through 311 for an inspection.
17. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to

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construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

18. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within drip lines.
19. 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).
20. 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.

Utility Engineering

21. 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).
22. 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

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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.

23. 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.
24. 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.
25. Prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 2M2016.

Pursuant to Bylaw 2M2016, off-site levies are applicable.

Mobility Engineering

26. 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 Director, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
27. 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

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