

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.

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 landowner/developer shall enter into a Land Purchase Option Agreement with The City for the acquisition of the portion of the 75 ST ROW to be closed.
3. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument for where the building is located.
4. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
5. Prior to Tentative Plan submission, the developer shall enter into negotiations with Real Estate and Development Services for the purchase of the closed road right-of-way. Please contact the Coordinator, Real Estate Sales at realestateinquiries@calgary.ca to commence negotiations. Provide documentation to show that negotiations have commenced. Provide a PDF of the registered road plan from the Land Title Office, with a plan number. Contact landadmin@calgary.ca at the City of Calgary Real Estate and Development Services at to obtain authorization to register the road closure plan at the Land Titles Office.
6. The developer is responsible for all costs associated with the closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
7. The closed road right-of-way is to be consolidated with the adjacent lands.
8. Prior to Approval of the Stripping and Grading Permit or first Tentative Plan (whichever comes first), the BIA - Biophysical Impact Assessment for LOC2021-0193 which was Conditionally Approved on February 23, 2022 will need to obtain Final Approval. Contact Dave Hayman at dave.hayman@calgary.ca or (403) 899-6521.
9. Any existing MR/Regional Pathways (off-site) that are impacted by the construction of this development's (LOC2021-0193) servicing are to be rehabilitated at the Developer's expense to Calgary Park's satisfaction and to the standards contained within Calgary Parks (current edition) Development Guidelines and Standard Specifications: Landscape Construction: <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>.
10. The proposed MR is to be retained and protected in a natural state. No disturbance of this land is permitted without written permission from the Parks Generalist Curesha Moodley (403-669-7539).

11. Prior to stripping and grading and during all phases of construction, the developer shall:
 - 1) Stake the proposed MR.
 - 2) Install and maintain a temporary construction fence to protect the existing tree stand to be retained within the proposed MR. Contact the Parks' Development Inspector Rob May at Robert.May@calgary.ca or (403) 804-9417 to 1) approve the location of the fencing prior to its installation
2) review the fencing.
12. The developer shall restore to a natural state the MR lands within the boundaries of the plan area that are damaged in any way from this development. The restored area is to be maintained until established and approved. Restoration Plans, developed in accordance with the City of Calgary Habitat Restoration Project Framework, are to be submitted to Parks Urban Conservation for review and approval.
13. Prior to release of the stripping and grading development permit, the developer shall submit a Landscape Construction Drawing (Habitat Restoration Plan) including a maintenance schedule for the Municipal Reserve if it is 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. The Drawing/Plan is to be submitted to Nathan Grimson - Nathan.Grimson@calgary.ca or (403) 681-2718 and Dave Hayman - dave.hayman@calgary.ca or (403) 899-6521.
14. 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 the proposed MR, with all grading confined to the private property, unless otherwise approved by Parks. Provide at least two east west cross-section between Lot A and the adjacent MR showing existing and proposed grades/proposed grades with match the existing grades of the MR.
15. The developer shall minimize stripping and grading within the proposed Municipal Reserve (MR). Any proposed disturbance within the MR, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks prior to stripping and grading.
16. No disturbance of MR lands is permitted without written permission from the Parks Generalist for this area. The Parks Generalist (listed above) can be reached at 403-669-7539.
17. The developer shall restore, to a natural state, any portions of the MR 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.
18. Utilities or Utility Rights-of-Way are not permitted within MR extents without the permission of Calgary Parks.
19. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.

20. Calgary Parks does not support point source drainage directed towards MR extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR areas.

21. At Stripping and Grading Development Permit, the applicant shall:

- a) Identify all trees to be retained and protected on the site; including within the MR and at the back and front of lots.
- b) Indicate the limits of construction disturbance to the above areas.
- c) Indicate any backsloping implications on the above areas.

Further comments will be forthcoming at DP.

22. Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings, whichever submitted first, the developer shall, in accordance with The City's 'Guidelines for Erosion and Sediment Control' and to the satisfaction of the Director of Calgary Parks, install appropriate protection measures around municipal reserve lands, to prevent excessive overland drainage and siltation onto said areas during all phases of construction.

23. Stormwater or other drainage from privately-owned parcels onto the municipal reserve parcel is not permitted. Any unauthorized drainage from private parcels onto adjacent municipal reserve parcels must be resolved to the satisfaction of the Director, Parks and any damage resulting from such drainage will require restoration at the developers expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact Development Inspector Rob May at Robert.May@calgary.ca or 403-804-9417 for an inspection.

24. Prior to the approval of the affected tentative plan, the developer shall confirm fencing requirements adjacent to MR parcels to the satisfaction of the Director, Calgary Parks.

25. At Development Permit/Building Permit, the applicant is to investigate planting trees within the City Road Rights-of-Way (boulevard) 14 AV SW and 75 ST SW, subject to proposed servicing and driveway/walkway locations and gaining line assignment approval for the proposed planting. Please contact 3-1-1 to initiate this request. Tree species recommended are: American Elm, Green Ash, Bur Oak, and Dropmore Linden.

26. Backsloping of private lots into MR lands will not be permitted. Site grading on private lots shall match the grades of adjacent MR lands with all grading confined to private property, unless otherwise approved by the Director of Calgary Parks.

27. Public trees located on the adjacent municipal reserve 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.

Utility Engineering

28. 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 403-268-8223 or email deborah.meili@calgary.ca. NOTE: Prior to execution of Development Agreement, Construction Drawings are required to be accepted.
29. Off-site levies, charges and fees are applicable. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-8223 or email deborah.meili@calgary.ca
30. Make satisfactory cost sharing arrangements with QuinnCorp Holdings Inc for part cost of the existing Curbs & Gutters constructed in 14 AV SW that was constructed by QuinnCorp Holdings Inc under Aspen Woods, Phase 10 (DA2010-0049)
31. Make satisfactory cost sharing arrangements with QuinnCorp Holdings Inc for part cost of the existing Paving constructed in 14 AV SW that was constructed by QuinnCorp Holdings Inc under Aspen Woods, Phase 10 (DA2010-0049)
32. Make satisfactory cost sharing arrangements with QuinnCorp Holdings Inc for part cost of the existing Streetlighting constructed in 14 AV SW that was constructed by QuinnCorp Holdings Inc under Aspen Woods, Phase 10 (DA2010-0049)
33. Make satisfactory cost sharing arrangements with Springbank Land Company Ltd for part cost of the existing Storm Pond constructed in 89WPA that was constructed by Springbank Land Company Ltd under Aspen Woods, Phase 1 (DA2004-0025)
34. Make satisfactory cost sharing arrangements with QuinnCorp Holdings Inc for part cost of the existing Storm Sewers installed in 14 AV SW that was constructed by QuinnCorp Holdings Inc under Aspen Woods, Phase 10 (DA2010-0049)
35. The Developer shall make payment as per the requirements of East Springbank Servicing Study. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-8223 or email deborah.meili@calgary.ca
36. Make satisfactory cost sharing arrangements with QuinnCorp Holdings Inc for part cost of the existing Water Mains installed in 14 AV SW that was constructed by QuinnCorp Holdings Inc under Aspen Woods, Phase 10 (DA2010-0049)
37. The Developer shall pay Ronmor Holdings Inc., a portion of the cost of the Updated Springbank Hill Municipal Drainage Plan
38. The Developer shall make repayment arrangements with the City of Calgary for part cost of the Storm Pond (69 St SW (Strathcona)(13WPA)) financed by the City of Calgary.

39. 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:
- 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.
 - Construct the underground utilities and surface improvements within the full width of 75 ST SW along the east boundary of the plan area.
 - Construct any required underground utilities and sidewalks within 14 AV SW Street SW along the north boundary of the plan area.
 - Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
 - Construct the MR within the plan area.
40. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
- Slope Stability Assessment Report, 7651 14 Avenue SW, Calgary, Alberta, prepared by E2K Engineering Ltd. (File No. 2021-6355), dated October 29, 2021.
 - Geotechnical Investigation, 7651 14 Avenue SW, Calgary, Alberta, prepared by E2K Engineering Ltd. (File No. 2021-6355), dated October 27, 2021.
41. Prior to endorsement of the first tentative plan, an easement for the offsite sanitary, storm and respective maintenance access to this infrastructure is required to be registered to the satisfaction of Water Resources.
42. Prior to tentative plan / development permit application, a post development slope stability report is required once the design grades, building locations/loads have been finalized to ensure the minimum required factor of safety 1.5 is achieved.
43. Prior to first tentative plan approval, 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.
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).

Mobility Engineering

46. In conjunction with the initial Tentative Plan or Development Permit, the Developer shall dedicate and construct the boulevard upgrades to 14 AV SW along the north boundary of the Outline Plan, as well as the cross section of 75 ST SW along the east boundary of the Outline Plan and offsite to approximately 40m north of Aspen Ridge Heights. Appropriate transitions to existing infrastructure shall be determined through detailed Construction Drawings.
47. In conjunction with the initial Tentative Plan or Development Permit, collector standard roads (and below) shall be built to their full width to the satisfaction of the Director, Transportation Planning.
48. In conjunction with the initial Tentative Plan or Development Permit, 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.
49. In conjunction with the Initial Tentative Plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning along the entire north boundary of the Outline Plan to facilitate the ultimate Right-of-Way requirement of 14 AV SW as shown on the Outline Plan.
50. All roads, intersections, driveways and spacing should be designed to Calgary Design Guide for Subdivision Servicing Standards, constructed at the expense of the developer, and to the satisfaction of Directors, Roads and Transportation Planning.