

Approved 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. Any additional reserves owing shall be deferred by caveat pending future subdivision of the residual lands.
2. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
3. Prior to affected Tentative Plan approval the proposed street names shall be submitted.
4. Notwithstanding the Conditions in this document the Conditions of previous approved outline plans for this site remain in effect, unless specifically modified by this Outline Plan.
5. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
6. Prior to approval of the affected Tentative Plan, Landscape Concepts prepared at the Outline Plan stage for the MR parcels shall be refined to add:
 - 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.
 - Note that there shall be no utility right of way with the extents the MR lands
 - The concept plans shall provide drainage/grading information on what is actually proposed : minimum 2% grades directing drainage to the streets clearly shown with contours and slope arrows.
 - The concept plan for the eastern park (park #2) will require at least one of the picnic table to include a local pathway connection.
7. 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 Coordinator - Development Jordan Sutton (Jordan.sutton@calgary.ca) for review and approval prior to construction.
8. All proposed parks (MR) and Regional/Local Pathways and Trails must comply with the Calgary Parks- Development Guidelines and Standard Specifications: Landscape Construction (current edition).
9. 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.

10. All shallow utility alignments, including street light cables, shall be set back 1.5m from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition).

Utility Engineering

11. All conditions of the Mahogany Ollerenshaw Stage 2 Outline Plan (LOC2012- 0005) remain applicable to this plan area.
12. Prior to approval of the affected Tentative Plan, provide a detailed diagram of the walkway between Magnolia Path and Rangeview Boulevard SE referencing the existing/proposed utilities. Amend the plan so that the walkway is centred over one of the deep utilities (other utility will be within a utility right-of-way in the adjacent lot), or widen the walkway to accommodate both deep utilities with at least 1.5m separation from the property line and adequate separation between the utilities as per standard specifications.
13. Prior to approval of the affected Tentative Plan, provide a detailed diagram of the southeast corner bulb of Magnolia Path SE referencing the existing/proposed utilities. All manholes and valves must be offset from the curb and gutter to avoid conflicts; increase the bulb size as may be required.
14. All technical details and reports associated with this Outline Plan have been accepted on a conditional basis referencing the guidelines and standards of the day. The Developer is responsible to update all such details and reports as may be required at the time of development/construction to reflect the applicable requirements at that time. The Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development. If such an update impacts the layout during the review of the detailed engineering construction drawings, it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the Outline Plan for the affected portions if necessary.
15. Submit an electronic version of a Deep Fills Report to the Development Engineering Generalist for any proposed subdivision applications that have fills in excess of 2.0m, 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.

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.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s), prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Deep Fills Report.

16. Submit an electronic version of a Slope Stability Report to the Development Engineering Generalist for any proposed subdivision applications that have proposed grades in excess of 15% (or adjacent to existing grades in excess of 15%), or if the proposed development will not have any grades in excess of 15%, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer. 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.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

17. 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.
18. Prior to acceptance of any construction drawings in the plan area, a Stormwater Management Report is required. The Stormwater Management Report is to illustrate the overall stormwater management plan for the entire plan area and should include areas upstream that currently drain to the area. Refer to Water Services' currently applied Stormwater Management and Design Manual for details. All reports are to conform to the Mahogany Staged Master Drainage Plan prepared by Operational Solutions (2006).
19. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources at the Developer's expense. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).

Note: Please contact Water Resources Development Approvals to update the water network and hydrants design in advance of submission of Construction Drawings.

20. Prior to endorsement of all Legal Plans, and/or the release of any Building or Development permits, make satisfactory cost sharing arrangements with Section23 Developments Ltd for part cost of the existing underground utilities and surface improvement installed/constructed in Rangeview BV SE (196 Av SE) that was paid for and/or constructed by Section23 Developments Ltd under Rangeview, Phase 01 DA2020-0021.
21. Prior to the endorsement of all Legal Plans and/or prior to release of any Building or Development Permits, the developer is required to execute a Development Agreement. Off-site levies, charges and fees are applicable to all development within the plan area. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca

22. The developer, at its expense, but subject to normal oversize, endeavours to assist and boundary cost recoveries shall be required 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 the fullwidth of all roadways within and adjacent 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 the Municipal Reserves within the plan area.
 - e. Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, within and along the boundary of the plan area, where required by The City for lots backing onto public land.
 - f. Construct the street lighting within and along the boundaries of the plan area.
23. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility or City rights-of-way.
24. Prior to issuance of any construction permissions, an Erosion and Sediment Control Report and Drawings for the development site shall be submitted to the satisfaction of the Manager of Infrastructure Planning. The report and drawings shall follow the latest version of The City of Calgary Guidelines for Erosion and Sediment Control.

Mobility Engineering

25. In conjunction with the applicable Tentative Plan, no direct vehicular access shall be permitted to or from 196 Avenue SE , Mahogany Blvd SE, Mercado Road SE, and Magnolia Blvd SE and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect
26. In conjunction with each Tentative Plan, functional-level plans shall be submitted as a component of the Tentative Plan submission package to the satisfaction of Transportation Planning, for the staged development arterial and collector standard roadways, inclusive of the staged development of the at-grade intersections and future grade separation, where applicable and to the satisfaction of the Director, Transportation Planning.
27. 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.

28. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.
29. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
30. In conjunction with the applicable Tentative Plan or Development Permit, additional costs are required to accommodate shallow utilities are the responsibility of the developer, such as Enmax line encasing due to hard surfaces as a result of the modified cross section.
31. In conjunction with the applicable Tentative Plan or Development Permit, a noise attenuation study is required for the residential units adjacent 196 Avenue SE and Broadacres Blvd (arterial section), certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval.

If a screening fence is a required, 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 Director, Transportation Planning and the City Solicitor prior to endorsement of the final instrument. A standard template for the agreement will be provided by Development Engineering.

Note that where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence shall be provided, in accordance with the 2014 Design Guidelines for Subdivision Servicing.

32. A restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
33. No direct vehicular access shall be permitted to streets containing a regional pathway within the boulevard. Restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
34. Prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands.
35. In conjunction with the applicable Construction Drawing, proper transitions from/to bike lanes to/from regional pathways/multi-use pathways shall be provided to the satisfaction of the Directors of Roads and Transportation Planning.
36. Mid-block pedestrian crossings with curb extension and possible a RRFB for more direct pedestrian connection may be required at the related subdivision stage.

37. No direct vehicular access shall be permitted to or from 196 Avenue, Mahogany Blvd SE, Magnolia Blvd, and Mercado Road SE. A restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
38. A maximum of 20 lots may be approved in the first tentative plan prior to providing a connection to 196th Avenue SE, via Magnolia Boulevard and construction of the northerly three lanes of 196 Avenue SE along the entire boundary of the plan area.
39. In conjunction with the first tentative plan, Mahogany Boulevard is to be constructed to provide more access / egress options for the residents of Mahogany.

APPROVED BY CPC