

# 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. All conditions of the Legacy Stage II Outline Plan remain applicable to this plan area.
2. Reserves owing on future subdivision applications for this community.
3. The Special Purpose - Recreation (S-R) District lands shown in the street median shall not be dedicated as Municipal Reserves, they shall be private lands that may be managed by a Homeowner's Association.
4. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks- Development Guidelines and Standard Specifications - Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Parks.
5. Plant all public trees in compliance with the approved Public Landscaping Plan. approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
6. 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. The associated restoration plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and be approved by Parks.
7. Parks does not support point source drainage directed towards MR/MSR or ER extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.

## Utility Engineering

8. All conditions of the Legacy Stage II Outline Plan (LOC2012-0012) remain applicable to this plan area.
9. 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.

10. 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.

11. 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.

12. 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. Additionally, submit updates to any affected existing Stormwater Management Reports adjacent to the plan area.

13. A portion of the plan area is within 300m of the working area of an operating wastewater treatment plant. No schools, hospitals, food establishments, or residences are permitted within 300m of the working area of an operating wastewater treatment plant as per Section 12 of the Subdivision and Development Regulation (AR/2002).

Concurrent with the registration of the final instrument of any affected Subdivision Application (or prior to release of an affected Development Permit) execute and register on all affected titles a restrictive covenant by way of caveat prohibiting the development of the restricted uses within 300m of the working area of the wastewater treatment plant. The agreement and associated 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.

14. Prior to approval of all affected Tentative Plans, provide a conceptual site plan for any lots that are located within 300m of the working area of the Pine Creek Wastewater Treatment Plant. The concept plan must demonstrate that each affected lot is sized appropriately to be developable for the intended use while respecting the requirements of the above setback and the Land Use Bylaw.
15. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources. 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.

16. Prior to the endorsement of any Tentative Plan and/or prior to release of a Development Permit, 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](mailto:urban@calgary.ca)
17. 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 and along 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 a chain link fence (or other type as may be required at the Construction Drawing review stage), inside the property line of the residential lots within the boundary of the plan area where they abut Municipal Reserve, Environmental Reserve, Walkways, or where otherwise may be specified.
  - e. Construct the regional pathway within and along the boundaries of the plan area.
18. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility or City rights-of-way.
19. 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**

20. No direct vehicular access shall be permitted from all DC2 (S-R) lots. A restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
21. All pedestrian walkways identified for achieving Transit walking distances shall be 3 meters wide and be paved and lighted.
22. In conjunction with the applicable Tentative Plan, curb extensions shall be provided at the mid block pedestrian crossing on Legacy Reach Landing to increase safety.
23. Curb extensions at the mid block pedestrian crossing on Legacy Reach Landing shall be provided to increase safety.
24. Prior to Endorsement of the first tentative plan, the developer shall contribute to the costs to upgrade the intersections of Macleod Trail / 194 Avenue S and Macleod Trail / 210 Avenue S based on the Transportation Impact Assessment recommendations for the West and East Macleod area. The cost sharing contribution for the Macleod Trail intersections upgrades is based on residential units and is \$357/unit.

The details of this requirement are defined by the West Macleod Global Transportation Impact Assessment Stantec, June 25, 2015 and Authentication Page, August 28, 2015. The purpose is to facilitate interim improvements at Macleod Trail & 194th Avenue SW and Macleod Trail & 210 Avenue SW to support construction of the first 200,000 sq ft of commercial and 7,100 residential units, should their construction in advance of the interim improvements planned for 2022-2024 and the ultimate Macleod Trail interchanges that are currently unfunded. Contact the Senior Transportation Engineer [esther.escott@calgary.ca](mailto:esther.escott@calgary.ca) to arrange payment.