

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. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument for where the building is located.
2. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities.
3. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer(s) expense.
4. Pedestrian-scale street lighting is required in this community to the satisfaction of the Approving Authority.
5. Overhead power lines shall be relocated underground to the standards and satisfaction of Enmax.
6. Lots backing onto Elveden Drive SW shall have uniform screen fencing to the satisfaction of the Approving Authority.
7. The natural landform is to be retained as much as possible; mass grading to create level lots shall be minimized for natural sloped areas, to the satisfaction of the Approving Authority.
8. No retaining wall structures over 0.6 metres high shall be permitted within the Outline Plan area.
9. Development proposals shall ensure that changes to the natural drainage pattern, ground levels, landform stability and erosion potential are to be minimized, to the satisfaction of the Approving Authority.
10. The minimum size of all lots within the Outline Plan area shall be no less than 700 square metres (7535 square feet).
11. Concurrent with the registration of the Tentative Plan Final Instrument, the Access Right of Way and Utility Right of Way will need to be removed.
12. No direct vehicle access shall be permitted to the lots facing the road to and from ELVEDEN DRIVE SW.

13. Roadways in sloped areas are to minimize cut and fill; cross-contour vertical roadway segments shall be minimized, to the satisfaction of the Approving Authority.
14. No gate restricting vehicular access to the subdivision will be permitted.
15. There is to be no disturbance to the west City owned S-SPR - School, Park and Community Reserve Block 1, Lot 9 MR - Municipal Reserve and the existing chain link fence adjacent to the MR.
16. Upon detailed design of the residential road, please note that the streetlight cable requires a minimum of 1.5m of setback from public trees; and 0.25m from property line.
17. Concurrent with the registration of the Tentative Plan Final Instrument, the developer shall register a restrictive covenant to protect the existing tree stands within private lots (5 metre strip at the back of lots).
18. At Development Permit/Building Permit, the applicant is to investigate planting trees within the City Road Rights-of-Way (boulevard) along Elveden DR 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.
19. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
20. No disturbance of Municipal Reserve lands is permitted without written permission from the Parks Specialist for this area. The Parks Specialist can be reached at curesha.moodley@calgary.ca or 403.669.7539.
21. There shall be no stripping and grading or backsloping within the adjacent MR. Any proposed disturbance shall be reviewed and approved by Calgary Parks prior to stripping and grading.
22. 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 developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Parks Development Inspector Annie Rodrigues at annie.rodrigues@calgary.ca or (403) 804-9397 for an inspection.
23. The developer shall restore, to a natural state, any portions of the Municipal 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.
24. Retaining walls within reserve lands (MR) are not permitted, unless otherwise authorized by the City.

25. The developer shall include a detailed Landscape Construction Drawing for any Municipal Reserve that is affected by any construction. The Plan should indicate how it will be rehabilitated and restored. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for each Municipal Reserve proposed to be affected by any construction. The Plan shall specify 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.
26. Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan, Calgary Parks requires details pertaining to the total limit of disturbance adjacent to existing Municipal Reserve extents resulting from the proposed development in its entirety.
27. 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 existing adjacent parks and open space (MR), with all grading confined to the private property, unless otherwise approved by Calgary Parks.
28. 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.
29. 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)*.
30. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit www.calgary.ca and search "protecting trees during construction and development"; alternatively, call 311.
31. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
32. At Development Permit, Stripping and Grading Development Permit or Subdivision provide the limit of construction disturbance line. The limit of construction disturbance line should include stripping and grading activities, materials storage and site access.

33. Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings, whichever submitted first, the developer shall install protection measures around the natural areas to be retained to prevent excessive overland drainage and siltation onto or from said areas during all phases of construction, in accordance with The City's "Guidelines for Erosion and Sediment Control", to the satisfaction of the Manager of Urban Development and the Director of Calgary Parks. Contact the Parks Development Inspector Annie Rodrigues at annie.rodrigues@calgary.ca or (403) 804-9397 to approve the location prior to commencement of Stripping and Grading activities.
34. Stormwater or other drainage from privately-owned parcels onto adjacent Municipal Reserve (MR) parcels is not permitted. Any unauthorized drainage from private parcels onto adjacent MR must be resolved to the satisfaction of the Director, Parks and any damage resulting from such drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector.
35. Development activities must ensure that suitable erosion and sedimentation controls are being implemented to protect our environment and drainage systems. Please refer to The City of Calgary's Guidelines for Erosion and Sediment Control for more information.
36. Stockpiling or dumping of construction materials on adjacent Municipal Reserve (MR) lands is not permitted, unless otherwise authorized by Parks in writing.
37. Construction access through adjacent Municipal Reserve (MR) lands is not permitted, unless otherwise authorized by Calgary Parks in writing.

Utility Engineering

38. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
39. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
40. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Rough Grading Backfill, City of Calgary Deep Fill Requirements, Springbank Hill Subdivision, 17 Elveden Dr SW, Calgary Alberta, Lot 7, Block 1, Plan 061 4129, prepared by Amor Testing Services Ltd. (File No. 062-02-21.22), dated March 9, 2022.
 - Rough Grading Backfill, City of Calgary Deep Fill Requirements, Springbank Hill Subdivision, 17 Elveden Dr SW, Calgary Alberta, Lot 7, Block 1, Plan 061 4129, prepared by Amor Testing Services Ltd. (File No. 062-02-21.22), dated January 26, 2022.
 - Geotechnical Evaluation, prepared by Almor Testing Services Ltd. (File No 062-02-21), dated March 9, 2022.
 - Geotechnical Evaluation, prepared by Almor Testing Services Ltd. (File No 062-02-21), dated December 2021.

- Slope Observations, prepared by Almor Testing Services Ltd. (File No. 062-02-21.22), dated June 23, 2022.

41. An Erosion and Sediment Control Report and Drawings for the site are required to be submitted to the Development Engineering Generalist prior to the approval of any Stripping & Grading and /or release of any Development Permits. Review and approval of ESC Reports and Drawings is the responsibility of Water Resources (Water Quality Services Division, Water Quality & Compliance Monitoring Section). Development of the site must adhere to The City of Calgary Erosion and Sediment Control Guidelines. Questions regarding erosion control requirements can be directed to 311.
42. 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.
43. Prior to Endorsement of the final instrument, execute a Development Agreement / Indemnification Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-8223 or email debbie.meili@calgary.ca.

NOTE: Accepted Construction Drawings will be required prior to execution of the Development Agreement.
44. Off-site levies, charges and fees are applicable. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-8223 or email debbie.meili@calgary.ca.
45. 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.
46. The Developer shall pay Ronmor Holdings Inc., a portion of the cost of the Updated Springbank Hill Municipal Drainage Plan.
47. The Developer shall make payment to the City for their share of the East Springbank Servicing Study.
48. Make satisfactory cost sharing arrangements with Geo Energy Enterprises Ltd for part cost of the existing Watermains installed/constructed in Elveden DR SE that was paid for and/or constructed by Geo Energy Enterprises Ltd under Springbank Hill, Phase 01 DA2007-0058.

49. Make satisfactory cost sharing arrangements with Rockboss Developments Ltd for part cost of the existing Sanitary Sewers and Storm Sewers installed/constructed in Elveden DR SE that was paid for and/or constructed by Rockboss Developments Ltd under Springbank Hill, Phase 01 DA2012-0026.
50. Make satisfactory cost sharing arrangements with Geo Energy Enterprises Ltd for part cost of the existing Paving installed/constructed in Elveden DR SE that was paid for and/or constructed by Geo Energy Enterprises Ltd under Springbank Hill, Phase 01 DA2007-0058.
51. Make satisfactory cost sharing arrangements with Rockboss Developments Ltd for part cost of the existing Paving installed/constructed in Elveden DR SE that was paid for and/or constructed by Rockboss Developments Ltd under Springbank Hill, Phase 01 DA2012-0026.
52. Make satisfactory cost sharing arrangements with Rockboss Developments Ltd for part cost of the existing Curb and Gutters installed/constructed in Elveden DR SE that was paid for and/or constructed by Rockboss Developments Ltd under Springbank Hill, Phase 01 DA2012-0026.
53. Make satisfactory cost sharing arrangements with Geo Energy Enterprises Ltd for part cost of the existing Curb and Gutters installed/constructed in Elveden DR SE that was paid for and/or constructed by Geo Energy Enterprises Ltd under Springbank Hill, Phase 01 DA2007-0058.