

Conditions of Approval

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:

Planning

1. Submit a complete digital set of the amended plans in PDF format and a separate PDF that provides a point-by-point explanation as to how each of the Prior to Release conditions were addressed and/or resolved. The submitted plans must comprehensively address the Prior to Release conditions as specified in this document. Ensure that all plans affected by the revisions are amended accordingly. To arrange the digital submission, please contact your File Manager directly.
2. Submit a cheque payable to the City of Calgary for a total of \$466.00 (\$233.00 per phase) for the cost of two additional Development Completion Inspections that was not paid at the time of the development permit application submission.
3. Amend plans for Building B (and redline) thus:
 - i. Sheet DP208 (Level 6 Floor Plan), Sheet DP209 (Roof Plan), Sheet DP404 (North Elevation), and Sheet DP406 (East Elevation), to include the 6th floor dwelling unit that was removed on the northside of the building in accordance with the bylaw relaxation granted for the building height discrepancy.
 - ii. To update the building height value that applies following the 6th floor unit addition (on Sheet DP404 - North Elevation, and Sheet DP406 - East Elevation respectively), measured from the lowest grade (i.e., the parkade entrance level) to the highest point of the building.
 - iii. Sheet DP100 (Site Summary and Land Use section), to correspond with the updated building height value in 2(ii) above.
 - iv. Sheet DP104 to update the dwelling unit count for building B from 75 to 76, and the overall dwelling unit count from 540 to 541.

Utility Engineering

4. Provide a completed copy of the Retaining Wall Design Disclosure Statement and submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under stamp to the satisfaction of the Chief Structures Engineer, Roads. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

5. A Building and Development Restrictive Covenant and Maintenance and Access Agreement is to be registered by way of Caveat on all affected title(s), which will remain in full force and effect for the life of the retaining wall(s). Submit an original executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels to the Development Engineering Generalist. A standard template of the agreement will be provided by the Development Engineering Generalist or can be found on the Planning & Development Resource Library page under Legal Agreement Precedents: <https://www.calgary.ca/pda/pd/planning-and-development-resource-library/publications.html>

6. Amend the plans to:

Water Resources - Water Servicing

- a. Indicate and dimension an adequate "water meter room", which shall be located internal to the building (main floor/parkade/basement level 1) adjacent to an exterior wall where the services (100mm and larger) enter the building,
- b. Indicate an adequate "water meter area" where the services (50mm and smaller) enter the building,

NOTE: The clubhouse can't have water meter under stairs.

7. Submit three (3) sets of the Development Site Servicing Plan (DSSP) details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact developmentservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Documents/carls/DSSP-CARL.pdf>

8. Follow the submission requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control (Erosion and Sediment Control Reports and Drawings: Technical Requirements) and either submit the required (2) copies of an Erosion and Sediment Control (ESC) Report and Drawings or the required (2) copies of a Written Notice to Development Engineering, for review and acceptance by Water Resources. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary Guidelines for Erosion and Sediment Control and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a

Professional Engineer (P. Eng.), Professional Agrologist (P. Ag.) or Certified Professional in Erosion and Sediment Control (CPESC). For each stage of work where soil is disturbed or exposed, documents must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

If you have any questions, contact 3-1-1. A Service Request (SR) will be created for the Erosion Control Team in Water Resources.

9. Building D and E
Amend the plans to:

Waste & Recycling Services - General

- a) Relocate the Waste Chute location as there is a conflict with the waste room man door.

10. Building F

Amend the plans to:

Waste & Recycling Services - Collection Vehicle Access

- a) Provide a minimum 5.0m horizontal clearance for vehicle access.
- b) Indicate that all portions of the collection vehicle route / approach area / concrete pads / concrete aprons / parking structures are structurally capable of supporting a minimum weight of 25,000 kg.

11. Between Buildings C & E

Amend the plans to:

Waste & Recycling Services - General

- a) Indicate that all portions of the collection vehicle route / approach area / concrete pads / concrete aprons / parking structures are structurally capable of supporting a minimum weight of 25,000 kg.

12. Amend plans to include a note for all buildings that the chutes are for garbage disposal only and not recycling or organics.

13. Amend the plans to:

Waste & Recycling Services - General

Semi Inground Waste Management

- a) Provide details of the proposed Semi Inground Waste Management facilities as information is not indicated on the plans.

Mobility Engineering

14. Applicant is advised that construction drawings are required for the offsite construction on Canada Olympic Drive. Construction Drawings must be fully

approved prior to release of the DP. Mobility notes that CD2022-0167 requires resubmission to address comments from the initial review.

The Applicant is advised that the Construction Drawing submission is a separate process that involves review from multiple City stakeholders. Additional information regarding Construction Drawing submission can be found at the following location: <https://www.calgary.ca/pda/pd/urban-development/construction-drawings-for-public-infrastructure.html>

15. Prior to release, applicant to provide additional Class 2 Bicycle Parking for the Clubhouse to meet Land Use Bylaw 1P2007 requirements for an "Indoor Recreation Facility" use.
16. To support the proposed density, improved Transit amenities are required. The applicant shall provide one standard bus shelter at an estimated cost of \$11,000 for this development. The shelter to be located at stop #2613 - Eastbound Canada Olympic Drive @ West of Na'a Drive NW.

Prior to release, confirmation of payment must be provided for the standard bus shelter. Please contact Olivia Veltom, Transit at Olivia.Veltom@calgary.ca for further details including final cost estimate.

17. 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. Construction of two (2) new commercial driveway crossings complete with 3.0m flares on Canada Olympic Drive SW;
 - b. Construction new wheelchair ramp(s) on Canada Olympic Drive SW (2);
 - c. Reconstruction of concrete median on Canada Olympic Drive SW (See CD2022-0167); and,
 - d. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
18. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit 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.

Roads

- a. Possible street lighting upgrading adjacent to site

19. Provide a cheque (or Letter of Credit) to the City of Calgary for \$65,000, which is the initial cost estimate for installation of an RRFB on Canada Olympic Drive SW. A detailed estimate will be complete when the design is complete and additional costs may be charged. A letter from the property owner will be required, under Corporate Seal, indicating that they will be responsible for any costs of installing this signal in excess of the amount of the cheque. You may contact Erin Siegers (Erin.Siegers@calgary.ca), Traffic Signals Engineer if you have any questions or concerns. The cheque should be made payable to The City of Calgary (see delivery options below) with attention to Erin Siegers and referencing DP2022-02607.

Mail: The City of Calgary
Roads - Traffic (#4009)
P.O. Box 2100, Station M
Calgary, AB
T2P 2M5

Deliver: The City of Calgary
Roads - Traffic (#4009)
2808 Spiller Road SE
Calgary, AB
T2G 4H3

20. Prior to release, the applicant must address all requirements of the noise analysis, to the satisfaction the Director, Community Planning. Please contact the Mobility Generalist or the Senior Specialist at vedran.vavan@calgary.ca to confirm details of the analysis.

Permanent Conditions

The following permanent conditions shall apply:

Planning

21. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
22. 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.
23. 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.
24. A development completion permit must be issued for each phase of 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.
25. A Development Completion Permit shall be applied for, and approval obtained, upon installation of the sign, before the use is commenced. Call Development

Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.

26. Final approval shall recognize Phases One to Three on the proposed plans. A development completion permit must be issued for each phase. All the road works, landscaping, and provisions for waste collection shown within each phase shall be completed prior to the issuance of a development completion permit for that phase. Call Development Inspection Services at 403-268-5311 to request site inspections for development completion permits.
27. If construction of the subsequent phase(s) has not commenced within one year of the issuance of the most recent development completion permit, the undeveloped portion of the site shall be hydro-seeded. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds, and erosion.
28. Each parking stall, where located next to a sidewalk, must have a properly anchored wheel stop. The wheel stop must be 100mm in height and 600mm from the front of the parking stall.
29. Barrier free parking stall(s) shall be clearly designated, signed and located near to or adjoining a barrier-free path of travel leading to the nearest barrier-free entrance.
30. Lighting systems that meet a minimum of 10 LUX for uncovered parking areas with limited public access, 22 LUX for shopping areas with uncovered parking areas, and 54 LUX for parkades, with a uniformity ratio of 4:1 on pavement shall be provided.
31. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca
32. The walls, pillars, and ceiling of the underground parkade must be painted white.
33. Light fixtures in the parkade must be positioned over the parking stalls.
34. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
35. A letter of confirmation from a certified electrical engineer shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, certifying that all Electric Vehicle Parking Stall - Capable stalls identified on the approved plans have been completed and are capable of supporting a minimum of 40 Amps at 208 Volts or 240 Volts for electrical vehicle charging which also includes the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, (and may include electric vehicle energy management system) and electrical power for electric vehicle charging purposes installed and fully operational.
36. A letter of confirmation from a certified electrical engineer shall be provided to the Development Authority, prior to the issuance of the Development Completion

Permit, certifying that all Electric Vehicle Parking Stalls – Charging stations identified on the approved plans have been completed, are fully operational in order to transfer a minimum of 40 Amps at 208 Volts or 240 Volts electrical power for electric vehicle charging purposes. The equipment may serve one or more motor vehicle parking stalls provided that each electric vehicle is able to access the charging infrastructure independently and all motor vehicle parking stalls can charge simultaneously.

37. A letter of confirmation from a certified electrical engineer shall be provided to the Development Authority, prior to the issuance of the Development Completion Permit, that the buildings have been constructed to be 'solar ready' and able to accommodate solar photovoltaic (PV) panels for the purpose of electricity generation. For solar PV, at least 2.5 cm (1") nominal diameter constructed of rigid or flexible metal conduit, rigid PVC conduit, liquid tight flexible conduit or electrical metallic tubing (as per Section 12 of the Canadian Electrical Code Part 1 concerning 'raceways') should be installed.
38. Any damage to public boulevards, pathways 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 Development Inspector Rob May at robert.may@calgary.ca or (403) 804-9417 for an inspection.
39. Any landscape rehabilitation on public parks shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*. Applicant is to contact the Parks Development Inspector Rob May at robert.may@calgary.ca or (403) 804-9417.
40. There shall be no construction access through the adjacent city boulevard.
41. Public trees located on the city boulevard 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.
42. 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).
43. 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.
44. All impacts to pathways including the regional and local pathways required for project execution shall adhere to the Pathway Closure and Detour Guidelines. A permit is required for all activities within 5m of a pathway. Coordinate with Calgary Parks, Pathways - pathways@calgary.ca prior to the start of construction regarding proposed changes and impacts to the existing pathway system in the area.

45. Throughout the development process, adhere to the mitigation measures outlined in the Trinity Hills Development Lands Biophysical Impact Assessment by ECOTONE Environmental, which was approved by the City of Calgary on June 30, 2015.
46. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications - Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector Rob May at (403) 804-9417 or robert.may@calgary.ca.

Utility Engineering

47. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
 - Deep Fills Report, Trinity - Block A, Calgary, Alberta, prepared by Englobe Corp. (File No. 02003353.000), dated June 17, 2022.
 - Slope Stability Analysis Report, prepared by Englobe Corp. (File No. 02003353.003), dated June 17, 2022.
 - Interim Slope Stability Analysis Report, Trinity Block A, Calgary, Alberta, prepared by Englobe Corp. (File No. 02003353.003), dated June 28, 2022.
 - Geotechnical Slope Stability Evaluation and Hydrogeological Review Report, prepared by McIntosh Lalani Engineering Ltd. (File No. 6458), dated May 2014.

NOTE: As per Deep Fills Report, a time lag of 6 months is required.

48. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

For retaining wall(s) that meet these criteria, the developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

49. Prior to the issuance of the Development Completion Permit, the developer/builder is required to provide the form, Assurance of Engineering Field Review and Compliance, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).
50. 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).

- 51. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
- 52. 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 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.

- 53. Contact the Erosion Control Inspector, Water Resources to provide them Construction Commencement Notice a minimum of two days prior to the commencement of earth moving activities.
- 54. 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.
- 55. 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.

Mobility Engineering

56. Contact the Traffic Engineer (trafficengineer@calgary.ca) ten (10) weeks prior to occupancy to arrange for signage to support the subject development. All costs will be at the applicant's sole expense and invoiced at time of installation.
 - a. Pedestrian crossing control signage for the regional pathway is required.
57. 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 Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
58. 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, tiebacks, 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 403-268-3505.