

Approved 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.

If this Application is approved, the following Conditions of Approval shall apply:

Planning

1. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developers expense.
2. Relocation of any utilities shall be at the applicant's expense and to the appropriate standards.
3. No direct public vehicular access shall be permitted to 144 Avenue. A restrictive covenant shall be registered concurrent with the registration of the final instrument of the affected subdivision phase.
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 Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
6. A payment of money in lieu of land shall be made for 0.07 hectares (0.18 acres) of Municipal Reserve (MR) owing. The payment in lieu of reserve dedication as agreed upon by the parties shall be received in full, prior to endorsement of the final instrument.

Utility Engineering

7. 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 signature.
8. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
9. Prior to approval of the applicable tentative plan, submit for a review and approval a new or amended geotechnical report for the subject lands.

10. Note: The Geotechnical Report provided and approved with the Lewisburg Outline Plan (LOC2016-0311) included boreholes in close proximity to the subject lands however it did not include the subject lands in its scope of work boundary.
11. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Based on the Watershed Management Plan stormwater discharge is limited to 1.257 L/s/ha. Low Impact Development and stormwater source control is required as per the approved Staged Master Drainage Plan.
12. Prior to Endorsement of the final instrument or release of development permit, execute a Development Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 587-216-2121 or email galina.karadakova-mineva@calgary.ca
13. 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:
 - 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 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.
 - c) Construct the underground utilities and surface improvements within 144 Av NE, 6 St NE and Lewisburg Park NE along the boundaries of the plan area.
 - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
 - e) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
14. Off-site levies, charges, fees, and boundary obligations are applicable

Mobility Engineering

15. Prior to the release of any permits or Permissions to Construct, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
16. In conjunction with the Tentative Plan, the Developer shall submit detailed construction drawings with cross-sections, for the interim and ultimate grades for 144 Avenue and 6 Street NE adjacent to and within the outline plan boundary. Cross-sections shall indicate and provide dimensions for any proposed road widening to accommodate grades. Adjustments to the tentative plan boundary may be required to accommodate all

necessary right-of-way requirements. Prior to the approval of the affected tentative plan, the design and right-of-way for the subject roads will be determined to the satisfaction of Transportation.

17. In conjunction with the applicable Tentative Plan, the Developer shall submit detailed construction drawings (with turn templating analysis), for the intersection of 144 Avenue and 6 Street NE adjacent to and within the outline plan boundary. The intersection design shall demonstrate and provide dimensions for any proposed road widening; including the parallel and/or slotted left-turn bays at the intersection. Adjustments to the tentative plan boundary may be required to accommodate all necessary intersection right-of-way requirements. Prior to the approval of the affected tentative plan, the design and right-of-way for the intersection will be determined to the satisfaction of the Director, Transportation Planning.
18. In conjunction with the applicable Tentative Plan, no direct vehicular access shall be permitted to or from 144 Avenue or 6 Street NE and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect.
19. In conjunction with the applicable Tentative Plan, 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).
20. In conjunction with the initial Tentative Plan, the Developer shall construct the boundary half of 144 Avenue NE (Eastbound three lanes to ultimate stage plan) between 6 Street NE to the east boundary of the Outline Plan; and the intersection of 144 Avenue and 6 Street NE, inclusive. 144 Avenue NE and ancillary works (boulevard, noise attenuation, etc) necessary to support the plan shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.
21. In conjunction with the applicable Tentative Plan, and prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of backsloping agreements (and Ministerial consent, if applicable) where private lands (including City of Calgary lands) are impacted by the proposed development.
22. In conjunction with the applicable Tentative Plan or Development Permit, a noise attenuation study for the residential lots adjacent to 144 Avenue NE, 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.
23. 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.
24. In conjunction with all Tentative Plan(s) and Development Permit(s), all roads, intersections, driveways, and intersection spacing shall be designed and constructed at the Developer's sole expense and to the satisfaction of the Director, Transportation Planning.

25. All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc.) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developer-s sole expense.

APPROVED BY CPC