

Approved Outline Plan Conditions of Approval

These conditions relate to Recommendation 2 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. A uniform screening fence, with gates where appropriate, of high quality material requiring minimum maintenance, be provided at the Developer's expense where required along the boundary of the Municipal Reserve parcel; the design of such fence shall be to the satisfaction of the Approving Authority.
2. If applicable, prior to approval of the initial Tentative Plan, special conditions addressing the formation and maintenance/financial responsibilities of the Residents Association shall be applied as a condition of subdivision approval to the satisfaction of the Approving Authority.
3. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.
4. The Developer shall submit a density phasing plan with each Tentative Plan submission, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities of the Area Structure/Community Plan and Municipal Development Plan.
5. Prior to affected Tentative Plan approval, the proposed community and street names shall be submitted and approved.
6. Prior to endorsement of the first Tentative Plan, provide confirmation and assurance that dwelling units shall be 'solar ready' and able to accommodate panels for solar photovoltaics. 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.
7. 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.
8. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.

9. Prior to approval of the Tentative Plan, Landscape Concepts prepared at the Outline Plan stage shall be refined to add:
 - A site plan showing general conformance to Outline Plan landscape concepts, intended park program, site layout, and preliminary planting.
 - 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.
 - Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.
10. If the total area for Municipal Reserve dedication is over 10%, note that this is considered a voluntary Municipal Reserve contribution and compensation in the order of \$10.00 for over dedication is deemed to be provided.
11. 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 Borslein, Daniel <Dan.Borslein@calgary.ca> for review and approval prior to construction.

Utility Engineering

12. 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 a significant change is necessary.
13. Prior to approval of the stripping and grading development permit or the affected Tentative Plan, whichever comes first, the applicant shall provide a Soil Management Plan to address the potential hydrocarbon impacts described in the 2022 Phase II Environmental Site Assessment. The plan should describe how impacted soil, if identified, will be managed to ensure the site is suitable for its intended use. All documentation submitted shall be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary.
14. Throughout the phased construction of the development, each construction phase must meet the minimum fire access standards. Any group of dwelling units of 100 or more require two accesses, and 600 or more require three accesses. Furthermore, if the road to access the plan area is longer than 120 metres, an emergency access road is required. If the road to access the plan area is longer than 200 metres, a secondary public access street is required.

15. The parcels shall be developed in accordance with the development restriction recommendations outlined in the Geotechnical Investigation Report, prepared by Golder Associates Ltd. (East Hills South Development - Southwest corner of 17th Avenue SE and 84th Street SE Intersection, Calgary, AB), dated April 21, 2022, and any subsequent updates.

It is understood that fill placement previously occurred at the site in 2011. As per Section 3.0 of the report, "the site Developer should review the fill placement records to satisfy themselves that historical fill placement was completed in conformance with the requirements that were in place at the time."

16. Prior to approval of any Tentative Plan, submit an electronic version of a Slope Stability Report to the Development Engineering Generalist. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of The City's Geotechnical Engineer.

OR

If the proposed development does not have existing or proposed grades in excess of 15 percent, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

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. Prior to approval of any Tentative Plan, submit an electronic version of a Deep Fills Report to the Utility Engineering Generalist if the proposed subdivision applications that have fills in excess of 2.0 metres, or if the proposed development will not have any fills in excess of 2.0 metres, 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 City's Geotechnical Engineer. The report is to identify lots to be developed on fills in excess of 2.0 metres 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.

18. At the time of subdivision, 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, Development Engineer and the City Solicitor prior to endorsement of the final instrument. A standard template for the agreement will be

provided by the Utility Engineering Generalist. Prepare and submit three copies of the agreement for the City's signature.

19. Servicing arrangements shall be to the satisfaction of the Manager of Development Engineering. Separate service connections to a public main shall be provided for each proposed lot (including strata lots) and all lots shall have direct access to public mains located within a public road.
20. Prior to endorsement of any subdivision Legal Plan or prior to release of a Development Permit, the Developer is required to execute a Standard Development Agreement for the construction of the required infrastructure. Off-site levies, charges and fees are applicable. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 587-216-2121 or email urban@calgary.ca.
21. Prior to endorsement of any subdivision Legal Plan or prior to release of a Development Permit, make satisfactory cost sharing arrangements with Riotrin Properties (Calgary East) Inc for part cost of the existing underground utilities (water, sanitary, and storm) and surface improvements constructed in 84 Street SE, that were constructed by Riotrin Properties (Calgary East) Inc as part of the East Hills, Phase 1 development (DA2010-0110).
22. Prior to endorsement of any subdivision Legal Plan or prior to release of a Development Permit, make satisfactory cost sharing arrangements with Riotrin Properties (Calgary East) Inc for proportional cost of the existing reconstructed wetland (Lot 1 ER, Block 1, Plan 1811560), that was constructed by Riotrin Properties (Calgary East) Inc as part of the East Hills, Phase 1 development (DA2010-0110).
23. Prior to endorsement of any subdivision Legal Plan or prior to release of a Development Permit, make satisfactory cost sharing arrangements with Minto Communities Inc. for part cost of the existing surface improvements constructed in 84 Street SE, that were constructed by Minto Communities Inc. as part of the Belvedere Phase 1 development (DA2021-0014).
24. Prior to endorsement of any subdivision Legal Plan or prior to release of a Development Permit, discuss cost sharing arrangements with Opengate Properties Ltd. for part cost (costs not recovered by the Developer from the City) of the applicable underground utilities to be installed/constructed by Opengate Properties Ltd. under a Construction Agreement dated Dec 17, 2020 for the East Belvedere (Twinhills Cybercity) development.
25. 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 the underground utilities and surface improvements within the full width of 84 ST SE, as may be required to accommodate the interim and ultimate designs, along the east boundary of the plan area.
 - c) Construct the underground utilities and surface improvements (including streetlighting) within all roads and lanes with the boundary of the plan area.
 - d) 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.
 - e) Construct a wood screening fence, sound attenuation fence, or chain link fence, whichever may be required, inside the property line of the residential lots where they abut Municipal Reserve, Public Utility Lots, or the Transportation Utility Corridor within and along the boundary of the plan area.
 - f) Construct the Municipal Reserve within the plan area.
 - g) Construct the Public Utility Lots within the plan area.
 - h) Construct the pathways within and along the boundaries of the plan area, to the satisfaction of the City of Calgary.
 - i) Rehabilitate the portions of public or private lands and/or infrastructure that may be damaged as a result of this development, all to the satisfaction of the City of Calgary.
26. Coordinate with the utility owner(s) for the removal and/or relocation of existing utilities located within the subject parcel OR the registration of an easement, or utility right of way for the protection of the utilities. Prior to endorsement of any subdivision Legal Plan or prior to release of a Development Permit, the applicant shall provide documentation for the removal or protection of the existing utilities within the affected lands. All of the above is contingent to the satisfaction of the affected utility owner(s).
27. 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 City of Calgary. The report and drawings shall follow the latest version of The City of Calgary Guidelines for Erosion and Sediment Control.

Mobility Engineering

28. Stage 1 of the Belvedere Global TIA by Bunt and Associates is complete.

Prior to approval of the initial Tentative Plan, Stage 2 of the Belvedere Global TIA regarding Infrastructure Phasing is to be complete, to the satisfaction of Administration. Each subsequent Tentative Plan is to be evaluated against the findings of the Global TIA as it relates to the level of development that can be supported by available infrastructure at the time of Tentative Plan submission.

29. In conjunction with each Tentative Plan, each submission shall be subject to conditions based on findings from Stage 2 of the Belvedere Global TIA, related to Infrastructure Phasing. Conditions shall be provided on each application relating to the number of units that can be supported based on available transportation infrastructure at the time of submission. "Available" is defined as either "constructed" or "funded" with the ability to construct.
30. Prior to approval of the first Tentative Plan, it must be demonstrated to the satisfaction of the Manager, Development Engineering that a Regional Transportation Network Infrastructure is available, and connects the Outline Plan area, in accordance with the approved Calgary Transportation Plan (CTP) and Municipal Development Plan (MDP). 'Available' includes any or all of the following:

- The ability to construct or contribute towards construction of a Regional Transportation Network infrastructure required to provide a connection to the Tentative Plan.

Required transportation Network Infrastructure to support the development will be determined once the final Stage Belvedere Global TIA is submitted, reviewed, and accepted.

31. With the applicable Tentative Plan, the Developer shall provide cost estimate and payment for:
- Future re-alignment of old 84 Street to connect new 84 Street SE (Development Agreement or payment)
 - Future conversion of the 3.50 metre outside travel lane to parking lane via four curb extensions on old 84 Street SE (Development Agreement or payment)
 - Road Closure on 17 Avenue SE, convert to right in / right out (Development Agreement or payment).
32. In conjunction with the applicable Tentative Plan, the Developer shall provide a Letter of Credit for pedestrian-actuated crossing signals or half signal as required by the Manager, Development Engineering. Pedestrian-actuated crossing signals or half signal shall be considered at the intersection of 84 Street SE & 21 Avenue SE to the satisfaction of the Manager, Development Engineering.
33. The Developer shall construct the southbound two lanes of old 84 Street SE from 17 Avenue SE to new 84 Street SE to connect the plan area to the future arterial road network and to provide future emergency access to the plan area. The Developer shall also construct the intersection of old 84 Street SE and new 84 Street SE. If the lands to the east have not yet developed at the final phase of construction, the Developer shall provide a cost estimate for the offsite improvements to 84 Street SE and provide a cost contribution to the future intersection improvements.
34. In conjunction with the applicable Tentative Plan, a restrictive covenant shall be registered against the specific lot(s) identified by the Manager, Development

Engineering concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).

35. In conjunction with the applicable Tentative Plan or Development Permit, a noise attenuation study for the residential development adjacent to Stony Trail, 84 Street SE and 17 Avenue SE certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Mobility Engineering for approval.

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.

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.

36. In conjunction with the applicable Tentative Plan, no direct vehicular access shall be permitted to or from Stony Trail SE, 17 Avenue SE and 84 Street SE and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect.

37. In conjunction with the applicable Tentative Plan or Development Permit, phasing plans shall be submitted as a component of the Tentative Plan or Development Permit submission package to the satisfaction of the Manager, Development Engineering, for the staged development of Collector standard and above roadways, inclusive of the staged development of intersections to the satisfaction of the Manager, Development Engineering.

38. In conjunction with the applicable Tentative Plan, graveled and oiled turnarounds are required for all temporary dead-end streets. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year.

Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the Developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Manager, Development Engineering.

39. Prior to the release of any permits or Permissions to Construct, the Developer shall enter into a Construction Access Roads Agreement with the Manager, Mobility Maintenance.

40. Prior to approval of Construction Drawings and Permissions 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 (owned privately or owned by the City).

41. In Conjunction with the applicable Tentative Plan, the Transportation and Utility Corridor shall be permanently and prominently signed in accordance with City Council's policy and be shown on the Land Use sign.
42. All pedestrian walkways identified for achieving Transit walking distances shall be 3 meters wide and be paved and lighted.
43. In conjunction with the applicable Tentative Plan or Development Permit, Transit shelter(s) shall be provided as stipulated by the Manager, Development Engineering and shall be supplied and installed at the Developer's sole expense. The shelter(s) shall be installed by Transit upon receipt of satisfactory payment.
44. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.
45. At the applicable Tentative Plan stage, provide a functional design for the transition of old 84 Street SE from the four lane cross section to two lanes cross section.
46. At the applicable Tentative Plan, register a 3.0 metre utility right-of-way on the M-2 and MH-2 sites to accommodate the relocation of the gas line.