

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 \$699.00 (\$233.00 per phase) for the cost of 3 additional Development Completion Inspections that was not paid at the time of the development permit application submission.
3. Revise the Overall Landscape Plan (L-0): a) To revise any proposed Landscaping/vertical structures (including the bus shelter) on the site so that there is a 1.0 m clearance to the Regional Pathway (on either side) for snow clearing and maintenance (provide dimensions showing this).
4. Please show all parking stall wheel stops in all levels of the parkade.

Utility Engineering

5. Submit a Development Site Servicing Plan for review and acceptance from Water Resources, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact WA-ResourcesDevelopmentApprovals@calgary.ca for additional details. For further information, refer to the following:

["Development Site Servicing Plan Webpage"](#)

["Development Site Servicing Plans CARL \(requirement list\)"](#)

6. Submit an Erosion and Sediment Control (ESC) Application to ESC@Calgary.ca for review and approval by Stormwater Pollution Prevention. The ESC Application must follow Section 100.3 Requirement to Comply, located in The City of Calgary "Standard Specifications Erosion and Sediment Control".

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary "Instruction Manual for Erosion and Sediment Control Plan Applications" and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a Certified Professional in Erosion and Sediment Control (CPESC), Professional Engineer (P. Eng.), Professional Licensee (P.L. Eng.), or Professional Agrologist (P. Ag.). 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.

The following City of Calgary Erosion and Sediment Control Documents can be obtained on the [ESC Approvals web page](#):

- a. "Erosion and Sediment Control Plan Application"
- b. "Instruction Manual for Erosion and Sediment Control Plan Applications"
- c. "Standard Specifications Erosion and Sediment Control"
- d. "Erosion and Sediment Control Guidelines"

If you have any questions, contact 3-1-1. A Service Request (SR) will be created for the Stormwater Pollution Prevention Team.

7. Fire - Primary Emergency Access

Amend the plans to indicate

- a. All Fire Access Route (hatch/ shade all fire access route areas),
 - b. Emergency access road width, and
 - c. Full emergency access route will be constructed under this development permit.
8. The Developer shall confirm, prior to release of any development and/or building permit(s), that the regional stormwater pond and downstream utilities are installed and considered operational in the opinion of the subdivision authority.
9. Prior to release of Development Permit, all Utility Right of Ways and Access Right of Ways are to be registered to the satisfaction of Water Resources, Fire, and Transportation.

NOTE: As agreed the central north-south road through this site and the emergency access off 85th ST will include an Emergency Access Agreement. The eastern north-south road already has an ARW.

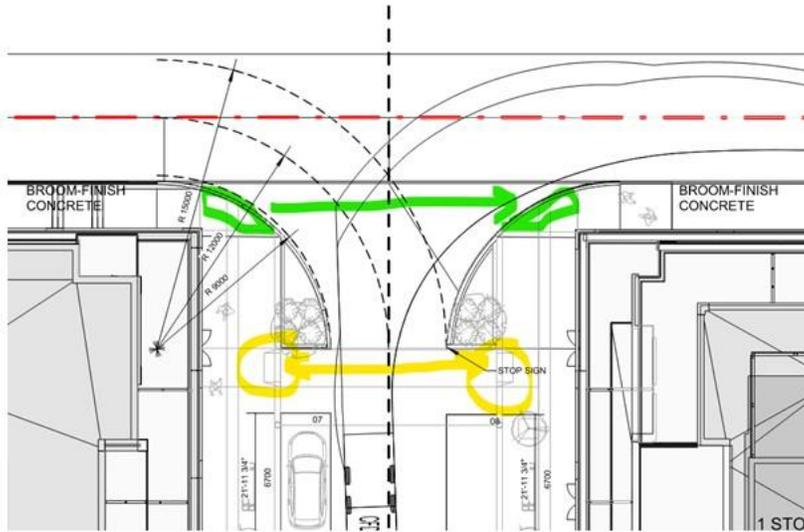
10. Amend the plans to:

- a. Provide barrier (ie. Rounded curb/ speed bump) along east and south edge of loading pad to prevent containers from rolling into roadway.

Mobility Engineering

11. Amend the plans to move the crossing from where it is shown (in yellow) to the more standard location at the intersection (shown in green).

The location in yellow violates driver expectations of where pedestrians would be stepping off the curb, and visibility is hindered by protruding landscaping.



12. To support the proposed density, improved Transit amenities are required. The applicant shall provide one standard bus shelter for this development to serve the following location: Northbound 85 Street SW @ 19 Ave SW (farside). Contact Transit Planner: Shannon Gardiner for cost estimate (Shannon.gardiner@calgary.ca).



13. Prior to release, execute and register on title a Mutual Access Easement Agreement between Block 1 Lot 1 and Block 1 Lot 2 for the purpose of parking access / vehicular access / pedestrian access / an access route for the waste & recycling collection vehicle(s) to the storage facilities. The agreement and registerable access right of way plan shall be to the satisfaction of the Director, Transportation Planning. A standard template for the agreement and an Instruction Document will be provided by the DART

Mobility Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.

14. 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 driveway crossings on 19 AV SW;
 - b. Construction of two (2) new emergency accesses on 85 ST SW - curb reconstruction and reinforcement of sidewalk crossing; and
 - c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,
15. 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.

Permanent Conditions

The following permanent conditions shall apply:

Planning

16. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
17. 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.
18. 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.
19. A development completion permit must be issued for 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. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.

20. This approval recognizes 4 phases on the approved plans which shall be completed in the following sequence:

1,2,3,4

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. Request a development completion permit inspection by visiting inspections.calgary.ca or call 403-268-5311.

21. 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.
22. Parking and landscaping areas must be separated by a 150mm (6 inch) continuous, poured in place, concrete curb or equivalent material to the satisfaction of the Development Authority, where the height of the curb is measured from the finished hard surface.
23. 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.
24. 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.
25. A lighting system to meet a minimum of 54 LUX with a uniformity ratio of 4:1 on pavement shall be provided.
26. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca
27. The walls, pillars, and ceiling of the underground parkade must be painted white.
28. Light fixtures in the parkade must be positioned over the parking stalls.
29. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
30. 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 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.

31. 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 developers 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.

Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developers expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector Rob May at robert.may@calgary.ca or (403) 804-9417 for an inspection.

32. Point source drainage from the development site onto the adjacent MR is not permitted, as such drainage will compromise the integrity of the site.
33. Stormwater or other drainage from the development site onto the adjacent MR is not permitted. Any drainage from private lots onto the adjacent MR must be resolved to the satisfaction of the Director, Parks upon development completion of the subject site. Any damage resulting from unauthorized drainage will require restoration at the developers expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector Rob May at robert.may@calgary.ca or (403) 804-9417 for an inspection.
34. The developer shall restore, to a natural state, any portions of the MR 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.
35. Construct all regional/local pathway routes within and along the boundaries of the plan area according to Parks' Development Guidelines and Standard Specifications Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Calgary Parks and Open Space.
36. Plant all public trees in compliance with the approved Public Landscaping Plan.
37. Grading of the site is to match the grades of the P.U.L. and the existing/proposed adjacent parks and open space - S-SPR (MR) with all grading confined to the private property, unless otherwise approved by Calgary Parks.

Utility Engineering

38. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:

- a. Post-Development Slope Stability Assessment, prepared by Geo-Slope Stability Services (File No. 22-168) and dated April 26, 2022.
 - b. Updated Slope Stability Assessment, prepared by Geo-Slope Stability Services (File No. 19-103) and dated February 5, 2019.
 - c. Slope Stability Considerations, 19th Avenue SW Road Embankment, Aspen Woods Springbank Subdivision, prepared by Almor Testing Services Ltd (File No.030-01-17.19), dated June 5, 2019.
 - d. Geotechnical Investigation, prepared by Almor Testing Services Ltd. (File No 030-01-17), dated May 25, 2017.
 - e. Revised Rough Grading Backfill Deep Fill Report - Aspen Springs, Calgary, prepared by Almor Testing Services Ltd. (File No.030-01-17.20), dated May 7, 2020
39. 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.

40. 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).
41. 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).
42. 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.

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. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

43. Contact the Erosion Control Inspector, Water Resources, with at least two business days notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
44. 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.
45. The grades indicated on the approved Development Site Servicing Plan 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.
46. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
47. No grading, filling or excavation is permitted within utility and road rights-of-way, under any overhead utility lines, or over any underground utilities, unless prior written authorization has been obtained from the utility agencies concerned.

Mobility Engineering

48. The property owner will be responsible for the proportional costs associated with future traffic signals, as determined by the TIA.
49. 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.
50. 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.

51. 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, tie-backs, 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.

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

Planning

52. The Applicant may appeal the decision of the Development Authority, including any of the conditions of the development permit. If you decide to file an appeal, please refer to the notification of decision letter for the appropriate appeal body and appeal process.
53. The approval of this development permit does not limit in any way the application of any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline, nor does it constitute any permit or permission under any federal, provincial, or municipal law, policy, code, regulation, bylaw, and/or guideline.
54. In addition to this development permit, building permits may also be required. Building permit applications may be submitted upon approval of the associated development permit. Contact Building Regulations at 403-268-5311 for further information.
55. This development permit has not been reviewed for potential issues with the National Building Code - 2019 Alberta Edition. You may require a Building Permit in addition to this development permit in which case compliance with the Code will be assessed through a Building Permit application. Should a Building Permit review require changes to the approved development permit, the changes must be to the satisfaction of the Development Authority and are potentially subject to a new development permit.
56. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this development is in compliance with any documents registered on title.
57. No stockpiling or dumping of construction materials is permitted on the adjacent MR.

Utility Engineering

58. The developer is responsible for ensuring that:

- a. The environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation or risk management is undertaken.
- b. Appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action plan and/or risk management plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Parks and Alberta Health Services.
- c. The development conforms to any reviewed and accepted remedial action plan/risk management plans.
- d. All reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.
- e. The development is in compliance with applicable environmental approvals (e.g. Alberta Environment and Parks Approvals, Registrations, etc.), Alberta Energy Regulator approvals and related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying with and ensuring the property is developed in accordance to applicable environmental legislation.

59. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall; 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
60. Maintain a 3.0m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
61. Review with Fire Prevention Bureau at 403-268-5378 for on-site hydrant coverage and Siamese connection location(s). A site servicing (hydrant location plan) stamped by the Fire Prevention Bureau is to be submitted at the Development Site Servicing Plan stage. Principal entrance(s) are to be labeled on the plan.
62. In new subdivisions where the City has not granted final acceptance, the applicant must contact the private land developer prior to installation of a water / sanitary / storm service connection.
63. Sanitary connection is available from 19th Av SW (250 PCV or 300 PVC).

64. Storm connection available from 19th Av SW.
65. The applicant is encouraged to explore and adopt stormwater volume control options for this development.
66. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100-year storm events.
67. Where possible, discharge of roof leaders should be directed onto grassed or pervious areas to help reduce the volume of runoff. Alternatively, the roof leaders may be directed to the on-site storm sewer system.
68. All on-site sewers are to be designed to City of Calgary specifications.
69. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100-year elevation, whichever is higher. The minimum grade within the lot adjacent to the trap low must be 0.3m higher than the 1:100-year elevation in the trap low or spill elevation, whichever is higher. This minimum grade must be achieved within a 6.0m distance from the common property line of the lot and the road right-of-way.
70. Weeping tile is required to tie to the storm sewer unless a qualified soils consultant has determined otherwise. The consultant shall use the criteria set out in Section 3.3.6.8 of the Stormwater Management & Design Manual. A letter with the appropriate elevations (in metric geodetic) and information will be required by Water Resources.
71. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage Permit at all times. For further information, contact the Corporate Call Centre at 311 or visit [Report and Drawings Templates and Guides](#) (Drainage Permit applications can be downloaded from this website).
72. Stormwater emergency escape routes must be to a public roadway.
73. Fire - Fire Safety Plan

Prior to the commencement of construction, alteration or demolition operations, a fire safety plan, accepted in writing by the fire department and the authority having jurisdiction, shall be prepared for the site, and conform to the requirements of the NFC(AE) (2019) 2014, Div. B, 5.6.1.3. This document is required as a building permit condition for approval.
74. Fire - Fire Hydrant Location Plan

Site Servicing (hydrant location plan) is to be submitted and approved by the fire department prior to the Development Site Servicing Plan stage.

75. Fire - Flammable or Combustible Liquid Storage Tank

Any flammable or combustible liquid storage tank over 230 litres requires 3 sets of drawings to be submitted to the Fire Department, Fire Inspections and Investigations, Technical Services for review. There is a fee structure in place for this review. See this website link for more information: [Registering Flammable or Combustible Tanks](#)

76. Water connection is available from 19th Av SW (300 PVC).

77. Allowable release rate is 30 l/s/ha.

78. For questions and concerns regarding waste storage facilities, refer to the "Development Reviews: Design Standards for the Storage and Collection of Waste" Found at: [Development Permits Waste Recycling](#)

Or

Contact the Waste & Recycling Services Specialist 403-268-8445 for further site-specific details.

79. Garbage, recyclable materials and food and yard waste storage facilities and/or collection areas shall be maintained and clear of snow and ice.

80. Off-site levies, charges, fees and boundary obligations are not applicable as they were paid under DA2020-0041.

Mobility Engineering

81. Contact Detours (online with [Calgary.ca](#) or via 311) to obtain traffic management for construction of this project. Confirm if alternate pedestrian accommodations is required during construction.

82. Additional guidance for Class 1 and Class 2 bicycle parking facilities and placement can be found in The City of Calgary's Draft Bicycle Parking Handbook. Key considerations for Class 1 facilities include:

- a. Ensuring there is ample room on-route to and in the facilities to manoeuvre bicycles (and possibly chariots) when turning corners, travelling up ramps, travelling through or near doorways or moving to/from parking areas.
- b. Ensuring safety of those using facilities to prevent being trapped (i.e. allowing doors to open outward, providing ample lighting, etc.)

83. Refer to the City of Calgary's [Access Design Standards](#) for recommendations related to improving accessibility. A minimum unobstructed width of 1.5m width is recommended for any private walkways to improve accessibility for those who use walkers/wheelchairs.

84. All site-specific servicing structures (transformer, pull boxes, pedestal, etc). Must be located within the private site and behind the required bylaw setback public realm.
85. The developer shall not install any traffic signage or road marking within the road right-of-way.
86. With development of the subject site, encroachments such as retaining walls, planters and stairs will not be permitted within the City right-of-way.
87. Active modes access shall be direct, clearly differentiated and separated from any driving aisles through the use of signage, surface marking, and/or a change in surface materials or colors.
88. Active modes routes are to be free of obstacles that would interfere with the accessibility of pedestrians using wheelchairs. Sidewalks are to be constructed with curb cuts where there is a change in elevation.