

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.

The following Conditions of Approval shall apply:

Planning

1. 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.
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. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
4. The intensity of development within the Neighbourhood Activity Centre shown on the approved Outline Plan shall be a minimum of 100 people and jobs per gross developable hectare.
5. Prior to approval of the relevant tentative plan, ensure sufficient road dedication is provided on proposed streets adjacent to the boundary of Rocky View County to ensure a proper road connection is possible in the future to the lands to the north.
6. If the community name and street names were not approved by Council prior to approval of the outline plan, they shall be approved prior to approval of the first tentative plan.
7. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and 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.
8. The developer shall minimize stripping and grading within the Environmental Reserve (ER). Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks prior to stripping and grading.
9. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public

lands prior to the commencement of any stripping and grading related to the site and during all phases of construction. Contact the Parks' Development Inspector Annie Rodrigues at (403-804-9397) to approve the location of the fencing prior to its installation.

10. Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings, whichever submitted first, the developer shall install Environmental Reserve (ER) protection measures around the wetlands/ravines/Environmentally Significant Areas to be retained in order to prevent excessive overland drainage and siltation onto 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 Water Resources and the Director of Calgary Parks. Contact the Parks Development Inspector Annie Rodrigues at (403-804-9397) to approve the location prior to commencement of Stripping and Grading activities.
11. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
12. A restrictive covenant shall be registered against the titles of the parcels adjacent to an escarpment prohibiting construction, erection or placement of any building or structure within 18 metres of the top of the escarpment (Setback Area) as determined by the Subdivision Authority and providing that the owners of the Servient Tenement shall not permit, construct, erect, place or allow to remain within the Setback Area any building or structure except surface parking lots, roadways or sidewalks which may be allowable at the discretion of the Approving Authority. The Restrictive Covenant shall be registered concurrent with the registration of the final instrument.

Where the Approving Authority allows surface parking lots, roadways or sidewalks within the 18 metre setback, the Developer shall rehabilitate and replant the lands within the balance of the Setback Area with appropriate vegetation to the satisfaction of the Parks Department.
13. 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.
14. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
15. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve / Municipal School Reserve parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Parks' Development Guidelines and Standard Specifications - Landscape Construction (current version).

16. No disturbance of Environmental Reserve lands is permitted without written permission from Calgary Parks.
17. The developer shall restore, to a natural state, any portions of the Environmental 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. The associated restoration plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and be approved by Parks.
18. Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan, Parks requires details pertaining to the total limit of disturbance adjacent to existing Municipal Reserve/Environmental Reserve extents or proposed Environmental Reserve extents resulting from the proposed development in its entirety.
19. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as Environmental Reserve, requires approval from the Director of Parks.
20. Prior to approval of the Tentative Plan, Landscape Concepts prepared at the Outline Plan stage shall be refined to add:
 - a) A site plan showing general conformance to Outline Plan landscape concepts, intended park program, site layout, and preliminary planting.
 - b) 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.
 - c) 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.
21. 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 and/or ER) or proposed ER, with all grading confined to the private property, unless otherwise approved by Parks.
22. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
23. Prior to approval of the tentative plan or stripping and grading permit (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area that meet Parks approval. This meeting should be coordinated through the Parks Planner. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.

24. 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 - Landscape Construction Approval at parksapprovals@calgary.ca for review and approval prior to construction.
25. Prior to approval of the affected Tentative Plan, coordinate a meeting through the Parks Planner with Parks Pathways and Parks Ecologist to field fit the pathway and/or trails.
26. All proposed parks (MR/ER) and Regional/Local Pathways and Trails must comply with the Calgary Parks - Development Guidelines and Standard Specifications: Landscape Construction (current edition).
27. Parks does not support point source drainage directed towards MR/MSR or ER extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
28. All stormwater related infrastructure is to be located within Public Utility Lots (PUL) extents.
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. Prior to Endorsement of the tentative plan, approval from Parks is required for all utility rights-of-ways proposed within existing or future Reserve (MR, MSR, ER) lands.
31. Prior to the approval of the affected tentative plan, the developer shall confirm fencing requirements adjacent to Municipal Reserve and Environmental Reserve lands to the satisfaction of Parks.
32. Backsloping from the development site into adjacent Municipal Reserve and Environmental Reserve lands is not permitted, unless otherwise authorized by Parks.
33. No encumbrances shall be permitted on the Municipal Reserve (MR) and Environmental Reserve (ER) lands unless otherwise approved by Parks.
34. Throughout the development process, the applicant shall adhere to all recommendations and mitigation measures outlined in LOC2017-0368 approved Biophysical Impact Assessment report.

Utility Engineering

35. 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 Utility Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.

36. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
37. Prior to endorsement of any Tentative Plan/prior to release of a Development Permit, execute a Development Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at (403) 268-1603 or email mary.jerebic@calgary.ca.
38. Off-site levies, charges and fees are applicable. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at (403) 268-1603 or email mary.jerebic@calgary.ca.
39. 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 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 the north two lanes of 144 Ave NW, along the south boundary of the plan area.
 - d) Construct the underground utilities and surface improvements full width of 69 Street NW, along the west boundary of the plan area.
 - e) Construct the underground utilities and surface improvements full width of Sarcee Tr NW, along the west boundary of the plan area.
 - f) Construct the underground utilities and surface improvements full width of Shaganappi Tr NW, along the west boundary of the plan area.
 - g) Construct the underground utilities and surface improvements within the east two lanes of Symons Valley Rd NW, along the west boundary of the plan area.
 - h) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required along the boundary of the plan area.
 - i) Construct the underground utilities and surface improvements within and along the boundary of the plan area.
 - j) Construct the MSR/MR/ER/PUL within the plan area

- k) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
40. Prior to release of the Development Permit or Prior to Endorsement of the final instrument, make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing sanitary sewer, storm sewer and watermain installed/constructed in 144 Av NW that was paid for and/or constructed by United Acquisition II Corp. for under Sage Hill, Phase 07 (2010-023).

Prior to release of the Development Permit or Prior to Endorsement of the final instrument, make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing sanitary sewer, storm sewer and watermain installed/constructed in 144 Av NW that was paid for and/or constructed by United Acquisition II Corp. under Sage Hill, Phase 08 (2010-060).

Prior to release of the Development Permit or Prior to Endorsement of the final instrument, make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing sanitary sewer, storm sewer and watermain installed/constructed in 144 Av NW that was paid for and/or constructed by United Acquisition II Corp. under Sage Hill, Phase 08 (2014-021).

Prior to release of the Development Permit or Prior to Endorsement of the final instrument, make satisfactory cost sharing arrangements with United Acquisition II Corp. for part cost of the existing sanitary sewer, storm sewer and watermain installed/constructed in 144 Av NW that was paid for and/or constructed by Genesis Land Development Corp. under Sage Hill, Phase 08 (2018-0039).

41. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
- Geotechnical Report (Glacier Ridge ASP Phase 1), prepared by McIntosh Lalani Ltd. (File No ML 7623), dated August 4, 2016.
 - Geotechnical Report (Glacier Ridge ASP Phase 2), prepared by McIntosh Lalani Ltd. (File No ML 7623), dated November 1, 2016.

42. Prior to approval of stripping and grading or the affected tentative plan, whichever comes first, the applicant must provide confirmation that the concerns identified in: "Phase I Environmental Lands Assessment Glacier Ridge (formerly North Stoney Cell D Area), North Calgary, Alberta" (Cirrus Environmental, 2017) have been addressed.

All information will be reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management).

43. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures.
44. Prior to approval of applicable tentative plans/development permits, submittal and approval of a Geotechnical Slope Stability Assessments will be required to the satisfaction of Development Engineering and the Geotechnical Engineer,

Roads as per the City of Calgary July 2017 Geotechnical Report Guidelines for Land Development Applications.

45. Prior to approval of applicable tentative plans/development permits, submittal and approval of a Geotechnical Deep Fills Report will be required to the satisfaction of Development Engineering and the Geotechnical Engineer, Roads as per the City of Calgary July 2017 Geotechnical Report Guidelines for Land Development Applications.

Mobility Engineering

46. In conjunction with the applicable Tentative Plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for 69 Street NW from 144 Avenue NW to Sarcee Trail NW, inclusive.
47. In conjunction with the applicable Tentative Plan, the Developer shall construct the boundary half of 144 Avenue NW (westbound three lanes to ultimate stage plan) between Sarcee Trail NW and the west boundary of the Outline Plan, inclusive. 144 Avenue NW 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.
48. In conjunction with each Tentative Plan, the Developer shall demonstrate that the plan area provides contiguous extension of development with the Outline Plan area, to the satisfaction of Transportation Development Services. The intent is to ensure transportation connectivity for all modes within and adjacent to the plan area, as well as facilitate transit routing.
49. In conjunction with the applicable Tentative Plan, the Developer shall submit detailed construction drawings, for all adjacent intersections on 144 Avenue NW adjacent to and within the outline plan boundary. The intersection designs shall demonstrate and provide dimensions for any proposed road widening; including the parallel and/or slotted left-turn bays or dual left turn bays at the intersections. 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 subject intersections will be determined to the satisfaction of the Director, Transportation Planning.
50. In conjunction with the applicable Tentative Plan, the Developer shall submit detailed construction drawings with cross-sections, for the interim and ultimate grades for 144 Avenue NW 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.

51. 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, subject to normal oversize, endeavours to assist, and boundary cost recoveries, and to the satisfaction of the Director, Transportation Planning.
52. In conjunction with each Tentative Plan, collector standard streets (and below) shall be designed and constructed at the Developer's sole expense to their full width, subject to normal oversize, endeavours to assist, and boundary cost recoveries, to the satisfaction of the Director, Transportation Planning.
53. In conjunction with the applicable Tentative Plan, the Developer shall enter into a Development Agreement for offsite improvements necessary to service the proposed development to the satisfaction of the Approving Authority.
54. In conjunction with each Tentative Plan, the Developer shall register road plans for collector standard streets within the subject lands to the satisfaction of the Director, Transportation Planning that provides continuous active modes and vehicle routing through the community with at least two points of public access around the Tentative Plan boundary connecting to the arterial street network. The continuous collector street network is required to ensure that efficient Transit routing through the plan area can be accommodated, while the two points of access to the plan area ensures resident will have two routes into and out of the plan area.
55. 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.
56. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
57. In conjunction with the applicable Tentative Plan or Development Permit, as well as in conjunction with any Land Use or Outline Plan amendments, further transportation analysis is required at the discretion and to the satisfaction of the Director, Transportation Planning.
58. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.
59. In conjunction with the applicable Tentative Plan or Development Permit for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transportation Planning. All bus zones shall be located:
 - a) Where commercial areas are concentrated;
 - b) Where the grades and site lines are compatible to install bus zones; and

- c) Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.
60. 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).
61. In conjunction with the applicable Tentative Plan, no direct vehicle access is permitted to collector standard roadways, or along regional and multi-use pathways for all R-G residential lots to the satisfaction of the Director, Transportation Planning. Vehicular access shall be provided by rear lanes. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
62. No direct vehicular access is permitted along 144 Avenue NW from the subject lands. Restrictive covenants shall be registered concurrent with the registration of the final instrument to that effect at the tentative plan stage.
63. In conjunction with the applicable Tentative Plan or Development Permit, access for all multi-family, mixed-use, and commercial sites shall be designed and located to the satisfaction of the Director, Transportation Planning.
64. In conjunction with the applicable Tentative Plan, the Developer shall ensure that all pathways from MR lands have direct pedestrian connection by sidewalk or pathway to crossing locations at intersections to the satisfaction of the Director, Transportation Planning.
65. In conjunction with the applicable tentative plan, the Developer shall provide corner cuts for all locations where lanes cross regional and multi-use pathways.
66. In conjunction with the applicable Tentative Plan or Development Permit, a noise attenuation study is required for residential development adjacent to all Arterial standard streets, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Development Services for approval. Note that where sound attenuation is not required adjacent to Arterial streets, a uniform screening fence shall be provided to the satisfaction of the Director, Transportation Planning.
67. In conjunction with the applicable Tentative Plan or Development Permit, all noise attenuation features (noise walls, berms, etc) and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, etc and associated ancillary works shall not infringe into the road right-of-way).
68. In conjunction with the applicable Tentative Plan or Development Permit, 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 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 Director, Transportation Planning. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than one year.

APPROVED BY CPC