

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. A uniform screening fence (with gates where appropriate) of high quality material requiring minimum maintenance, shall be provided at the developer's expense where required along the length of Bow Trail SW; the design of such fence shall be to the satisfaction of the Approving Authority
2. 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.
3. 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.
4. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
5. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
6. Compensation for over-dedication of Municipal Reserve (MR) is deemed to be ten dollars (\$10.00)
7. A Preliminary Natural Site Assessment (PNSA) was received and reviewed by Parks Ecologist, Tanya Hope (tanya.hope@calgary.ca). Comments have been provided directly to the author of the PNSA under separate cover and are to be addressed by submission of a revised report.
8. The developer shall maintain a temporary construction fence on the private property line within the future Municipal Reserve (MR) to protect future public trees to be retained (if applicable) prior to the commencement of any stripping and grading related to the site and during all phases of construction.
9. Rehabilitate all portions of the Municipal Reserve (MR) lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Parks and Open Spaces.
10. Construct all regional pathway routes within and along the boundaries of the plan area (not including the constructed Bow Trail Pathway) according to Calgary

Parks- Development Guidelines and Standard Specifications - Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Parks.

11. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
12. 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.
 - Proposed fencing.
 - Trees to be retained
13. 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), with all grading confined to the private property, unless otherwise approved by Parks.
14. 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, Nathan Grimson at 403.681.2718 or nathan.grimson@calgary.ca for review and approval prior to construction.
15. All proposed parks (MR) and Regional/Local Pathways and Trails must comply with the Calgary Parks- Development Guidelines and Standard Specifications: Landscape Construction (current edition).
16. Parks does not support point source drainage directed towards Municipal Reserve (MR) extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR areas.
17. All stormwater related infrastructure is to be located within Public Utility Lots (PUL) extents.
18. All shallow utility alignments, including street light cables, shall be setback 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)*.

19. The developer is responsible for constructing all Municipal Reserve (MR) parcels within the boundaries of the plan area according to the approved concept plans and built in accordance with the Parks' Development Guidelines and Standard Specifications - Landscape Construction (current version).
20. A 1.2 m high fence shall remain on the property line along all shared residential boundaries with the municipal reserve with the exception of the adjacent MR to the east (there will be no fence between the two MR's) as per the Calgary Parks Development Guidelines and Standard Specifications: Landscape Construction (current edition).

Utility Engineering

21. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Slope Stability Assessment, prepared by Englobe Corp. (File No. 02208429.001), dated March 1, 2023. Note that a geotechnical restrictive covenant will be required at the subdivision stage of development per the engineering Conclusions provided in Section 4 of the Slope Stability Report.
 - Geotechnical Report, prepared by Englobe Corp. (File No 002208429.000), dated November 16, 2022.
22. 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-s signature.
23. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
24. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
25. Prior to endorsement of future tentative plan, execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 403-333-6895 or email jamie.greenshields@calgary.ca

NOTE: Approved Construction Drawings are required prior to execution.

26. Prior to endorsement of future tentative plan, Off-Site Levies, Charges and Fees are applicable.
27. With the applicable subdivision application, execute and register on all affected titles a geotechnical covenant by way of caveat prohibiting the development of the lands, except in strict accordance with the accepted Slope Stability Assessment, prepared by Englobe Corp. (File No. 02208429.001), Dated March 1, 2023.

Mobility Engineering

28. 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 Director, Transit and the Director, Transportation Planning.
29. Prior to the release of any permits or Permissions to Construct, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
30. 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).
31. No direct vehicular access shall be permitted to or from 11 Ave SW and Bow Trail Sw and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect at the Tentative Plan Stage.
32. In conjunction with the applicable Tentative Plan or Development Permit, a noise attenuation study for the residential adjacent to Bow Trail SW 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.

Note that where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence shall be provided, in accordance with the 2020 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.

33. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.
34. The applicant is responsible for providing a streetlight (SLS) design, via electrical consultant report at detailed design stage, to the satisfaction of the Manager, Development Engineering. Mobility notes that for all non-standard SLS design, suitable rationale and design shall be submitted for review and approval. Additional changes to existing streetlights along 11 Av may be required at the developer's sole expense to meet minimum lighting levels; such as additional street lights, increased bulb wattage, SLS height changes from 9m to 15m, etc.

APPROVED BY