

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. Amend the plans to include labelling of the following materials and site elements within the Public Realm to match the Stephen Avenue streetscape masterplan:

Light Standards to be:

1. Luminis Clearmont
2. Colour Gun Metal
3. Application PM Pole mount (roadway lighting) and PT Post top (pedestrian lighting)
4. or equivalent as directed by Stephen Avenue team.

Waste and recycling bins to be:

1. Vestre BLOC
2. Colour Dark grey (powder coat)
3. or equivalent as directed by Stephen Avenue team.

Benches to be:

1. Streetlife Rough and Ready 6 Benches
2. Colour Gun metal base (powder coat) with wooden top
3. or equivalent as directed by Stephen Avenue team.

Furniture zone paving to be:

1. Flamed Pearl Black granite paving (Solstice Stone)
2. 10x10cm
3. or equivalent as directed by Stephen Avenue team.

Through zone / sidewalk paving to be:

1. Cast in place saw cut concrete
2. Light sandblast finish
3. or equivalent as directed by Stephen Avenue team.

Tree paver grate to be:

1. Invisigrate Tree Grate by City green
2. Pavers to be consistent with furniture zone paving
3. or equivalent as directed by Stephen Avenue team.

Bike racks to be:

1. Ring bike racks by Landscape forms
 2. Colour - Titanium Metallic
 3. or equivalent as directed by Stephen Avenue team.
- Bollards to be:
1. Reliance Foundary R-7302 SS Bollard Cover
 2. or equivalent as directed by Stephen Avenue team.
3. Amend the plans to include a tree trench detail with soil cells to ensure adequate soil volumes for healthy tree growth (20-30 cubic m per tree). Soil cells to be City Green Stratavault or equivalent.
 4. Amend the plans to provide a detail/cross section of the bike lane. Amend L.14 to note Raised Asphalt Bike Lane.
 5. Amend Drawing L.15 to note Tree Alignment + Street Furnishing Zone.
 6. Amend the plans to provide paving details and cross sections.
 7. Amend Drawing L.18 to note Corner Barrier Free Access to City of Calgary standards. Amend the plan to show location of curb letdowns. Amend the plans to remove specialty paving noted at intersection.
 8. Amend the landscape plan to include a detailed planting plan labelling all tree, shrub, and perennials within the public realm with coordinating detail for approval by Administration. Refer to the Stephen Avenue Streetscape Master plan for suggested species selections.
 9. Amend plans to ensure grading plan achieves accessible grades.
 - i. Drawing 02 Site Grading Plan shows a 5% slope leading to the main entrance. Clarify if there are steps here as shown on the Landscape Site Plan and provide an accessible slope to the building entrance.
 - ii. Drawing 02 Site Grading Plan shows an inaccessible slope of 6.3% east of the building. Please amend plans to provide an accessible slope.
 - iii. Clarify slopes of the ramp on Drawing 02 Site Grading Plan.
 - iv. Amend the plans to include proposed grading to the proposed curb location (north of the proposed bike lane)
 10. As part of the Stephen Avenue project, Administration will pursue closing the adjacent lane accessed off of 8th Avenue SW. Details of the lane closure will be confirmed and addressed by the City at that time. Therefore, amend drawing DP10-09 to remove emergency vehicle access to the lane off of 8th Avenue.
 11. The developer shall be responsible for the cost of the new streetscape construction to the Future of Stephen Avenue design and any damage during construction to City road right-of-ways.
 12. Amend the plans to show the proposed EV charging stations on Parkade Level 1.
 13. A Development Agreement for the provision of three-bedroom units shall be executed and registered on title in conformity with all reports, plans and materials submitted to and approved by the Development Authority, to:

- a) Address details of responsibilities for and construction of 35 three-bedroom units accounting for 0.7 FAR; and
 - b) If applicable, remit payment for any outstanding amount of bonused floor area not covered through provision of these three-bedroom units which may be bonused for through a financial contribution to the West End Improvement Fund in accordance with the Bonus provisions of Direct Control Bylaw 118D2023.
14. Amend the shadow studies to clarify the discrepancy between March 21 shadow study and September 21 shadow study at 10:00am.



March 21st 10:00AM MDT



September 21st 10:00AM MDT

Utility Engineering

15. 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 [Water Resources](#) for additional details. For further information, refer to the following:

Development Site Servicing Plan Webpage

<https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html>

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

Note: Previous was DSSP2015-0030.

16. Follow the submission requirements outlined in Section 2 of the *Code of Practice for Erosion and Sediment Control* and either submit the required ESC Plan or a Written Notice and the ESC Plan. All submissions should be sent to ESC@Calgary.ca except for the first submission of any ESC Plan for stripping and grading, these must be sent to the Utility Generalist assigned to the Development Permit.

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Instruction Manual for Erosion and Sediment Control in Calgary* 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 in Calgary*
- c. *Standard Specifications Erosion and Sediment Control*
- d. *Erosion and Sediment Control Guidelines*
- e. *Code of Practice for Erosion and Sediment Control*

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

17. Off-site levies are applicable.

After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 2M2016.

As per the current application:

Existing Commercial: 976.5m² / New Commercial 959.57m²

Existing Single: one (1) / New 1 bed: 76, New 2 bed: 175

and based on 2023 rates, the preliminary estimate is \$215,559.75.

A final estimate will be completed by the Infrastructure Strategist after approval of Development Permit as part of the estimate process.

Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

To obtain the off-site levy agreement, contact the Infrastructure Strategist, Development Commitments, at 403-333-6895 or email jamie.greenshields@calgary.ca.

Mobility Engineering

18. Approval of construction drawings is required prior to the release of the file.
19. 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 new monolithic sidewalks/ cycling facilities, etc. adjacent to 8 Ave S.W. and 10 Street S.W. (depending on work coordinated with Stephen Ave

group). A contribution to the cost of these upgrades will be required by the developer at such time as the final costing has been determined.
d. Construction of new wheelchair ramps at the corner of 8 Ave S.W. and 10 Street S.W.,
c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

20. 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
Street lighting upgrading adjacent to site frontages (If required).

Permanent Conditions

The following permanent conditions shall apply:

Planning

21. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
22. 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.
23. 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.
24. 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.
25. 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.
26. The walls, pillars, and ceiling of the underground parkade must be painted white.
27. Light fixtures in the parkade must be positioned over the parking stalls.

28. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
29. 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.
30. At the discretion of the Development Authority, the infrastructure required pursuant to condition 19, or as shown in the approved plans, is subject to change as follows:
 - a. In the event that the City is ready to construct that portion of the Stephen Avenue project adjacent to the proposed development prior to the developer being ready to construct the infrastructure required pursuant to condition 19 or as shown in the approved plans, and upon notification to the developer, the City may construct, or require the developer to construct, this portion of the Stephen Avenue project in lieu of the infrastructure required pursuant to condition 19 or as shown in the approved plans, and may elect to use or hold the security required pursuant to condition 19 and use the payment required pursuant to condition 19 towards the costs of the Stephen Avenue project.
 - b. In the event that the developer is ready to construct the infrastructure required under condition 19, or as shown in the approved plans, prior to the City being ready to construct the portion of the Stephen Avenue project adjacent to the proposed development, and upon notification to the Director, Public Space Delivery, the developer may proceed as per the development permit plans in order to achieve the requisite Development Completion Permit.
31. At the time of construction, please contact the Stephen Avenue public realm team for site inspections to confirm the constructed public realm meets the expectations of the Stephen Avenue project.
32. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*. Applicant is to contact the Parks Development Inspector at 403-620-3216 or 311 to arrange an inspection.

Utility Engineering

33. 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.

34. 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).
35. 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).
36. 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).

37. 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.

38. 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.
39. 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.
40. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
41. Prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 2M2016.

Mobility Engineering

42. 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.
43. 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 roadsia@calgary.ca
44. With the possible scenario where the Stephen Avenue team does not move forward with the construction of upgrades to the public realm under the Future of Stephen Avenue project, the applicant is required to work with Administration and the Stephen Avenue project team to adjust their design to match the existing curb alignment. In this scenario, prepare construction drawings for the public realm to the satisfaction of Administration through the Stephen Avenue team.