

# Proposed 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 legal agreement shall be entered into between the City and the developer, to the satisfaction of the City Solicitor, deferring the provision of an undetermined amount of Environmental Reserve which may be required upon further subdivision of the residual lands. Said agreement is to be registered against the residual lands by Caveat concurrent with registration of the legal plan.
2. Zero lot line is prohibited on property lines of proposed parcels adjacent to any existing or future City lands.
3. Prior to submission of the first tentative plan of subdivision, roadway names must be adopted by Council through a Street Name application.
4. A comprehensive Deferred Reserve Caveat (DRC) shall be registered on parcels in the outline plan in the amount of 10% of gross developable land concurrent with the registration on the first tentative plan of subdivision.
5. If the combined total area for roads and public utility lot (PUL) dedication is over 30%, note that compensation will not be provided by The City for this over-dedication.
6. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan (the 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 and Open Spaces prior to Final Acceptance Certificate.
7. 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 Parks and Open Spaces prior to stripping and grading.
8. 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 (403-804-9417) to approve the location of the fencing prior to its installation.
9. Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings, whichever is 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 Development Engineering and the Director of Calgary Parks. Contact the Parks Development Inspector (403-804-9417) to approve the location prior to commencement of Stripping and Grading activities.

10. Pursuant to Part 4 of the Water Act (Alberta) and the Public Lands Act (Alberta), the applicant shall provide The City with a copy of the Water Act approval, issued by Alberta Environment and Parks, for the proposed wetland disturbance. If a wetland is crown-owned, both Public Lands Act approvals and Water Act Approval will be required prior to the disturbance of the wetland.
11. The wetland(s) identified within the outline plan area are subject to The City of Calgary's Calgary Wetland Conservation Plan and its no net loss policy.

All Class III and above wetland(s) (as defined by the Stewart and Kantrud Wetland Classification System) identified within the outline plan area qualify as Environmental Reserve (ER) pursuant to the Alberta Municipal Government Act (MGA) and are to be dedicated to The City of Calgary as ER, pursuant to the MGA.

Pursuant to the Plan, the Subdivision Authority may permit an applicant to damage or destroy Class III and above wetland(s) provided that prior to the approval of the affected Tentative Plan and/or Development Permit, the applicant shall provide the City of Calgary Parks and Open Spaces department with a copy of the agreement entered into with the Province of Alberta or its agent that provides for compensation for the loss or alteration of the Class III and above wetland(s).

12. Until receipt of the Water Act approval by the applicant from Alberta Environment and Parks, the wetland(s) affected by the development boundaries shall not be developed or disturbed in any way and shall be protected in place.
13. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed (re)constructed wetland/storm pond to both Water Resources and Parks and Open Spaces for review.

To achieve the Environmental Reserve (ER) designation, a reconstructed wetland must meet habitat function, depth, and water quality and quantity criteria as per the City's and Alberta Environment and Parks' requirements. Alternative water treatment options, such as oil grit separator (OGS), sediment traps, low impact development (LID) buffering zones, berms, etc. shall be located outside of the ER extents.

14. When a Regional Pathway is also to be used as a service vehicle access road, the pathway must be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
15. Prior to the approval of the affected tentative plan of subdivision, it shall be demonstrated through concepts and cross-sections that the local and regional pathways around the wetland complex are located outside of the high water line.
16. A restrictive covenant shall be registered against the titles of affected lands 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 legal plan of subdivision.

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 City.

17. 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 of Calgary Parks.
18. All public trees must be planted in compliance with the approved Public Landscaping Plan and approved Landscape Construction drawings for Boulevard and Median Tree Line Assignment.
19. 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 Parks Development Inspector. The associated restoration plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and be approved by The City.
20. Prior to the approval of a stripping and grading permit, a development agreement or a subject area tentative plan, The City 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.
21. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as Environmental Reserve requires approval from Parks and Open Spaces.
22. Prior to approval of the tentative plan of subdivision, 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 Utility 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.; and
  - 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.
23. Prior to approval of the first tentative plan of subdivision 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 (Municipal Reserve or Environmental Reserve (ER)) or proposed ER, with all grading confined to the private property, unless otherwise approved by The City.
24. Compensation for dedication of reserves in excess of 10% is deemed to be \$10.00.
25. Prior to approval of the tentative plan or stripping and grading permit (whichever comes first), an on site meeting shall be arranged to confirm that the surveyed boundaries of the Environmental Reserve (ER) area meet The City's approval. A plan illustrating the surveyed ER boundaries must be provided to Community Planning in advance of the onsite meeting.
26. 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 Construction Coordinator (Michael Nelson, michael.nelson@calgary.ca) for review and approval prior to construction.

27. Prior to approval of the affected tentative plan, coordinate a meeting through the Parks DART Specialist with Parks Pathways to field fit the trails.
28. The City does not support point source drainage directed towards Municipal Reserve (MR), Municipal and School Reserve (MSR) or Environmental Reserve (ER) extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
29. All stormwater related infrastructure must be located within Public Utility Lot (PUL) extents.
30. All shallow utilities alignments, including street light cables, shall be setback 1.5 metres from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Parks Development Guidelines and Standard Specifications (current edition).
31. All stormwater related infrastructure and rights-of-way designed with the purpose of accommodating the overland drainage from private property shall be located within Public Utility Lots (PUL) or road rights-of-way and must be outside of the extents of Reserve Land.
32. Work with neighbouring landowners to create a Park Management Plan for the shared riparian Environmental Reserve, as per the New Community Planning Guidebook - Environment and Open Space Policy. Include Parks and Open Spaces in the scoping of the document. Particular attention should be paid to the preservation of sensitive species like the Great Blue Heron and Bank Swallows.

### **Utility Engineering**

33. In conjunction with the applicable tentative plan or development permit, submit an update of the Hydrogeological Report to the Utility Engineering Generalist. Previously, a Preliminary Hydrogeological Assessment was completed by Waterline (2018 July 11) for the Ricardo Ranch Area Structure Plan (ASP). Golder Associates Ltd. completed a peer review of the report in September 2018. Provide confirmation with the proposed land use in this outline plan that the results are still valid. 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, for review.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument of subdivision, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Hydrogeological Report.

More investigation at this later stage will be required once more detailed design information is known to confirm how the ground water seepage will be mitigated to prevent any water problems or slope stability concerns to mitigate the risks. Prior to beginning work on the report, contact the Utility Engineering and Utility Specialists representatives to confirm additional scoping requirements to ensure the report will address any key areas of interest.

Note that a peer review of the updated hydrogeological report above is required prior to acceptance of the report. A certified cheque made payable to The City of Calgary will be required for completion of the peer review. Contact the Utility Engineering Generalist for more information.

34. Prior to approval of the affected tentative plan(s) of subdivision, submit an updated Staged Master Drainage Plan (SMDP) prepared by a qualified Professional Engineer under seal and permit to practice stamp for review and acceptance to Development Engineering. The updated

SMDP shall address the remaining comments/conditions that have been provided separately. All development shall conform to the requirements of the final approved SMDP.

Please note that this includes, but is not limited to, providing additional details for the proposed naturalized drainage swale at the bottom of the escarpment, along the bench, and adjacent to Setonridge Rise SE (through the natural area), and identifying the space required for it and how road crossings (such as culverts) will be accommodated without interfering with other utilities. Any surface drainage feature in this scenario must be oversized to accommodate winter icing from groundwater seepage, and freeze/thaw cycles of escarpment snow melt to ensure adjacent lots are not impacted by runoff water when the swale bottom is blocked by ice. Additionally, this swale must include acceptable physical and legal means of access for maintenance. Based on the final design details, the Developer is responsible for making any adjustments to the plan as may be required.

35. Prior to approval of the affected tentative plan(s) of subdivision, submit an updated Sanitary Servicing Study (SSS), prepared by a qualified Professional Engineer under seal and permit to practice stamp for review and acceptance by Development Engineering. The submission shall, at a minimum, address the following items:
- a. Updates may be required pending confirmation from the Nostalgia plan area if they intend to connect to the sanitary system at the same point as the Logan Landing plan area on the upper bench.
  - b. Submit the Lift Station Memo / design report for the required developer-funded sanitary lift station for final approval with the SSS.
  - c. It appears the residential sanitary loading in the study is more conservative (e.g. higher density) than was anticipated in the Ricardo Ranch ASP. As such, the connection point SS1-A is right at 86% in the 900mm trunk, and the existing 525mm stub is now overcapacity/undersized and will require upsizing. Further densification beyond the populations as estimated in the SSS will not be permitted (i.e. unserviceable by the installed Rangeview Sanitary Trunk).
  - d. Any additional detailed comments that may arise during the review of the sanitary servicing study and lift station memo.
  - e. The Public Utility Lot shall be sized to accommodate the requirements of the final lift station design.

Note that the report (including Lift Station Report/Memo) must be submitted through POSEIDONOnline as per the process outlined in <https://www-dev.calgary.ca/development/home-building/sanitary-servicing-studies.html> webpage.

36. Prior to approval of the affected Tentative Plan, provide final detailed design information for the storm sewer connection to the east end of Pond E (at north edge of plan area) from Setonvista Crescent SE located under the walkway. Provide profile and cross section details (including size and depth of sewer) of the proposed storm sewer and include a cross section of the trench required for maintenance access to the storm sewer. Based on the final design details, it may be necessary to increase the size of the walkway and/or utility right-of-way. The minimum total space protected for the storm sewer shall be 9.0 metres.
37. Prior to approval of the Pond report for the proposed stormwater management facility, provide a detailed design and supporting report of the required erosion protection armoring the facility. The proposed stormwater management facility is encroaching into the 200-year meander belt of the Bow River and therefore must be protected against future riverbank erosion during major

flood events. Note that the pond and any associated back-sloping must be entirely located outside of the Floodway.

38. At the time of approval, this outline plan is located within an area that has limited access to developed public roads. If this development is proposed to proceed ahead of adjacent developments that would provide the required roadway connections, the Developer will be required to acquire the necessary road right-of-ways and construct the off-site roadways at their expense.

Prior to approval of the first tentative plan of subdivision, the Developer shall demonstrate that a minimum of two separate off-site public road right-of-ways have been acquired to service the plan area. Note that a single public roadway connection may be considered if the first phase is less than 100 residential units and the length of the proposed single roadway connection is less than 120m in length.

Prior to approval of the tentative plan which creates the potential for 600 or more residential units, the Developer shall demonstrate that a minimum of three separate off-site public road right-of-ways have been acquired to service the plan area.

Throughout the phased construction of the development, each construction phase must meet the above minimum fire access standards.

39. 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 necessary.

40. This outline plan contains a pond/constructed wetland to manage stormwater. The Staged Master Drainage Plan (SMDP) developed for this outline plan has an expiry date of 5 years from the date of the outline plan approval because guidelines, standards, and regulations may change from time to time. If subdivision and construction of any given pond/wetland and its associated catchment area does not commence within 5 years of approval, the Developer shall be required to update the SMDP, as may be deemed appropriate, to the satisfaction of the Manager of Development Engineering. If such an update impacts the layout or size of the pond(s), 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 necessary.

Please note that the subject plan area is within the Bow River drainage catchment. Based on the Ricardo Ranch Master Drainage Plan, stormwater discharge is limited to 2.78 L/s/ha for sizing stormwater management facilities. It is advised that the applicant be flexible with the design of the storm ponds/wetlands to consider a 40 mm runoff volume target which may be required in the future at the time of development of the affected ponds/wetlands.

41. The stormwater pond/constructed wetland included within this outline plan will include Public Utility Lots (PUL) for the portions of the pond/wetland that fall outside of the identified 200-year meander belt and for the outlet pipes and control structure as shown on the outline plan. Prior to approval of the affected tentative plan(s) of subdivision, a preliminary design and report shall be submitted to the satisfaction of Development Engineering and Parks and Open Spaces for the proposed infrastructure to confirm the exact PUL size and configuration. If there are changes to

the layout of the outlet pipes identified through the detailed design process, the Developer is responsible for making adjustments to the land use boundaries as required.

Additionally, provide details of the final design of the maintenance access road for the Outlet Control Structure and Outfall to the satisfaction of Development Engineering. As portions of this access will be located within Environmental Reserve, provide an acceptable utility right-of-way or access easement to protect the areas required for utility maintenance access.

Note that any large oil/grit separators are required to be located within the PUL to avoid conflict with other utility (or tree) line assignments within the road and to ensure regular maintenance activities will be safe for the operators and not impact traffic flow.

42. With each future subdivision application, submit an updated water servicing and hydrant location design map as may be required for review and approval to the satisfaction of the City of Calgary, Development Engineering. The submission shall include an electronic file in .pdf format, as well as three (3) full size colour prints. The water network shall be reviewed with each phase as it may need to change depending on the timing of phases and availability of connections. The submission shall also include the land use, conceptual site grading plan, onsite and offsite tie-ins, and phasing plan for review.

The outline plan area is within the Ogden pressure zone. The south portion of the site below the elevation of 1012 metres requires pressure reducing valves. Note that all water mains shall be looped as per the February 2021 industry bulletin. Please ensure the updated water network plan identifies how looping and proper hydrant coverage for the proposed Setonridge Place SE cul-de-sac will be accommodated. If any additional right-of-way or land is required to satisfy this requirement, it shall be provided by the Developer.

A minimum of two feeds are required from the north to service this site, one from the Ogden feedermain and one from the distribution network. See below sketch for preferred tie-in locations:



43. At the time of construction drawing submission for all subdivision applications, all road cross sections shall be reviewed to confirm they meet the minimum Fire Access Standards (including but not limited to a minimum of 6.0 metre clear pavement width that is unencumbered by parking or other obstructions). Any roads found to be deficient shall be amended accordingly.
44. Submit an electronic version of a Deep Fills Report to the Utility Engineering Generalist for any 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.

45. Submit an electronic version of a Slope Stability Report to the Utility Engineering Generalist for any proposed subdivision applications that have proposed grades in excess of 15 per cent (or adjacent to existing grades in excess of 15 per cent), or if the proposed development will not have any grades in excess of 15 per cent, 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.

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.

46. Prior to endorsement of the affected legal plans or issuance of affected construction permissions, submit evidence that Water Act approval has been obtained for any changes/disturbances of the existing natural wetlands (both on-site and off-site), including any proposed discharges into natural wetlands.
47. Prior to approval of any proposed tentative plan that may involve proposed grading activities within the Floodway, the Developer must obtain the required approvals from The Province and submit a study to the satisfaction of Utility Engineering demonstrating through modelling and calculations that the resulting velocities and shear stresses won't compromise flood levels in other locations or cause any safety or bank stability issues. Additionally, any proposed work and riparian restoration must be approved by Parks and Open Spaces. If the necessary approvals for any proposed grading within the Floodway cannot be acquired, the Developer shall design the proposed development to ensure all back-sloping occurs outside of the Floodway.
48. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports (and any subsequent updates):
- a. Preliminary Hydrogeological Assessment Ricardo Ranch Area Structure Plan, prepared by Waterline (File No. 2961-18-001), dated July 11, 2018.
  - b. Ricardo Ranch- Brookfield Lands Geotechnical Report, prepared by McIntosh-Lalani Engineering Ltd. (File No M-L020M9281.000), dated February 19, 2021.
  - c. Deep Fills Report, prepared by Englobe (File No. 02302382.000), dated March 2023.
  - d. Post-Development Slope Stability Assessment - Brookfield Seton Ridge, prepared by Englobe (File No. 02302382.000), dated November 01, 2023

Furthermore, since the Factor of Safety is quite sensitive to the phreatic surface assumed in the slope stability cross-sections, regular ground water monitoring should be carried out to ensure that recommendations provided in the subject report remains valid. This should be re-assessed and verified at the time of development based on the additional ground water data with the phase-specific reports that are to be provided.



The City reserves the right to further verify that the Developer has adhered to the geotechnical recommendations that formed the basis for the approval for the application and that they are in on-going compliance with the City of Calgary's criteria for minimum Factor of Safety requirements.

49. Concurrent with the registration of the legal plan of subdivision, 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, a Transportation Utility Corridor, or 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 of Development Engineering and the City Solicitor prior to endorsement of the legal plan of subdivision. 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.
50. 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).
51. Prior to endorsement of any tentative plan of subdivision/prior to release of a development permit (excluding stripping and grading), execute a Development Agreement. Contact the Development Commitments Coordinator for further information at [urban@calgary.ca](mailto:urban@calgary.ca)
52. Off-site levies, charges and fees are applicable. Prior to release of any development and/or building permit(s), the applicant must agree to pay these charges by entering into an agreement with the City. Additionally, the Developer will be responsible for any applicable cost sharing or repayments that may be owing on adjacent infrastructure. Contact the Development Commitments Coordinator for further information at [urban@calgary.ca](mailto:urban@calgary.ca).
53. 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 (including streetlighting) within Ricardo Ranch Boulevard SE, along the boundaries of the plan area.
  - c. Construct the underground utilities and surface improvements for all roads and lanes (including streetlighting) within and along the boundaries 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 the sanitary lift station.
  - f. Construct the Municipal Reserve, Municipal School Reserve, and Homeowners Association Park within the plan area.
  - g. Construct and/or rehabilitate the Environmental Reserve within the plan area as may be required to the satisfaction of Parks and Open Spaces.

- h. Construct the pathways within and along the boundaries of the plan area (including the pathway within the Deerfoot Trail SE right-of-way), to the satisfaction of Parks and Open Spaces.
  - i. Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, within and along the boundary of the plan area, where required by The City for lots backing onto public land or significant roadways.
  - j. 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.
54. 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.
55. Submit written evidence at the subdivision or development stage indicating that Provincial Approval has been obtained for any construction, back-sloping, and/or drainage into the Deerfoot Trail SE right-of-way. Alternatively, if such Consent cannot be obtained, the developer must redesign the grading and drainage such that no back-sloping into the Deerfoot lands occurs, all to the satisfaction of the Manager of Development Engineering.
56. All proposed development shall conform to the applicable Floodway / Flood Fringe regulations at the time of the construction, including those laid out in the Land Use Bylaw (LUB) 1P2007, Part 3, Division, Clauses 55-61. Current regulations are under review and are subject to change.

Note that it is recommended that the Draft 2020 AEP inundation model 1:100 elevations (can be found at [https://floods.alberta.ca/?app\\_code=FI&mapType=Draft](https://floods.alberta.ca/?app_code=FI&mapType=Draft)) are considered as the designated flood elevations. Building to a higher elevation will increase future flood resilience and this would be valuable for greenfield developments and ensure conformance to future Land Use Bylaw changes.

### **Mobility Engineering**

57. In conjunction with the applicable tentative plan of subdivision, no direct vehicular access shall be permitted to or from Deerfoot Trail SE, Ricardo Ranch Boulevard SE, Ricardo Ranch Drive SE (R-Gm lots), Ricardo Ranch Avenue SE, Setonridge Rise SE (R-G flankage lots), Setonridge Terrace SE, Setonridge Way (R-Gm lots), Setonvista Crescent (R-Gm lots), Setonvista Way (R-Gm lots), and Setonvista Grove (R-Gm lots) and a restrictive covenant shall be registered concurrent with the registration of the legal plan of subdivision to that effect
58. In conjunction with the applicable tentative plan of subdivision that proposes mid-block crossings, the Developer shall design and construct infrastructure at its sole expense, as follows:
- a. Curb bump outs shall be built, at a minimum, at all proposed mid-block crossing locations to the satisfaction of the Manager, Development Engineering.
  - b. Approach grades for all proposed mid-block crossing locations shall be no more than 4 per cent.
59. In conjunction with the applicable tentative plan of subdivision or development permit, a noise attenuation study is required for the residential units adjacent Deerfoot Trail SE, 212 Avenue SE and Ricardo Ranch Boulevard SE (arterial section), certified by a Professional Engineer with

expertise in the subject of acoustics related to land use planning, shall be submitted to Development Engineering for approval.

If a screening fence is a required, concurrent with the registration of the legal plan of subdivision, 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 Engineering and the City Solicitor prior to endorsement of the legal plan of subdivision. A standard template for the agreement will be provided by Utility Engineering.

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.

60. In conjunction with each tentative plan of subdivision, functional-level plans shall be submitted as a component of the submission package, to the satisfaction of Mobility Engineering, for the staged development arterial and collector standard roadways, inclusive of the staged development of the at-grade intersections and future grade separation, where applicable and to the satisfaction of the Manager, Development Engineering.
61. A restrictive covenant shall be registered against the specific lot(s) identified by the Manager Development Engineering concurrent with the legal plan of subdivision prohibiting the construction of front driveways over the bus loading area(s).
62. In conjunction with the applicable tentative plan of subdivision, curb extensions shall be provided at the mid-block pedestrian crossings and the following intersections to increase safety:
  - a. Ricardo Ranch Drive SE & Setonvista Crescent SE (regional pathway crossing);
  - b. Ricardo Ranch Drive SE & Ricardo Ranch Avenue SE;
  - c. Ricardo Ranch Avenue SE & Setonvista Way SE;
  - d. Ricardo Ranch Drive SE & Setonridge Park SE (south);
  - e. Ricardo Ranch Drive SE & Setonridge Way SE (regional pathway);
  - f. Ricardo Ranch Drive SE & Setonridge Rise SE;
  - g. Seton Ridge Rise SE & Setonridge Drive SE (regional pathway);
  - h. Seton Ridge Rise SE & Ricardo Ranch Way SE (regional pathway);
  - i. Ricardo Ranch Way SE & Seton Creek Grove SE (3.0m walkway);
  - j. Ricardo Ranch Way SE & Seton Creek Gardens SE (S-SPR); and
  - k. Ricardo Ranch Way SE & Seton Creek Passage SE (S-SPR).
63. Mid-block pedestrian crossing rectangular rapid flashing beacons (RRFB) warrants are required at the applicable tentative plan stage. If warranted, the RRFB is to be provided at the full expense of the developer.
64. In conjunction with the applicable tentative plan of subdivision, construct the offsite gravel and paved pathways within the Deerfoot Trail SE right-of-way.
65. In conjunction with the applicable tentative plan of subdivision, a Pathways Easement Agreement shall be registered between the City of Calgary and the Province of Alberta for the pathways in Deerfoot Trail SE.
66. In conjunction with the applicable tentative plan of subdivision, 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.

67. In conjunction with the applicable tentative plan of subdivision or development permit, phasing plans shall be submitted as a component of the tentative plan of subdivision or development permit submission package to the satisfaction of 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.
68. Prior to the release of any permits or Permissions to Construct, the Developer shall enter into a Construction Access Roads Agreement with Roads, Mobility Maintenance.
69. 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).
70. In conjunction with the applicable tentative plan of subdivision, a warning system may be required for the midblock pedestrian crossing on Seton Ridge Rise SE, a horizontal and vertical sight line analysis is required with the applicable tentative plan. The type and design details of the system will be determined at tentative plan stage.
71. All pedestrian walkways identified for achieving Transit walking distances shall be 3 meters wide and be paved and lighted.
72. In conjunction with the applicable tentative plan of subdivision 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 Calgary Transit upon receipt of satisfactory payment.
73. In conjunction with the applicable tentative plan of subdivision or development permit, all community entrance features must be located outside the public right-of-way.
74. In conjunction with the applicable tentative plan of subdivision, collector standard streets (and below) shall be built to their full width to the satisfaction of the Manager, Development Engineering.
75. In conjunction with the applicable tentative plan of subdivision, all roads and intersections within the plan area shall be located, designed, and constructed at the Developer's sole expense to the satisfaction of the Manager, Development Engineering.
76. In conjunction with the construction of the road network, transit stops shall be provided to the satisfaction of the Manager, Development Engineering.
77. In conjunction with the applicable tentative plan of subdivision, proper transitions from/to bike lanes to/from regional pathways/multi-use pathways shall be provided to the satisfaction of the Manager, Development Engineering.
78. In conjunction with the applicable tentative plan of subdivision or development permit, access to multi-family and commercial sites shall be located and designed to the satisfaction of the Manager, Development Engineering.

79. In conjunction with the applicable tentative plan of subdivision or development permit, additional costs required to accommodate shallow utilities are the responsibility of the Developer, such as Enmax line encasing due to hard surfaces as a result of the modified cross section.
80. Refer to the City of Calgary, Fire Department Access Standards for number of units that can be built before secondary access is required, and a third access is required.
81. All Streets in the lower escarpment are to incorporate street lighting with fixtures that conform to the dark sky principals.