

# 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 developer, at its sole cost and expense, shall be responsible for the construction of the Municipal 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).
2. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
3. All proposed parks (MR) must comply with the Calgary Parks- Development Guidelines and Standard Specifications: Landscape Construction (current edition).
4. No vegetation clearing and/or stripping or disturbance is to take place on the subject site until land use has been finalized.
5. 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.
6. 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.
7. Rehabilitate all portions of any existing/recently constructed 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.

8. Prior to approval of the first tentative plan or stripping and grading permit (whichever comes first) provide a separate figure of the LOC plan area (plan view) indicating where private residential lot drainage is requested to sheet-flow into MR extents with accompanying cross-sections:
  - a. Showing existing and proposed grades
  - b. A minimum of 300mm to 600mm of topsoil in the backyard
  - c. A note indicating that roof drainage is directed to the front yard/street
  - d. A note indicating that the drainage into ER extents will be sheet flow, not point source.
9. Prior to Stripping and Grading or the first tentative plan (whichever comes first), the developer shall install and maintain a temporary construction fence on the private property line with the adjacent future S-SPR (MR) 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 Jackie Swartz at jackie.swartz@calgary.ca or (403) 971-5082 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 protection measures around the Environmentally Significant Areas (future MR) 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 Jackie Swartz at jackie.swartz@calgary.ca or (403) 971-5082 to approve the location prior to commencement of Stripping and Grading activities.
11. Prior to endorsement of the tentative plan, submit detailed Landscape Construction Drawings (LCD's) for the proposed development on municipal reserve to the Parks Coordinator - Development, Nathan Grimson, at 403.681.2718 or nathan.grimson@calgary.ca. LCD's will need to include:
  - a) Backsloping extents and appropriate re-planting of the backsloped areas - updated cross-sections may be required.
  - b) Existing tree stands to remain/proposed tree removals.
  - c) Removal of the Regional Pathway (off-site) as per the Municipal Reserve Concept and rehabilitation/restoration of this area at the Applicant's cost.
12. Prior to approval of the Tentative Plan, the developer shall ensure the boundaries of the Municipal Reserve are surveyed. An onsite meeting shall be arranged to ensure the boundaries are approved by Parks. This meeting should be coordinated through the Parks Planner for Urban Design & Open Spaces - curesha.moodley@calgary.ca.
13. 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.

14. Parks does not support point source drainage directed towards MR extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR areas.
15. At Engineering Construction Drawing state, roadway cross-sections are to reflect Street Light Cables a minimum of 1.5 metres from the trunk of proposed boulevard trees to ensure the viability of the trees.
16. Prior to the approval of the affected tentative plan, the developer shall confirm fencing requirements adjacent to MR parcels to the satisfaction of the Director, Calgary Parks.

## Utility Engineering

17. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
18. 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/onsite 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 within 8A AV SW and 81 ST SW along the west boundary of the plan area.
  - c) 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.
  - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
  - e) Construct the MR within the plan area.
  - f) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
19. Make satisfactory cost sharing arrangements with TRICO DEVELOPMENTS (1990) LTD. for part cost of the existing underground utilities (sanitary sewer, storm sewer, and watermains) installed in 81 ST SW that was paid for and/or

constructed by TRICO DEVELOPMENTS (1990) LTD. under WEST SPRINGS, PHASE 02 (DA2022-0033).

20. Make satisfactory cost sharing arrangements with TRICO DEVELOPMENTS (1990) LTD. for part cost of the existing surface improvement (paved roads, and concrete curbs and gutters) constructed in 81 ST SW that was paid for and/or constructed by TRICO DEVELOPMENTS (1990) LTD. under WEST SPRINGS, PHASE 02 (DA2022-0033).
21. Make satisfactory cost sharing arrangements with TRICO DEVELOPMENTS (1990) LTD. for part cost of the existing underground Stormwater Storage Tank installed in 81 ST SW that was paid for and/or constructed by TRICO DEVELOPMENTS (1990) LTD. under WEST SPRINGS, PHASE 02 (DA2022-0033).
22. Make satisfactory cost sharing arrangements with Dundee Realty Corporation for part cost of the existing storm pond in Lot 10PUL in Block 28 that was paid for and/or constructed by Dundee Realty Corporation under West Springs, Phase 12 DA2005-0067 agreement.
23. The Developer shall make payment to the City for their share of the East Springbank Servicing Study.
24. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Accepted Slope Stability Report, prepared by Englobe Corp. (File No. 02306788.000), dated August 14, 2023.
  - Accepted Geotech Report, prepared by Englobe Corp. (File No. 02306788.000), dated July 25, 2023.
25. 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 Coordinator, Utility Generalist and the City Solicitor prior to endorsement of the final instrument. A standard template for the agreement can be provided by the Development Engineering Utility Generalist or can be downloaded at <https://www.calgary.ca/pda/pd/planning-and-development-resource-library/publications.html>. Prepare and submit three (3) copies of the agreement for the City's signature.

## Mobility Engineering

26. In conjunction with the applicable Tentative Plan, functional-level plans shall be submitted as a component of the Tentative Plan submission package to the satisfaction of Transportation Planning and Roads, for the staged development of

arterial and collector streets, inclusive of the staged development of the at-grade intersections and/or future grade separation, where applicable.

27. In conjunction with the applicable Tentative Plan, the applicant shall provide cross-sections, drawn to scale and dimensioned from property line and lip-of-gutter showing existing, interim and ultimate grades. Cross-sections shall indicate and provide dimensions for any proposed road widening.
28. 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).
29. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.
30. In conjunction with the applicable Tentative Plan, collector standard streets (and below) shall be built to their full width to the satisfaction of the Manager Development Engineering