

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. At Tentative Plan, provide a key plan and accompanying cross-sections to illustrate the interface between the residential lands and the proposed MR. Provide details on the mechanisms/design elements proposed to treat and/or contain storm runoff from residential lots showing:
 - a. Existing and proposed grades.
 - b. Concrete culverts or naturalized swales within private property to capture drainage.
Note: If sheet flow drainage is requested to the MR, the following is required to be provided on the cross-section:
 - a. Existing and proposed grades, with grades to be matched at the Property Line.
 - b. A vegetated swale located on private property.
 - c. A minimum of 300mm to 600mm of topsoil in the back or side yard.
 - d. A note indicating that roof drainage is directed to the front yard/street.
 - e. A note indicating that the drainage into MR extents will be sheet flow, not point source.
2. At Tentative Plan, reconcile MR which is to total 10% of the Total Site Area and would not include road widenings or corner cut setbacks (if they are part of the road right of way).
3. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
4. 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.
5. Prior to Endorsement of the tentative plan Landscape Construction Drawings (LCD's) 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 nathan.grimson@calgary.ca or (403) 681-2718 for review and approval prior to construction. At LCD, the following will be further reviewed/commented on:
 - a. No utilities or easements are permitted within the MR. Revise the concept accordingly.
 - b. Stairs and Retaining walls may not be permitted within MR extents.
 - c. Options for stormwater management of the MR will be explored at LCD.

6. 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.
7. The developer is responsible for constructing all Municipal Reserve 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).
8. 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.
9. No surface or sub-surface encroachments (including retaining walls) are permitted into within (MR) park parcels and all maintenance of retaining walls should be done within private property limits.
10. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent areas of Municipal 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 Jackie Swartz at jackie.swartz@calgary.ca or (403) 971-5082 to approve the location of the fencing prior to its installation.
11. Rehabilitate all portions of the MR lands along the boundaries of the plan area that are damaged because of this development, all to the satisfaction of the Director, Parks.
12. 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 resulting from the proposed development in its entirety.
13. At Engineering Construction Drawing submittal, the streetlight cable should be a minimum of 1.5m of setback from public trees; and 0.25m from property line. A minimum of 1.5m easement from property line is required within private property for street light cable installation and to allow for adequate spacing between public trees and street light cable. Consult the September 2021 and October 2020 City of Calgary 'Calgary Approvals Coordination Bulletins' which provides alternative streetlight cable alignments that do not encumber or prevent the street trees from being planted.

Utility Engineering

14. A slope stability report may be required for future subdivision and development applications. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
 - a. Shallow Subsoil and Groundwater Site Investigation, prepared by Almor Testing Services Ltd. (File No 030-01-022), dated December 16, 2022.

15. Servicing arrangements shall be to the satisfaction of the Manager Development Engineer.
16. Off-site levies, charges and fees are applicable.
 - a. Prior to endorsement of a tentative plan or release of a development permit, execute a Development Agreement.
17. The following comments apply:
 - a. The Developer shall make repayment arrangements with the City of Calgary for part cost of the Storm Pond (69 St SW (Strathcona)(13WPA)) financed by the City of Calgary.
 - b. The Developer shall ensure the regional stormwater pond must be operational in the opinion of the subdivision authority.
 - c. The Developer shall pay Ronmor Holdings Inc., a portion of the cost of the Updated Springbank Hill Municipal Drainage Plan.
 - d. The Developer shall make satisfactory cost sharing arrangements with Springbank Lands Company Ltd. for a portion of the cost, on a per hectare contributing basis, of the existing 85 Street SW Private Storm Trunk that was paid for and/or constructed by Springbank Lands Company Ltd. under Aspen Woods, Phase 1 DA2004-0025.
 - e. The Developer shall make payment to the City for their share of the East Springbank Servicing Study.
 - f. The Developer shall make satisfactory cost sharing arrangements with Slokker Canada West Inc. for part cost of the existing water mains installed in 81 ST SW that was paid for and constructed by Slokker Canada West Inc under Sprinkbank Hill, Phase 01 DA2020-0041 and for part cost of the proposed sanitary and storm installed in 81 ST SW that will be paid for and constructed by Slokker Canada West Inc as part of DP2022-02998.
 - g. The Developer shall make satisfactory cost sharing arrangements with Slokker Canada West Inc. for part cost of the existing surface improvement constructed in 81 ST SW that was paid for and constructed by Slokker Canada West Inc under Sprinkbank Hill, Phase 01 DA2020-0041.
 - h. The Developer shall make satisfactory cost sharing arrangements with Slokker Canada West Inc. for part cost of the existing Storm Pond installed/constructed in Lot 6PUL in Block 34 that was paid for and constructed by Slokker Canada West Inc under Sprinkbank Hill, Phase 02 DA2021-0058.
 - i. The Developer shall make satisfactory cost sharing arrangements with Slokker Canada West Inc. for part cost of the existing Sanitary in Lot 6PUL in Block 34 that was paid for and constructed by Slokker Canada West Inc under Sprinkbank Hill, Phase 02 DA2021-0058.
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 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 full width of 19 AV SW along the north boundary of the plan area.
- d. Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots along the boundary of the plan area.
- e. Construct the MR within the plan area.
- f. Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

Mobility Engineering

19. In conjunction with the initial Tentative Plan or Development Permit, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Administration for all roadways within the plan area, as well as boundary roads. Construction drawings review may require changes to the proposed right-of-way to meet the approved design.
20. All roads, intersections, driveways and spacing should be designed to Calgary Design Guide for Subdivision Servicing Standards (DGSS), constructed at the expense of the developer, and to the satisfaction of Administration.
21. A corner cut setback of 4.5m x 4.5m is required on the northwest corner of the property at the intersection of 81 Street and 19 Avenue SW. With a subdivision application, Mobility will take the subject corner cut as road right of way (RROW).