

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. If applicable, prior to approval of the initial Tentative Plan, the special conditions addressing the formation and maintenance/financial responsibilities of the Residents Association shall be applied as a condition of subdivision approval to the satisfaction of the Approving Authority.
2. Compensation for dedication of reserves in excess of 10% is deemed to be \$10.00.
3. 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.
4. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument for where the building is located.
5. 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.
6. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developers expense.
7. 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, Parks.
8. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
9. 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.

10. 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.
11. 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 Landscape Architect - Development Nathan Grimson at nathan.grimson@calgary.ca or 403.681.2718 for review and approval prior to construction.
12. All proposed parks (MSR) and Regional/Local Pathways and Trails must comply with the Calgary Parks- Development Guidelines and Standard Specifications: Landscape Construction (current edition).
13. 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.
14. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve / Municipal School 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).
15. Prior to endorsement of the affected tentative plan, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels to the satisfaction of the Director, Calgary Parks.
16. At Engineering Construction Drawing submission, all shallow utility alignments, including the streetlight cable, shall be setback 1.5m from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Parks Development Guidelines and Standard Specifications. 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. If possible, Parks preference is for cable alignment to be situated under the walk.

Utility Engineering

17. This subject plan area is within the boundary of the Priddis Slough drainage catchment and subject to stormwater volume control measures. The average unit area release rate for this area is limited to 70 L/s/ha. Low Impact Development and stormwater source control is recommended.
18. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

19. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
20. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd. (File No 4158), dated April 2009.

Mobility Engineering

21. All transportation conditions of approval of LOC2014-0023 (#54 to #67) are applicable to this amended Outline Plan.
22. 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).
23. Prior to the release of any permits or Permissions to Construct, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.