

# 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 plan DP.001 (building statistics table) to reflect the correct development information:
  - (a) Remove the suites information from the '6 plex buildings' column;
  - (b) 24 suites should be noted in the '6 plex buildings W/Garage' column; and
  - (c) 3 storeys should also be noted in the '6 plex buildings W/Garage' column.
3. Amend plans DP.100, DP.100A, DP.100B, L0.0, L1.0, L1.1, L1.2, L1.3 & L1.4 thus:
  - (a) RE: Construction Boundary - it is noted that the Construction Boundary linework is offset from the Property Line for graphical purposes. Add a note with an arrow pointing to the Construction Boundary. The wording for the note is as follows - "The Construction Boundary/Limit of Construction Disturbance is the Property Line of the Development Permit site but for graphic purposes has been offset from the Property Line. No stripping and grading or back sloping is permitted outside the Property Line."
  - (b) Label the proposed black chain link fence and/or retaining wall/fence combinations to ensure consistency on the plans; providing a note on the plans that there will be no gates to MR and ER extents for the residential backing onto these areas.
  - (c) Label the Private Amenity Area/Park.
4. Amend plans DP.101 to DP.120 thus:
  - (b) (a) Show the interface with the adjacent MR, ER, PUL - Public Utility Lot - indicating existing and proposed grades with grade matching at the property line. Label a 1.2m chainlink fence and/or chainlink fence/retaining wall combinations.
  - (c) Provide clarification on who will be removing and paying for the 1) existing galvanized fence at the Property Line and 2) at the top border between the MR/ER) and how this will be done - by machinery/hand excavated, etc.

Note: Retaining wall footings must be entirely within private property

5. Submit a Habitat Restoration Plan for the removal of the existing galvanized fence along the MR/ER border and the top MR area. With the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve/Municipal Reserve proposed to be affected by any construction. The Plan should indicate 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 prior to Final Acceptance Certificate. The Plan is to be submitted to Nathan Grimson - nathan.grimson@calgary.ca and Brianne Baker - brianne.baker@calgary.ca.
6. As per the Canada Olympic Park & Adjacent Lands Area Structure Plan (ASP) - A.5.2 Built Form (k) - page 75, development applications shall meet high levels of environmental leadership and low impact development:
  - (a) Provide a report from a qualified environmental consultant representing that the submission meets these high levels of current environmental standards and practices.

### **Mobility Engineering**

7. A signal is planned for the adjacent intersection (F045) as part of the overall development in Medicine Hills. Contact the Traffic Coordinator (403-268-1578) to confirm installation timing and any outstanding costs owing which will need to be covered by the applicant.
8. Provide written confirmation to commit to signage/road marking upgrades required in the public right-of-way to support the proposed development. Traffic cannot accept deposits for this work and will invoice the developer upon installation. Contact the Traffic Engineer (trafficengineer@calgary.ca) eight (8) weeks prior to occupancy or construction completion to arrange for installation. A letter from the property owner is required, under Corporate Seal / on corporate letterhead, that states that the owner is responsible for 100% of the actual construction cost of installing the traffic controls.
9. 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**

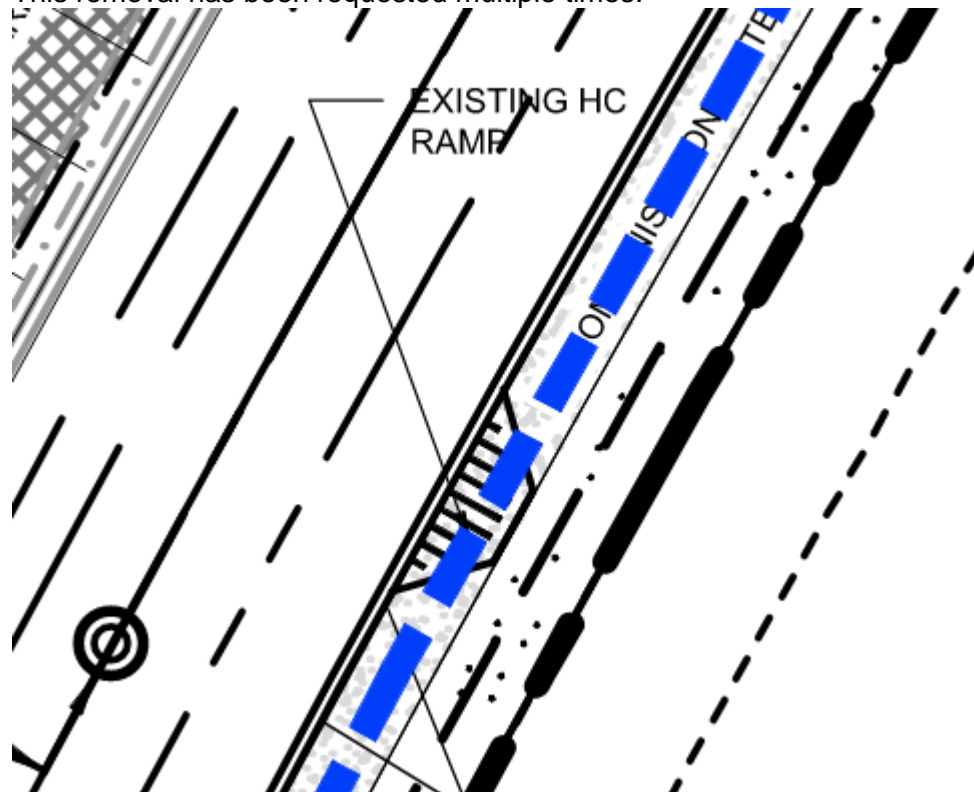
- a. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads Business Unit's personnel.

10. 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

- a. Possible street lighting upgrading adjacent to site
11. Amend the plans to remove an "orphan" wheelchair ramp that leads nowhere. This removal has been requested multiple times.



## Permanent Conditions

The following permanent conditions shall apply:

### Planning

12. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
13. 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.
14. 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.
15. A Development Completion Permit is required prior to the development being 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](https://inspections.calgary.ca) or call 403-268-5311.

16. This approval recognizes forty-two (42) phases on the approved plans. A development completion permit must be issued for each phase. All the road works, landscaping, and provisions for waste collection shown within each phase shall be completed prior to the issuance of a development completion permit for that phase. Call Development Inspection Services at 403-268-5311 to request site inspections for development completion permits.
17. If construction of the subsequent phase(s) has not commenced within one year of the issuance of the most recent development completion permit, the undeveloped portion of the site shall be hydro-seeded. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds, and erosion.
18. All electrical servicing for freestanding light standards must be provided from underground.
19. Each parking stall, where located next to a sidewalk, must have a properly anchored wheel stop. The wheel stop must be 100mm in height and 600mm from the front of the parking stall.
20. 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.

21. When the main floor of each building is constructed, submit the geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
22. 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 Stall - Capable stalls identified on the approved plans (within the 48 dwelling units with garages) have been completed and are capable of supporting a minimum of 40 Amps at 208 Volts or 240 Volts for electrical vehicle charging which also includes the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, (and may include electric vehicle energy management system) and electrical power for electric vehicle charging purposes installed and fully operational.
23. 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 (4 visitor stalls) 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.
24. 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, that the 20 residential buildings have been constructed to be 'solar ready' and able to accommodate solar photovoltaic (PV) panels for the purpose of electricity generation. For solar PV, at least 2.5 cm (1") nominal diameter constructed of rigid or flexible metal conduit, rigid PVC conduit, liquid tight flexible conduit or electrical metallic tubing (as per Section 12 of the Canadian Electrical Code Part 1 concerning 'raceways') should be installed.
25. No occupancy permit shall be issued for the dwelling units and buildings adjacent to the MR/ER lands until the chain link fence on that portion of the parcel (as identified in Phase #A) is completed.
26. The Private Amenity Area/Park is to be constructed managed, funded, maintained and lifecycled/replacement by the Builder/Developer/Owners (as applicable). Calgary Parks and Open Space will not assume the responsibility of this Park area in the future.
27. Throughout the development process, adhere to the mitigation measures outlined in the Trinity Hills Development Lands Biophysical Impact Assessment by ECOTONE Environmental, which was approved by the City of Calgary on June 30, 2015.
28. A 1.2-metre-high fence (with no gates) shall remain on the property line along all shared boundaries with adjacent municipal reserve /environmental reserve.

29. General requirements and soft landscape development details are to be amended so they are in accordance with City of Calgary requirements. For further direction, consult the current edition of the Calgary Parks Development Guidelines and Standard Specifications for Landscape Construction.
30. There shall be no construction access through the adjacent municipal reserve / environmental reserve lands.
31. No grading will be permitted within the environmental reserve/municipal reserve. Site grades for the development site are to be matched to existing grades of adjacent environmental reserve/municipal reserve, with all grading confined to the development site, unless otherwise approved by the Director, Parks.
32. Public trees located on the MR/ER adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
33. Back sloping of private lots into ER/MR lands will not be permitted. Site grading on private lots shall match the grades of adjacent MR and ER lands with all grading confined to private property, unless otherwise approved by the Director of Calgary Parks.
34. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Parks Development Inspector Annie Rodrigues at [annie.rodrigues@calgary.ca](mailto:annie.rodrigues@calgary.ca) or (403) 804-9397 for inspection.
35. Any landscape rehabilitation on public parks 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 Annie Rodrigues at [annie.rodrigues@calgary.ca](mailto:annie.rodrigues@calgary.ca) or (403) 804-9397.
36. There shall be no construction access through the adjacent ER/MR lands.
37. Stormwater or other drainage from the development site onto the adjacent municipal reserve/environmental reserve is not permitted. Any drainage from private lots onto the adjacent municipal reserve/environmental reserve/municipal school reserve upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector Annie Rodrigues at [annie.rodrigues@calgary.ca](mailto:annie.rodrigues@calgary.ca) or (403) 804-9397 for an inspection.

38. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at [www.calgary.ca](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
39. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit [www.calgary.ca](http://www.calgary.ca) and search "protecting trees during construction and development"; alternatively, call 311.
40. No stockpiling or dumping of construction materials is permitted on the adjacent ER/MR.
41. Public pathways and trails located on the MR/ER adjacent to the development site shall be retained and protected unless otherwise authorized by Calgary Parks.
42. No disturbance of Environmental Reserve lands is permitted, unless otherwise approved by the Director of Calgary Parks.
43. The developer shall restore, to a natural state, any portions of the MR/ER lands along the boundaries of the plan area that are damaged in any way as a result of this development, to the satisfaction of the Director of Parks. The restored area is to be maintained until established and approved by the Parks Development Inspector.
44. There shall be no retaining walls (including retaining wall footings) placed within the MR and ER lands, unless otherwise approved by the Director of Calgary Parks.
45. An environmental screening was provided and is deemed acceptable by Parks given the site is disturbed and no work is proposed in MR/ER.

### Utility Engineering

46. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
  - Geotechnical Report, prepared by PRAIRIEGEO ENGINEERING LTD. (File No. PGE23-174), dated OCTOBER 13, 2023.

From previously approved area outline plan:

  - Deep Fills Report, prepared by McIntosh Lalani Engineering Ltd. (File No. 6458), dated March 25, 2015.
  - Geotechnical Slope Stability Evaluation and Hydrogeological Review Report, prepared by McIntosh Lalani Engineering Ltd. (File No. 6458), dated May 2014.

47. 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.

48. 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).
49. 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).
50. 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](http://www.calgary.ca/ud) (under publications).

51. 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.
52. 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.
53. 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.
54. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

### **Mobility Engineering**

55. Contact Detours (online with [calgary.ca](http://calgary.ca) or via 311) to obtain traffic management for construction of this project and to confirm if alternate pedestrian accommodations is required during construction.
56. The developer shall be responsible for the cost of public work and any damage during construction in City road's rights-of-way, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
57. 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 403-268-3505.