

# 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. 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:
  - Provide a report from a qualified environmental consultant representing that the submission meets these high levels of current environmental standards and practices.
3. Revise Plans SP2 and SP3:
  - (a) Provide an additional cross-section(s) with Lot 1ER and Lot 4 MR - showing the proposed retaining wall:
    - i. Show existing and proposed grades at the interface with the adjacent ER/MR.
    - ii. Indicate the retaining wall and footings (fully within private property).
    - iii. Show a chainlink fence on top of the retaining wall to make up a total 1.2 m height.
  - (b) Provide the design detail/aesthetic of the Retaining Wall as it is adjacent to ER/MR.

### Utility Engineering

4. Provide a completed copy of the Retaining Wall Design Disclosure Statement and submit an electronic version of Structural Design Drawings, for review and acceptance, for the retaining wall(s), prepared by a qualified Professional Engineer under stamp to the satisfaction of the Chief Structures Engineer, Roads. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.
5. A Building and Development Restrictive Covenant and Maintenance and Access Agreement is to be registered by way of Caveat on all affected title(s), Plan:1612946, Block:2, Lot:5, which will remain in full force and effect for the life

of the retaining wall(s). Provide the following documentation to the Development Engineering Generalist:

- a. Four (4) executed copies of the Restrictive Covenant,
- b. One (1) copy of the current Certificate of Title for all affected title(s),
- c. One (1) copy of a Corporate Search for all affected title(s), and
- d. Four (4) copies of a legal survey plan labeled Restricted Development & Maintenance Access Easement Area.

A standard template of the agreement will be provided by the Development Engineering Generalist or can be found on the Planning & Development Resource Library page under Legal Agreement Precedents:

<https://www.calgary.ca/pda/pd/planning-and-development-resource-library/publications.html>.

6. Submit a Development Site Servicing Plan for review and acceptance from Water Resources, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact [Water Resources](#) for additional details. For further information, refer to the following:

Development Site Servicing Plan Webpage

<https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html>

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

7. Follow the submission requirements outlined in Section 2 of the "Code of Practice for Erosion and Sediment Control" and either submit the required ESC Plan or a Written Notice and the ESC Plan. All submissions should be sent to "ESC@Calgary.ca".

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary "Instruction Manual for Erosion and Sediment Control in Calgary" and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a Certified Professional in Erosion and Sediment Control (CPESC), Professional Engineer (P. Eng.), Professional Licensee (P.L. Eng), or Professional Agrologist (P. Ag.). For each stage of work where soil is disturbed or exposed, documents must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

The following City of Calgary Erosion and Sediment Control Documents can be obtained on the ESC Approvals web

page:"<https://www.calgary.ca/uep/water/watersheds-and-rivers/erosion-and-sediment-control/approvals.html>"

- a. "Erosion and Sediment Control Plan Application"
- b. "Instruction Manual for Erosion and Sediment Control in Calgary"
- c. "Standard Specifications Erosion and Sediment Control"

- d. "Erosion and Sediment Control Guidelines"
- e. "Code of Practice for Erosion and Sediment Control"

If you have any questions, contact 3-1-1. A Service Request (SR) will be created for the Stormwater Pollution Prevention Team.

### **Mobility Engineering**

- 8. 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. Construction of new driveway crossings (including emergency access) on Na'a Drive S.W.,
- b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

- 9. 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

Street lighting upgrading adjacent to site frontage (If required)

## Permanent Conditions

The following permanent conditions shall apply:

### Planning

10. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
11. 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.
12. 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.
13. 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.

14. This approval recognizes three (3) 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. Request a development completion permit inspection by visiting [inspections.calgary.ca](https://inspections.calgary.ca) or call 403-268-5311.
15. 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.
16. All roof top mechanical equipment shall be screened as shown on the approved plans.
17. All areas of soft landscaping must be watered as identified on the approved plans.
18. Parking and landscaping areas must be separated by a 150mm (6 inch) continuous, poured in place, concrete curb or equivalent material to the satisfaction of the Development Authority, where the height of the curb is measured from the finished hard surface.

19. All electrical servicing for freestanding light standards must be provided from underground.
20. 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.
21. Barrier free parking stalls shall be clearly designated, signed and located near to or adjoining a barrier-free path of travel leading to the nearest barrier-free entrance.
22. A lighting system to meet a minimum of 10 LUX for uncovered parking areas with limited public access and 54 LUX for parkades with a uniformity ratio of 4:1 on pavement shall be provided.
23. When the main floor of each building is constructed, submit the geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca)
24. The walls, pillars, and ceiling of the underground parkade must be painted white.
25. Light fixtures in the parkade must be positioned over the parking stalls.
26. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
27. 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 17 Electric Vehicle Parking Stall - Capable stalls identified on the approved plans (in the parkade) 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.
28. 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 17 Electric Vehicle Parking Stalls identified on the approved plans (4 in surface parking stalls and 13 parkade 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.
29. 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 buildings B1 and B2 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.

30. 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.
31. The existing boulevard trees have not received Final Acceptance Certificate (FAC'ed) at this time if they become FAC'd before or during the development the trees will have value and are subject to Urban Forestry procedures. If the trees are owned by the City at that time compensation will be expected and all Urban Forestry removal procedures will have to be followed.
32. Prior to the commencement of any stripping and grading related to the site and during all phases of construction, the developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve (ER), and/or along the boundary of all disturbed Municipal Reserve (MR) to be restored adjacent to Environmental Reserve (ER) in order to protect public lands. temporary construction fence at the interface with public parks (MR/ER) and label/note on the plans. This fencing is to be inspected and approved by the Parks Development Inspector Jackie Swartz at jackie.swartz@calgary.ca or (403) 620-3216.
33. Prior to the commencement of any stripping and grading related to the site and during all phases of construction, the developer shall install Environmental Reserve (ER) protection measures around the natural 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 Urban Development and 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 Park's Development Inspector Jackie Swartz at jackie.swartz@calgary.ca or (403) 620-3216 for an inspection.

Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Park's Development Inspector Jackie Swartz at jackie.swartz@calgary.ca or (403) 620-3216 for an 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 Park's Development Inspector Jackie Swartz at [jackie.swartz@calgary.ca](mailto:jackie.swartz@calgary.ca) or (403) 620-3216 for an inspection.
36. A 1.2-metre-high fence shall remain on the property line along all shared boundaries with adjacent municipal reserve /environmental reserve.
37. There shall be no construction access through the adjacent municipal reserve / environmental reserve lands.
38. In order to ensure the integrity of existing public trees and roots, construction access is only permitted outside the dripline of public tree(s), per the approved Tree Protection Plan.
39. Public trees located on the municipal reserve / environmental reserve / city boulevard 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.
40. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
41. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e., driveways and walkways).
42. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.
43. The submitted plans indicate that the removal of existing public trees is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) to make arrangements for the letter and compensation.
44. Point source drainage from the development site onto the adjacent municipal reserve / environmental reserve is not permitted, as such drainage will compromise the integrity of the site.
45. Stormwater or other drainage from the development site onto the adjacent municipal reserve/environmental reserve/municipal school reserve parcel is not permitted. Any drainage from private lots onto the adjacent municipal reserve/environmental reserve/municipal school reserve must be resolved to the satisfaction of the Director, Parks upon development completion of the subject site. 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 Contact the Park's Development Inspector Jackie Swartz at [jackie.swartz@calgary.ca](mailto:jackie.swartz@calgary.ca) or (403) 620-3216 for an inspection.

46. All impacts to pathways including the regional and local pathways required for project execution shall adhere to the Pathway Closure and Detour Guidelines. A permit is required for all activities within 5m of a pathway. Coordinate with Calgary Parks, Pathways - [pathways@calgary.ca](mailto:pathways@calgary.ca)) prior to the start of construction regarding proposed changes and impacts to the existing pathway system in the area.
47. Install protective fence 4m from the outer edge of the public tree trunks that are to remain and water once per week during construction. Client is to contact Urban Forestry at 311 to arrange for Tree Protection Plan approval and inspection of the tree protection fencing onsite.
48. Backsloping of private lots into environmental reserve (ER) and municipal reserve (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 Parks.
49. No disturbance of MR/ER lands is permitted, unless otherwise approved by the Director of Parks.
50. There shall be no construction access through the adjacent boulevard/Municipal Reserve/Environmental Reserve lands, unless otherwise approved by the Director of Parks.
51. No stockpiling or dumping of construction materials is permitted on the adjacent MR/ER lands.
52. There shall be no retaining walls placed within the MR and ER lands, unless otherwise approved by the Director of Parks. Where a retaining wall is proposed, detailed cross-section drawings illustrating area slope, building and retaining wall placement are to be submitted to Parks for review.
53. If MR or ER is disturbed, the developer shall include a detailed Restoration Plan including a maintenance schedule for the restoration and maintenance of any Environmental Reserve and Municipal Reserve affected by construction. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.

### Utility Engineering

54. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
  - Slope Stability Report, prepared by Englobe Corp. (File No. 002208597.002), dated Dec.6, 2023.



55. 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.

56. 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).
57. 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).
58. 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).

59. 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.
60. 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.
61. The grades must match the grades indicated on the Development Permit approved 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.

### **Mobility Engineering**

62. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
63. 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 [roadsia@calgary.ca](mailto:roadsia@calgary.ca)