

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. Compensation for dedication of Municipal Reserve (MR) in excess of 10 per cent is deemed to be \$10.00.
2. All existing and proposed overhead power lines shall be relocated or located underground to the standards and satisfaction of Enmax.
3. Prior to approval of the tentative plan of subdivision or stripping and grading permit (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the Environmental Reserve area meet Calgary Parks approval. A plan illustrating the surveyed Environmental Reserve boundaries must be provided to Calgary Parks in advance of the onsite meeting.
4. Existing buildings are to be removed prior to endorsement of the legal plan of subdivision for where the building is located.
5. The developer is responsible for constructing all Municipal Reserve and Environmental 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).
6. Prior to approval of the tentative plan of subdivision, landscape concepts prepared at the outline plan stage for Environmental Reserve (ER) and Municipal Reserve (MR) shall be refined to add:
 - a. A site plan showing general conformance to outline plan landscape concepts, intended park program, site layout, and preliminary planting.
 - b. 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.
 - c. 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.
 - d. West Parcel:
 - i. A 1.2 metre chainlink fence (fully located within private property) is required along the boundary of the MR, with one to three gates, subject to further conversation.
 - ii. The pathway with the MR is to be a 1.5 metre granular trail as this is what is proposed north of the site.
 - iii. The ER landscape concept is to encompass removal of the dirt pile and rehabilitation of the area. A habitat restoration plan will be required.

- e. East Parcel:
 - i. A 1.2 metre chainlink fence (fully located within private property) is required along the boundary of the MR, with one gate. The ER is to be unfenced.
 - ii. The pathway within the MR is to be a 2.5 metre local asphalt pathway.
 - iii. The area east of the local pathway is to be naturalized.
7. With the submission of landscape construction drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and specify how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Calgary Parks & Open Spaces prior to Final Acceptance Certificate.
8. The developer shall minimize stripping and grading within the Environmental Reserve. Any proposed disturbance within the Environmental Reserve, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks & Open Spaces prior to stripping and grading.
9. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental 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 Calgary Parks Development Inspector Ania Verrey at ania.verrey@calgary.ca or (403) 804-9417 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 Environmental Reserve protection measures around the wetlands/ravines/environmentally significant areas to be retained 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 & Open Spaces. Contact the Calgary Parks Development Inspector Ania Verrey at ania.verrey@calgary.ca or (403) 804-9417 to approve the location prior to commencement of Stripping and Grading activities.
11. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
12. No disturbance of Environmental Reserve lands is permitted without written permission from the Parks Specialist for this area. Contact curesha.moodley@calgary.ca.
13. The developer shall restore, to a natural state, any portions of the Environmental Reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Calgary Parks Development Inspector. The associated restoration plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and be approved by Calgary Parks & Open Spaces.

14. Prior to approval of the tentative plan of subdivision, stripping and grading permit or a development agreement, Calgary Parks & Open Spaces 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.
15. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as environmental reserve, requires approval from the Director of Calgary Parks & Open Spaces.
16. Prior to approval of the first tentative plan of subdivision 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 (Municipal Reserve and/or Environmental Reserve) or proposed Environmental Reserve, with all grading confined to the private property, unless otherwise approved by Calgary Parks & Open Spaces.
17. Prior to endorsement of the tentative plan of subdivision, 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.
18. All proposed parks (Municipal Reserve/Environmental Reserve) and regional/local pathways and trails must comply with the Calgary Parks - Development Guidelines and Standard Specifications: Landscape Construction (current edition).
19. Calgary Parks & Open Spaces does not support point source drainage directed towards Municipal Reserve/Environmental Reserve extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of Municipal Reserve/Environmental Reserve areas.
20. All shallow utility alignments, including street light cables, shall be set back 1.5 m from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Parks' *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*.
21. Prior to approval of the tentative plan of subdivision, Environmental Reserve and Municipal Reserve lands proposed next to private development sites shall not be used to accommodate a significant variation in grade to primarily benefit the private development. Backsloping proposed within Environmental Reserve and Municipal Reserve lands shall not be a detriment to the function and design of the subject Environmental Reserve and Municipal Reserve lands. Provide cross sections to illustrate the interface between the Environmental Reserve and Municipal Reserve and the development sites for further review.
22. Prior to approval of the tentative plan of subdivision, provide a separate figure of the subject site plan area (plan view) to illustrate the interface between private lands (i.e., rear or side of residential lots) to Municipal Reserve/Environmental Reserve extents with accompanying cross-sections:

- a. Showing existing and proposed grades with grades to be matched at the Property Line
 - b. A minimum of 300 mm to 600 mm of topsoil in the backyard
 - c. A note indicating that roof drainage/leaders is directed to the front yard/street
 - d. A note indicating that the drainage into Environmental Reserve extents will be sheet flow, not point source.
 - e. Water quality of storm runoff and nutrient loading into Environmental Reserve lands from private lots may compromise riparian habitat and is therefore of concern to Calgary Parks & Open Spaces.
23. Construction access through adjacent Environmental Reserve lands is not permitted, unless otherwise authorized by Calgary Parks & Open Spaces in writing.
24. Stockpiling or dumping of construction materials on adjacent Environmental Reserve lands is not permitted.
25. Prior to approval of the tentative plan of subdivision, enter into a public access easement agreement for all private pathways that extend from the public land.
26. Prior to approval of the tentative plan of subdivision, reconcile Municipal Reserve between the two parcels and enter into a deferred reserve caveat (if applicable).
27. 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 **concurrent with the registration** of the legal plan of subdivision.
28. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
29. Relocation of utilities shall be at the developers' expense and to appropriate standard.
30. Zero lot line is prohibited on parcels whose property line is adjacent to municipal reserve and public utility land.
31. Stormwater or other drainage from privately-owned parcels onto adjacent ER parcels is not permitted. Any unauthorized drainage from private parcels onto adjacent municipal reserve, environmental reserve or municipal school reserve parcels must be resolved to the satisfaction of the Director of Calgary Parks & Open Spaces and any damage resulting from such drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector.
32. There shall be no retaining walls placed within the Municipal Reserve and Environmental Reserve lands. Grade matching and slope stability is to be handled within the confines of private property boundaries.
33. Development activities must ensure that suitable erosion and sedimentation controls are being implemented to protect our environment and drainage systems. Please refer to The City of Calgary's Guidelines for Erosion and Sediment Control for more information.

Utility Engineering

34. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
35. Prior to endorsement of any tentative plan and/or prior to release of a development permit, execute a development agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 403-333-6895 or email jamie.greenshields@calgary.ca.
36. Off-site levies, charges and fees are applicable.
37. The Developer shall pay Ronmor Holdings Inc., a portion of the cost of the Updated Springbank Hill Municipal Drainage Plan.
38. The Developer shall make payment to the City of Calgary for their share of the East Springbank Servicing Study.
39. Make satisfactory cost sharing arrangements with Slokker Canada West Inc. for part cost of the existing sanitary sewer installed in Mystic Ridge GA SW that was paid for and/or constructed by Slokker Canada West Inc. under SPRINGBANK HILL, PHASE 01 (DA2020-0041).
40. Make satisfactory cost sharing arrangements with Slokker Canada West Inc. for part cost of the existing underground utilities (sanitary sewer, storm sewer, watermains & hydrants) installed in 81 ST SW that was paid for and/or constructed by Slokker Canada West Inc. under SPRINGBANK HILL, PHASE 10 (DA2023-0015).
41. 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.
42. 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/or constructed by Slokker Canada West Inc under Springbank Hill, Phase 02, DA#2021-0058.
43. The Developer shall ensure the regional stormwater pond must be operational in the opinion of the subdivision authority.
44. 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 81 Street SW within 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 Environmental Reserve and Municipal Reserve within the plan area.
- f. Construct the multi-use pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Calgary Parks & Open Spaces.

Mobility Engineering

45. At the time of construction drawings, a pedestrian crossing of 81 Street SW, as determined by the TAC warrant guide, will be required as part of the planned experience pathway loop in the broader area.
46. At the time of development permit/subdivision, a public access easement will be required for the proposed pathway experience loop on the private site.
47. All roads and intersections (including roundabouts) shall be designed in accordance with the Design Guidelines for Subdivision Servicing and constructed at the expense of the developer and to the satisfaction of the Manager, Development Engineering.