

Approved 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. All existing utilities within the road closure area shall be protected by easement or relocated at the developer's expense.
2. Prior to affected Tentative Plan approval the proposed street names shall be submitted.
3. Each proposed parcel shall have legal access.

Utility Engineering

4. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
5. Separate service connections to a public main (water, sanitary, and storm) shall be provided for each proposed lot (including strata lots), and all lots shall have direct access / connection to public mains located within a public road. Underground services and surface drainage may not cross the property line or be shared between other private parcel(s).

A bare land condominium subdivision will be treated as one lot, and therefore can only have one set of services.

6. The developer is required to Execute a Development Agreement (DA), as to construct any / all on-site and off-site public infrastructure necessary to service the plan area, as required by The City.

The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these improvements.

Note:

For further details, contact the Infrastructure Strategist, Development Commitments, at 587-229-7369 OR joseph.ma@calgary.ca OR offsitelevy@calgary.ca.

7. 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 (including streetlighting) within the plan area and along the boundary of 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 MSR/MR/ER/PUL, whichever may be required, within the plan area.
- f. Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

Note:

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8. The developer shall rehabilitate any public and/or private lands, or infrastructure damaged as a result of this development, all to the satisfaction of The City of Calgary.
9. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within utility rights-of-ways OR easements.
10. Prior to issuance of any construction permissions, Erosion and Sediment Control Report and/or Drawings shall be submitted, for review and acceptance, to the satisfaction of the Manager, Development Engineering. The report and drawings shall follow the latest version of The City of Calgary Guidelines for Erosion and Sediment Control.

Note:

For further details, contact esc@calgary.ca or contact 3-1-1.

11. Prior to approval of any Subdivision (SB) or Development Permit (DP) applications, the applicant shall provide documentation, which shall satisfactorily address the recommendations outlined in the following report:

Cirrus Environmental Services Inc. Phase II Environmental Site Assessment,
Inland Pipe - South Plant, 10617 24th Street SE, Calgary Alberta - 2011 June 03.

All documentation shall be prepared by a qualified professional and shall be reviewed to the satisfaction of The City of Calgary, Environmental & Safety Management.

For further details, contact Environmental Development Review at 403-268-1933 OR tyson.allan@calgary.ca.

12. The applicant must adhere to the requirements outlined in the Quarry Park Final Methane Management Plan (2015).

For further details, contact Environmental Development Review at 403-268-1933 OR tyson.allan@calgary.ca.

Mobility Engineering

13. In conjunction with the construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transportation Planning, and as per the Standard Specifications for Road Construction, Standard Drawings 454.1012.001-008.
14. The construction of driveways and/or vehicular access over a bus stop patron waiting areas is prohibited. Concurrent with Registration of any applicable Tentative Plan, Restrictive Covenants must be registered on the affected lots to prohibit vehicular access across bus zone areas. The lot sizes shall be designed to provide sufficient width to accommodate for both driveways and bus pad.
15. Wheel chair (curb) ramps are to be constructed at each end of a cross walk, as per the Complete Streets Policy, section 3.2.4. Each crosswalk shall have a curb ramp at each end and not be shared (e.g., two per corner for standard intersections). Ramps must be entirely contained within a crosswalk (the crosswalk can be flared to capture a ramp that cannot be easily relocated). Where possible, align the ramp run with the crosswalk, as ramps angled away from the crosswalk may lead some users into the intersection.
16. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
17. At the applicable development permit stage, access points to the adjacent regional pathway network shall be provided, with public access easements registered on them to ensure connectivity to the surrounding active modes network.
18. At the applicable tentative plan, a mutual access easement agreement will be needed for the access between the MU-1 site and the adjacent M-2 site, for the proposed shared access aligned with Quarry Park Road SE. This agreement shall be registered on title.
19. For any development permits that propose residential units on the ground floor fronting 18th Street SE or 24th Street SE, a noise analysis is to be submitted to determine the level of noise attenuation that may be required.

20. At the time of subdivision all roads and intersections shall be designed and constructed in accordance with the approved outline plan cross-sections and the Design Guidelines for Subdivision Servicing, particularly Section II: Roads C. Corner Radii & Corner Details. Roads shall be constructed at the expense of the developer and to the satisfaction of the Manager, Development Engineering, per a standard development agreement.
21. In conjunction with the applicable tentative plan, a required mid-block crossing of 18th Street SE will be designed and constructed to the satisfaction of Development Engineering including any required RRFB signalization, to connect the proposed regional pathway along the south boundary of the outline plan with the existing pathway on the west side of 18th Street SE.
22. The southbound right turn from 24th Street SE to westbound Quarry Park Boulevard SE is to be designed as a "smart right" channelized right, with a more acute angle with 24th Street SE, a larger pedestrian island, and a slower entrance speed onto Quarry Park Boulevard SE for vehicles. Details are to be determined at the construction drawing stage.

APPROVED BY CPC