

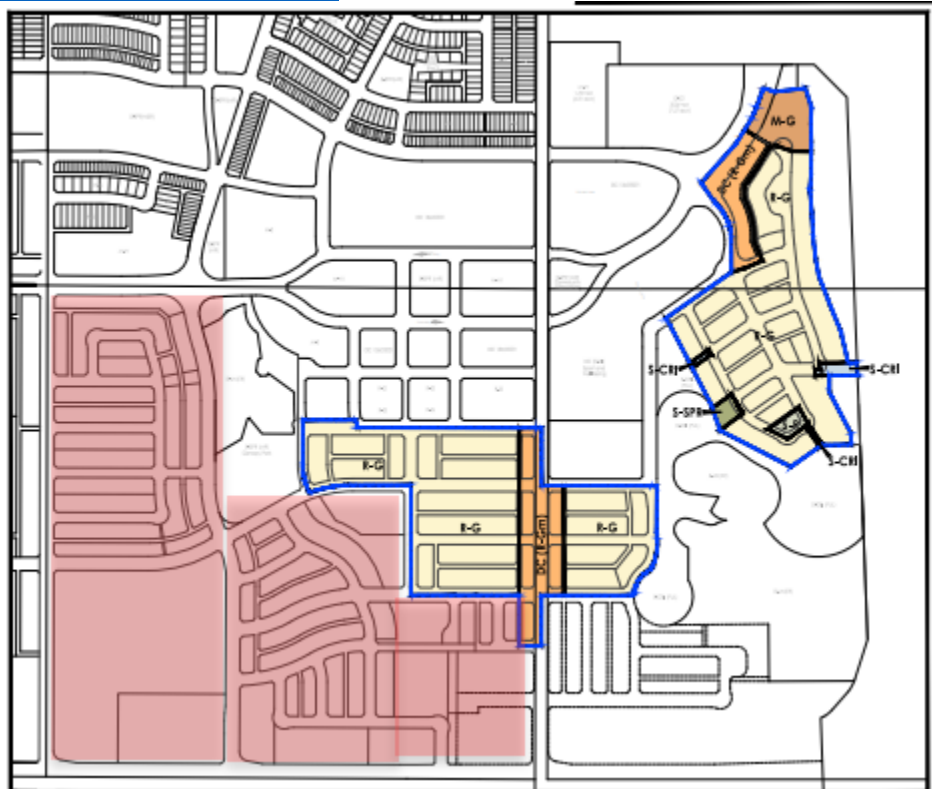
Outline Plan Conditions of Approval

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. A Growth Application must be approved by Council for the portion of land west of 37 ST SW (highlighted in red below) that does not have Growth Application approval, prior to land use redesignation proceeding to a public hearing of Council. For more information on Growth Applications, please contact newcommunity@calgary.ca



2. A portion of the subject site does not have an approved Growth Application. When the Growth Application is approved by Council, and utility alignments are confirmed, a revision to the approved outline plan may be required.
3. The outline plan has an over-dedication of roadways and public utilities. Compensation for said over-dedication is deemed to be \$10.00
4. The compensation for over-dedication of municipal reserve in excess of 10% shall be deemed to be \$10.00.

5. 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.
6. Existing buildings that are to be removed are to be done so prior to endorsement of legal plan of subdivision for where the building is located.
7. 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.
8. All existing and proposed overhead power lines shall be relocated or located underground to the standards and satisfaction of Enmax.
9. A deferred reserve caveat shall be registered on titles of lands concurrent with the registration of the final legal plan of subdivision.
10. Zero lot line is prohibited on parcels whose property line is adjacent to municipal reserve and public utility land.
11. If the community name and street names were not approved by Council prior to approval of the outline plan, they shall be approved prior to approval of the first tentative plan.
12. 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 in accordance with the Area Structure Plan.
13. Prior to approval of the initial tentative plan of subdivision, the special conditions addressing the formation and maintenance/financial responsibilities of the Home Owners Association shall be applied as a condition of subdivision approval to the satisfaction of the Approving Authority.
14. The developer is responsible for constructing all Municipal Reserve parcels within the boundaries of the plan area according to the approved concept plans and built in accordance with the Calgary Parks and Open Spaces DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition).
15. Prior to approval of the affected tentative plan, finalized Landscape Concepts as per Section 2.1 (page 44) of the Calgary Parks and Open Spaces DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition).: <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html> shall be submitted for Calgary Parks and Open Spaces review and approval for all Municipal Reserve (MR) sites and will be refined to add:

- a) A site plan showing general conformance to outline plan Landscape Concepts, intended park program, site layout, fencing 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) Proposed fencing.

Contact Planning Parks Specialist curesha.moodley@calgary.ca to set up a meeting to discuss the refinements in the Landscape Concepts, specifically:

- a) Clarification on how Home Owners Association (HOA) lands will be distinguished/delineated when next to municipal reserve for maintenance purposes.
 - b) Ensuring that there is a minimum of 1.0 m from Local Pathways to trees, shrubs, etc. and a minimum of 3 m for any overhead obstacles.
 - c) As per S 6.1.2.5 Sight-lines of the DGSS, wherever possible, ensure that there are no obstructions to visibility within 5.0 m of a junction with other pathways and streets (trees, shrubs, utility boxes, fences, etc.).
16. Prior to approval of the affected tentative plan enter into a public access easement(s) for the Homeowners Association lands.
17. Prior to endorsement of the tentative plan, Landscape Construction Drawings (LCD) as per the Calgary Parks and Open Spaces DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition).: <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html> that are reflective of the subject Tentative Plan for the proposed Municipal Reserve/Environmental Reserve lands are to be submitted to the Calgary Parks Coordinator - Development, please contact: Nathan Grimson at nathan.grimson@calgary.ca for review and approval prior to construction.

At LCD, further discussion is required on:

- a) Distilled Forest Grove (MR) - Concept Plan 1: Provide a detail on proposed stepping blocks and trail mix to confirm accessibility can be met. Depending on the detail provided, Parks and Open Spaces may request a revision to either a concrete path with flush concrete bands or a 2.5 m Local Asphalt Pathway to meet accessibility requirements. If the stepping blocks are accepted an Optional Amenity Agreement (OAA) may be required as well as for the reflective boulders (replacement) if damaged/vandalized.
- b) Painted Plaza (PUL) - Concept Plan 3: Depending on the size of the URW - Utility Right of Way, proposed trees may not be able to be planted. Coordinate pavement treatment with Water Resources.

- c) Central Park (MR) - Concept Plan 4: D- Skating Ribbon and E - Fire Pit and K - Ice Rink / Multi-Sport Court are subject to further review and comment at Landscape Construction Drawing submittal and may be subject to an Optional Amenity Agreement.
18. Prior to endorsement of the affected tentative plan, all non-standard elements (for example D - Skating Ribbon and E - Fire Pit and K - Ice Rink / Multi-Sport Court, etc.) are subject to further review and comment at Landscape Construction Drawing submittal and may be subject to an Optional Amenity Agreement. contained within any proposed Municipal Reserve extents will require a Landscape Maintenance Agreement or Optional Amenities Agreement for these elements.
 19. All Local Pathways contained within proposed Municipal Reserve extents are to be 2.5 metre Asphalt Local Pathways.
 20. Calgary Parks and Open Spaces does not support point source drainage directed towards Municipal Reserve (MR)/Municipal School Reserve (MSR) or Environmental Reserve (ER) extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
 21. Utilities and maintenance access roads are not permitted within Environmental Reserve/ Municipal Reserve parcels and all stormwater infrastructure (inlets, outlets, Oil Grit Separators, maintenance access roads, and emergency outflows, etc.) are to be designated P.U.L. - Public Utility Lot.
 22. Proposed trapped lows or catch basins for adjacent private residential lot drainage into Municipal Reserve/Environmental Reserve parcels is not permitted unless otherwise approved by the Director of Calgary Parks and Open Spaces.
 23. Stormwater or other drainage from privately-owned parcels onto adjacent Environmental Reserve 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 and 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.
 24. Prior to tentative plan Approval, provide a key plan and accompanying cross-sections to illustrate the interface between the residential lands and the proposed Municipal Reserve (MR), Environmental Reserve (ER) and Public Utility Lot storm pond areas. Water quality of storm runoff and nutrient loading into ER lands from private lots may compromise habitat and is therefore of concern to Parks. Provide details on the mechanisms/design elements proposed to treat and/or contain storm runoff from residential lots (for example: naturalized swales) showing:
 - a. Existing and proposed grades.

b. Concrete culverts within private property to capture drainage.

Note: If sheet flow drainage is requested to the MR, the following is required to be provided on the cross-section:

- a. Existing and proposed grades, with grades to be matched at the Property Line.
- b. A vegetated swale located on private property.
- c. A minimum of 300mm to 600mm of topsoil in the back or side yard.
- d. A note indicating that roof drainage is directed to the front yard/street.
- e. A note indicating that the drainage into MR/ER/S-CRI extents will be sheet flow, not point source.

- 25. 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.
- 26. 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.
- 27. Prior to tentative plan Approval, 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 Reserve shall not be a detriment to the function and design of the subject Reserve lands. Provide a cross section(s) to illustrate the interface between the Reserve and the development sites for further review.
- 28. At Engineering Design for the proposed modified road cross-sections, ensure all shallow utilities, including the street light cable are set back a minimum of 1.5 metres from the City boulevard tree alignment in accordance with Section 4.1.3 of the Calgary Parks and Open Spaces DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition):
<https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>
- 29. All landscape construction of parks (Municipal Reserve /Environmental Reserve and Pathways (Regional, Local and Trails) are to be constructed by the developer according to approved drawings and Calgary Parks and Open Spaces DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition):
<https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>
- 30. Construct all regional pathway routes within and along the boundaries of the plan area according to Calgary Parks and Open Spaces DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition), including setback requirements, to the satisfaction of the Calgary Parks and Open Spaces.

31. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve (if applicable) 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 Park's Development Inspector Ania Verrey at ania.verrey@calgary.ca or (403) 804-9417 to approve the location of the fencing prior to its installation.
32. Once land use boundaries are finalized and prior to approval of the tentative plan or stripping and grading permit (whichever comes first) and if applicable the developer shall ensure the boundaries of the Environmental Reserve (ER) are surveyed. An onsite meeting shall be arranged to ensure the boundaries are approved by Calgary Parks. A plan illustrating the surveyed ER boundaries must be provided to Calgary Parks in advance of the onsite meeting. This meeting should be coordinated through the Parks Specialist Curesha Moodley at curesha.moodley@calgary.ca or 403.669.7539.
33. If applicable – no disturbance of Environmental Reserve lands is permitted without written permission from the Parks Specialist for this area. The Parks Specialist, Curesha Moodley can be reached at curesha.moodley@calgary.ca or 403.669.7539.
34. If applicable, the developer shall minimize stripping and grading within the Environmental Reserve (ER). Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks and Open Spaces prior to stripping and grading.
35. Any damage to Environmental Reserve lands shall be restored to a natural state at the developer's expense, to the satisfaction of Calgary Parks and Open Spaces. If disturbance occurs to Environmental Reserve, a Restoration Plan shall be submitted to the satisfaction of Parks Urban Conservation.
36. 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 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 Calgary Parks and Open Spaces prior to Final Acceptance Certificate.
37. All landscape rehabilitation on Calgary Parks and Open Spaces land and assets shall be performed and inspected in accordance with Calgary Parks and Open Spaces DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition). The disturbed area shall be maintained until establishment and approved by the Calgary Parks Development Inspector. Contact the Parks Development Inspector Ania Verrey at ania.verrey@calgary.ca or (403) 804-9417 to arrange an inspection.
38. 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.

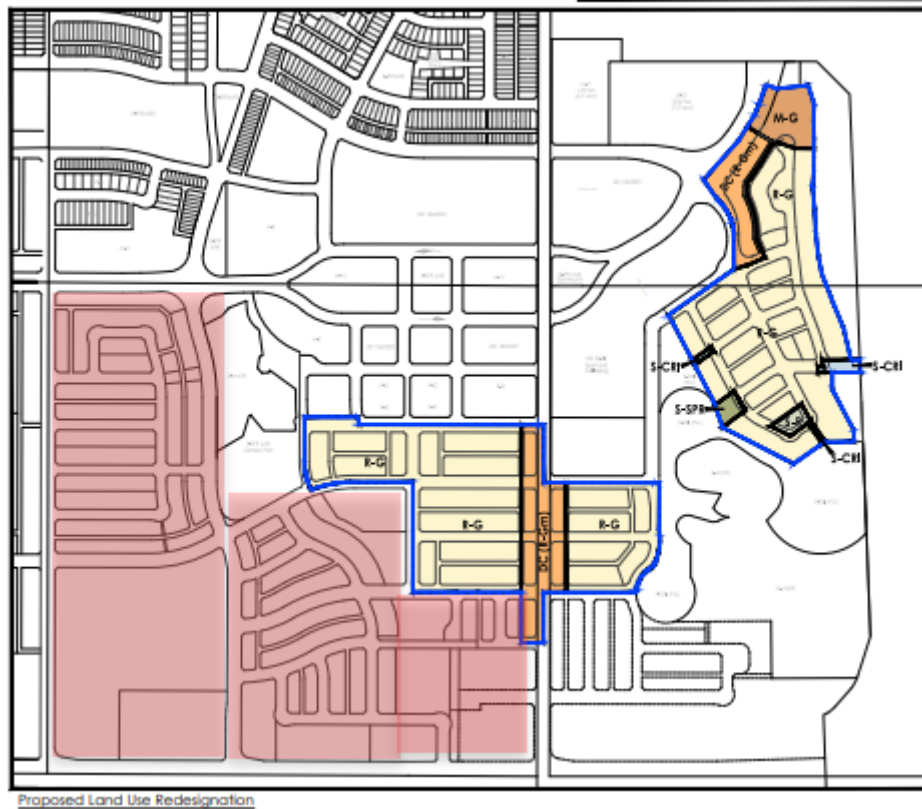
39. Construction access through Environmental Reserve lands is not permitted, unless otherwise authorized by Calgary Parks and Open Spaces in writing.
40. Stockpiling or dumping of construction materials on Environmental Reserve lands is not permitted, unless otherwise authorized by Calgary Parks and Open Spaces in writing.
41. Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings, whichever submitted first, the developer shall install Environmental Reserve (ER) protection measures around the wetland/ravine 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 Utility Engineering and the Director of Calgary Parks and Open Spaces. Contact the Calgary Park's 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.
42. The wetland(s) identified within the Outline Plan area are subject to The City of Calgary's Calgary Wetland Conservation Plan (the Plan) and its no net loss policy. All Class III and above wetland(s) (as defined by the Stewart and Kantrud Wetland Classification System) identified within the Outline Plan area qualify as Environmental Reserve (ER) pursuant to the Municipal Government Act (Alberta)('MGA') and are to be dedicated to The City of Calgary as ER, pursuant to the MGA. Pursuant to the Plan, the Subdivision Authority may permit an applicant to damage or destroy Class III and above wetland(s) provided that prior to the approval of the affected Tentative Plan and/or Development Permit, the applicant shall provide Calgary Parks department with a copy of the agreement entered into with the Province of Alberta or its agent that provides for compensation for the loss or alteration of the Class III and above wetland(s).
43. Pursuant to Part 4 of the Water Act (Alberta), the applicant shall promptly provide Calgary Parks and Open Spaces with a copy of the Water Act approval, issued by Alberta Environment, for the proposed wetland disturbance.
44. Until receipt of the Water Act approval by the applicant from Alberta Environment, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
45. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
46. Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan, Calgary Parks and Open Spaces requires details pertaining to the total limit of disturbance on any adjacent Municipal Reserve (MR), Environmental Reserve (ER), and Municipal School Reserve (MSR) resulting from the proposed development in its entirety.

47. Prior to the approval of the affected tentative plan, the developer shall confirm fencing requirements adjacent to Municipal Reserve and Environmental Reserve parcels to the satisfaction of the Director, Calgary Parks and Open Spaces.
48. 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 existing grades of adjacent parks and open space (Municipal Reserve/Environmental Reserve), with all grading confined to the private property, unless otherwise approved by Calgary Parks and Open Spaces.
49. Homeowner's Associations lands are private lands and will not be the future responsibility of Calgary Parks and Open Spaces in terms of maintenance and ownership.
50. At Engineering Construction Drawings, Road Cross-sections are to comply as follows:
 - a) Have 2.0 metres for boulevard trees. Boulevard trees planted in boulevards less than 2.0 m (even if previously approved on prior Stages), may result in these trees not being replanted by the City of Calgary if they do not survive in the future.
 - b) Ensure a minimum of 1.0 m clearance is required between the trunk of boulevard trees and any element.
 - c) The streetlight cable requires a minimum of 1.5m of setback from public trees; and 0.25m from property line.

Note: Utilities/pedestals and transformers are not permitted within MR extents.

Utility Engineering

51. Prior to the approval of the land use application for the lands shown in the image below (shadowed in red), the lands must have an approved Growth Application and funding for the necessary capital infrastructure for the plan area, as required by the Municipal Development Plan. Note that outline plan amendments and updated studies may be required to align to the final infrastructure servicing strategies to be approved and funded to the satisfaction of the Manager, Growth Infrastructure Planning



52. Prior to the approval of the land use redesignation application for lands containing the 4.93 acre Westview reservoir site (Future Special Purpose- City and Regional Infrastructure (S-CRI) (Public Utility Lot), the applicant shall enter into a binding Option to Purchase Agreement with the City
53. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
 - Deep Fills Report, prepared by EXP Service Inc. (File No CGY-000258595-00), dated April 25, 2024.
 - Geotechnical Evaluation Report, prepared by EXP Service Inc. (File No CGY-000258595-00), dated March 31, 2020.
54. Concurrent with the registration of the final instrument, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor prior to endorsement of the final instrument. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.

55. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
56. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
57. Prior to the approval of the first tentative plan submit an update to the text and figures of the Alpine Park Stage 2 Staged Master Drainage Plan (SMDP) to Development Engineering – Utility Specialist. The SMDP forms the governing document for future stormwater management reports as well as private site release rates/requirements. The SMDP should be reflective of the proposed development plan. For further information contact Ben Smith, Development Engineering, 403 268-6779.
58. Alpine Park Stage 3 LOC2022-0225 is located within two pressure zones: Starlight Pressure Zone and Westview Pressure Zone.

Prior to the endorsement of the first tentative plan:

- a) Provide confirmation that the permanent Starlight Dual Zone Pump Station (STN052-Starlight) is in service.

Prior to approval of the first tentative plan in the Westview Pressure Zone (east of 37 ST SW):

- b) Provide confirmation that the two developer delivered 400 mm watermains connecting to the exiting water network in the Westview Pressure Zone east of Stoney Trail are in service.
- c) Provide confirmation that the connection to the Starlight Pressure Zone through a developer delivered pressure reducing valve for system redundancy is in service.
- d) The applicant shall enter into an agreement in principle with the City of Calgary for the purchase of the future reservoir site in the southwest corner of the plan area. The letter agreement will include parameters for the formal purchase agreement for the reservoir site to be completed at a later stage.

Prior to the approval of each tentative plan in the Starlight Pressure Zone (west of 37 ST SW):

- e) Provide a plan indicating all permanent roads proposed to support the tentative plan. Timing for delivery of all future capital infrastructure must be assessed by Utility Engineering for consideration of servicing needs and coordinating construction timing with impacted roadways.
- f) Provide an updated cumulative population summary within the total subdivided lands in the Starlight Pressure Zone. Confirmation that total population within the Starlight Pressure Zone does not exceed 20,000 prior to the Starlight Pump Station STN049 (located at the future Westview Reservoir site), the Westview Reservoir, Westview FM and the permanent Starlight Dual Zone Pump Station (STN056-Westview) being in service. Note that the infrastructure noted above is currently unfunded in the 2023-2026 budget cycle.

59. Execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-229-7368 or email Joseph.Ma@calgary.ca. Off-site levies, charges and fees are applicable.
60. Make repayment/deposit arrangements with the City of Calgary for part cost of the surface improvements in 154 Avenue SW and 162 Avenue SW (including levies) within the Transportation Utility Corridor (TUC) adjacent to the site as per the TUC policy.
61. 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 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 and along the boundaries 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 Municipal Reserve/Environmental Reserve/Public Utility Lot 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 and Open Spaces.
62. Prior to subdivision approval, amend the Residential – Low Density Mixed Housing (R-G) District parcel located on Cirque Gardens SW and backing onto the storm pond pathway to ensure 1m pathway setback from property line.
63. Prior to the approval of the first tentative plan submit an updated overall water network plan for review and approval by Development Engineering. The water network must include future Feedermain locations, tie in locations, pressure zone boundaries. Also include the proposed infrastructure being installed (or that is existing) to service the first phase.
64. Prior to the approval of the first tentative plan:
 - a) a finalized Sanitary Servicing Study must be approved by Development Engineering to confirm the details of the utility servicing. The study must consider two different scenarios for the 162 AV SW Trunk catchment area. One scenario considering the anticipated densities for the low density residential and the maximum density for the multifamily districts. The second

scenario would consider the anticipated densities for both land use types. This would need to be done for both the Stage 3 plan area as well as the other contributing plan areas towards the 162 Avenue SW trunk with a maximum anticipated peak flow to remain 196 L/s or less.

- b) Provide a plan to be reviewed and approved by Utility Infrastructure Planning for sanitary flow monitoring to track the overall flow in the sanitary system and to quantify the flow assumptions for the Sanitary Servicing Study.
65. Prior to the approval of each tentative plan and development permit, the applicant shall submit for approval, a comparison of the proposed units and total population compared to the anticipated units and population in the Sanitary Servicing Study. Should the total proposed flow contributing to the 162 Avenue SW trunk exceed a peak flow of 196 L/s no further tentative plan or Development Permit approvals will be granted until an alternative sanitary solution is proposed and accepted.
66. For the lands located in the West Pine Creek sanitary trunk catchment, Land Use redesignation will be subject to approval of the Growth Application. The City has committed to collaborating with the Developer in exploration of developer funded servicing scenarios. Results of this work may alter servicing assumptions for these lands.
- An update to the Sanitary Servicing Study will be required when the servicing solution is being finalized and the Outline Plan may be subject to revisions depending on the servicing solution.
67. Prior to the approval of the affective tentative plan provide a detailed cross section for 162 Avenue SW including all utilities including diameter of each mains demonstrating adequate separation between utilities.

Mobility Engineering

68. Future revisions, addendums, proposals or submissions within the subject area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Manager, Development Engineering.
69. In conjunction with the applicable tentative plan or development permit for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Manager, Development Engineering. All bus zones shall be located:
- a) Where the grades and site lines are compatible to install bus zones; and
 - b) Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.
70. In conjunction with the applicable tentative plan, a restrictive covenant shall be registered against the specific lot(s) identified by the Manager, Development Engineering concurrent with the final instrument prohibiting the construction of driveways over the bus loading area(s). Where a bus zone is shown adjacent to

single family homes, the covenant shall encompass the 9m bus zone apron; for all other cases (eg – multi-family, commercial, etc.) the covenant shall encompass the entire bus zone length (25m).

71. Prior to final approval of the construction drawings and applicable tentative plans, a noise analysis and visual screening report must be submitted to and approved by Public Spaces Project Development Division for the residential development adjacent to Stoney Trail SW, 162 Avenue SW and 154 Avenue SW. Please contact the Senior Specialist at vedran.vavan@calgary.ca to confirm details of the scope.
72. In conjunction with the applicable tentative plans and prior to construction permission, the Developer shall provide signage within the road right-of-way or on City public land at the terminus of roads that are intended to continue with future planning. Signage shall be designed and located to the satisfaction of the Manager, Development Engineering. All work associated with the supply and installation of the signage will be at the Developer's expense.
73. In conjunction with the applicable tentative plan, collector standard roads (and below) shall be built to their full width to the satisfaction of the Manager, Development Engineering.
74. In conjunction with each tentative plan, the Developer shall register road plans for Collector standard roadways within the subject lands to the satisfaction of the Manager, Development Engineering that provides continuous active modes and vehicle routing through the community with at least two points of public access around the Tentative Plan boundary to the arterial road network.

The continuous collector road network is required to ensure that efficient transit routing through the plan area can be accommodated, while the two points of access to the plan area ensures residents will have two routes into and out of the area, in the event of emergency or road closures, and to ensure availability of capacity at the plan area access points.
75. In conjunction with the applicable tentative plan, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Manager, Development Engineering for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way or property lines to meet the approved design. Further street cross-section review may be required at tentative plan or detailed design stage.
 - a) Lip of gutter and property line geometry at roundabouts are subject to change based on construction drawing submission and comments.
 - b) Templating required prior to tentative plan approval for all rear lanes with kniks/bends.
 - c) Corner bulb geometry to be finalized at construction drawing stage, subject to vehicle templating
76. In conjunction with the applicable tentative plan, no direct vehicular access shall be permitted to arterial standard roadways (154 Avenue SW and 162 Avenue

SW). Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.

77. In conjunction with the applicable tentative plan or development permit, access to multi-family and commercial sites shall be located and designed to the satisfaction of the Manager, Development Engineering.
78. In conjunction with the applicable tentative plan or development permit, temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the Developer is required to provide an interim transit route replacement, to the satisfaction of the Manager, Development Engineering.
79. In conjunction with the applicable tentative plan, prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements (and Ministerial Consent, if applicable) for any back sloping that is to take place on adjacent lands.
80. In conjunction with the applicable tentative plan or development permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
81. In conjunction with the applicable tentative plan or development permit, all community entrance features must be located outside the public right-of-way.
82. In conjunction with the applicable tentative plan, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are agreed upon by the developer and the Manager, Development Engineering. The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit, and is required to submit payment in support of the proposed Tentative Plan applications.
 - a) 154 Avenue SW and 45 Street SW (Crossing 1 in Stage 3 Transportation Impact Assessment (TIA));
 - b) 154 Avenue SW and Alpine Boulevard (Crossings 2-5 in Stage 3 TIA). RRFB design at 2-lane roundabout under review by Administration;
 - c) 154 Avenue SW midblock at west end of couplet (Crossing 12 in Stage 3 TIA);
 - d) 37 Street SW and Canopy Green SW (Crossing 15 in Stage 3 TIA);
 - e) 37 Street SW and Canopy Av SW (Crossing 16 in Stage 3 TIA);
 - f) 37 Street SW and Elevation Dr SW (Crossing 17 in Stage 3 TIA);
 - g) 154 Avenue SW roundabout with Alpine Avenue SW and Storm Dr (Crossings 18-21 in Stage 3 TIA);

Contact Erin Siegers, Traffic Signals Engineer if you have any questions or concerns. The cheque should be made payable to The City of Calgary (see delivery options below) with attention to Erin Siegers, and referencing each intersection location noted above.

Mail: The City of Calgary
Roads - Traffic (#4009)
P.O. Box 2100, Station M
Calgary, AB
T2P 2M5

Deliver: The City of Calgary
Roads - Traffic (#4009)
2808 Spiller Road SE
Calgary, AB
T2G 4H3

83. Parking shall be removed from the 12.8m modified residential street (Elevation Place). The turning templates show the waste and recycling vehicle will need the full width of the roadway, so parking cannot be permitted.