

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. Remit payment (certified cheque, bank draft) for contribution to the Hillhurst/Sunnyside Community Amenity Fund as per DC Direct Control District (122D2023).

Cash Contribution Amount is based on the following:

Cash Contribution Rate X total floor area in square metres **above** the floor area ratio of 2.8.

Site area: 1,392.57 m²

Floor area ratio of 2.8 (max FAR without bonusing): 3,899.2 m²

Floor area ratio of 5.0 (total max FAR **with** bonusing): 6,962.85 m²

Total floor area in square metres **above** the floor area ratio of 2.8: **3,063.65 m²**

\$21.46 per square metre (2024 rate) x 3,063.65 square metres = **\$65,745.93**

This has been finalized at the time of decision based on the FAR proposed based on the 2024 rate.

3. Submit detailed landscape construction drawings for the proposed boulevard trees at parksapprovals@calgary.ca to the Coordinator of Landscape Construction Approvals for review and approval. Please cc Parks Planner at Kit.Mok@calgary.ca. For further information, please contact Nathan Grimson at 403-681-2718 or email Nathan.Grimson@calgary.ca .

Utility Engineering

4. After the Development Permit is approved but prior to its release, the landowner shall make payment of off-site levies pursuant to Bylaw 2M2016.

As per the current application: Existing 1 Bed: 60 / New 1 Bed: 72 / Existing Comm: 220.4m² / New Comm: 311.23 m² / New 2 Bed: 16 and based on 2023 rates, the preliminary estimate is \$85,608.02.

A final estimate will be completed by the Infrastructure Strategist after approval of Development Permit as part of the estimate process.

Should the landowner wish to defer the payment of the offsite levies to Development Completion Permit (DCP), an Offsite Levy Agreement will be required.

To obtain the off-site levy agreement, contact the Infrastructure Strategist, Development Commitments, at 403-333-6895 or email jamie.greenshields@calgary.ca.

Mobility Engineering

5. Provide a caveat re: Public access easement agreement over Plan 5609J, Block J, Lots 20 to 24, for the benefit of 10 Street NW and the public sidewalk to be located within the 1.8 metre setback. The agreement and access right of way plan shall be approved by the Manager, Development Engineering and the City Solicitor. A standard template for the agreement and an instruction document will be provided by the Mobility DART Generalist. Prior to release, submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
6. 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 a new lane sidewalk between the north and south property lines, within lane right-of-way;
- b) Construction of new asphalt lane paving between the south property line and 3 Avenue NW;
- c) Closure and removal of an existing driveway crossing on 10 Street NW;
- d) Construction of new sidewalks along 10 Street NW;
- e) Construction of a new tree trench, tree grates and street trees along 10 Street NW; and,
- f) Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.

Detailed construction drawings are required for the above-mentioned infrastructure improvements. Prior to release, the construction drawings will be to the satisfaction of Mobility and the estimated amount for the security deposit will determine through the review of the construction drawings. This condition will be satisfied pending notification that the security deposit was collected through the associated indemnification agreement.

7. Amend the parkade ramp cross sections to include geodetic elevations at each transition point to verify the proposed grades. Indicate percent grades for the ramp to the lower level of the parkade. Ensure that the percent grades correlate with the geodetic elevations.

Permanent Conditions

The following permanent conditions shall apply:

Planning

8. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
9. 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.

10. 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.
11. A development completion permit must be issued for the development before the use is commenced or the development 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 www.inspections.calgary.ca or call 403-268-5311.
12. All areas of soft landscaping must be irrigated with an underground irrigation system, as identified on the approved plans.
13. A lighting system to meet a minimum 54 LUX for the parkade with a uniformity ratio of 4:1 on pavement shall be provided.
14. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca.
15. The walls, pillars, and ceiling of the underground parkade must be painted white.
16. Light fixtures in the parkade must be positioned over the parking stalls.
17. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
18. 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 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.
19. 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 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.
20. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
21. 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 Development Inspector at 403-620-3216 for an inspection.
22. In order to ensure the integrity of existing public tree and roots, construction access is only permitted through the rear lane and outside the dripline of public tree.
23. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a

temporary fence 4 metres from the tree trunk and water once per week during construction. Ensure no construction materials are stored inside this fence.

24. Any tree planting in the City boulevard 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 (403-620-3216) to arrange an inspection.
25. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip of the tree (including the grate and tree vault/ trench).
26. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Prior to any construction activities, Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca, call 311, or email tree.protection@calgary.ca for more information.

Utility Engineering

27. 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).
28. 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 (under publications).

29. 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.
30. 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.

31. Prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for off-site levies pursuant to Bylaw 2M2016.

32. Pursuant to Bylaw 2M2016, off-site levies are applicable.

Mobility Engineering

33. No direct vehicular access is permitted to or from 10 Street NW.

34. 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.