

Proposed 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. If applicable, prior to approval of the initial tentative plan of subdivision, the special conditions addressing the formation and maintenance/financial responsibilities of the Residents Association shall be applied as a condition of subdivision approval to the satisfaction of the Approving Authority.
2. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached and rowhouse dwellings shall be executed and registered against the titles concurrently with the registration of the legal plan of subdivision.
3. Existing buildings that are to be removed are to be done so prior to endorsement of the legal plan of subdivision for where the building is located.
4. With each tentative plan of subdivision, 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.
5. Prior to submission of the initial tentative plan of subdivision, the proposed community and street names must be submitted.
6. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
7. Prior to submission of the affected tentative plan subdivision, the developer shall enter into negotiations with Real Estate and Development Services for the purchase of the closed road right-of-way. Please contact the Coordinator, Real Estate Sales at realestateinquiries@calgary.ca to commence negotiations. Provide documentation to show that negotiations have commenced.

Provide a PDF of the registered road plan from the Land Title Office, with a plan number. Contact landadmin@calgary.ca at the City of Calgary Real Estate and Development Services at to obtain authorization to register the road closure plan at the Land Titles Office.

8. On the map on the land use sign for the site, depict and label:
 - a) All highway rights-of-way within 500 metres of the site;
 - b) All floodway and flood fringe areas in the site;
 - c) All Airport Vicinity Protection Area Regulation noise exposure forecast bands on the site;

- d) All Subdivision and Development Regulation setbacks from sour gas facilities, as per sections 10;
 - e) All Subdivision and Development Regulation setbacks from gas and oil wells, as per section 11;
 - f) All Subdivision and Development Regulation setbacks from waste management facilities, as per sections 12 and 13.
9. On a map on all marketing, sales, and resale information for the site and portions of the site, depict and label:
- a) All highway rights-of-way within 500 metres of the site;
 - b) All floodway and flood fringe areas in the site;
 - c) All Airport Vicinity Protection Area Regulation noise exposure forecast bands on the site;
 - d) All Subdivision and Development Regulation setbacks from sour gas facilities, as per sections 10;
 - e) All Subdivision and Development Regulation setbacks from gas and oil wells, as per section 11; and
 - f) All Subdivision and Development Regulation setbacks from waste management facilities, as per sections 12 and 13.
10. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve / Municipal School Reserve parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Calgary Parks and Open Spaces DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition).
11. An amendment to the BIA (Biophysical Impact Assessment), at future development stages may be required to determine any additional impacts or mitigations for the following:
- a) stormwater pond emergency escape; and
 - b) drainage re: fishing village area.
12. All mitigations outlined in the approved BIA for LOC2023-0207 shall be implemented throughout the development.
13. Provide Historical Resource Act approval documentation for the LOC Plan area prior to approval of the related stripping and grading permits (DP2024-02994 and DP2024-05262).

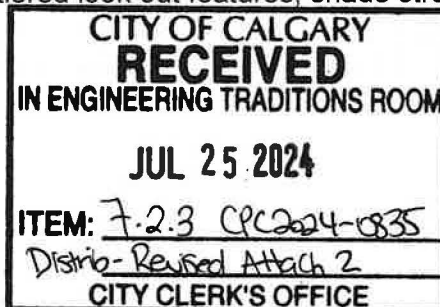
14. Prior to approval of the tentative plan of subdivision, landscape concepts prepared at the outline plan stage shall be refined to add:
- a) A site plan showing general conformance to outline plan landscape concepts, intended prior to approval of the tentative plan of subdivision, Landscape Concepts prepared at the outline plan stage shall be refined to add:
 - b) A site plan showing general conformance to outline plan landscape concepts, intended park program, site layout, and preliminary planting.
 - c) 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; and
 - d) 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.

Part 1 Condition (Landscape Concepts):

15. In addition, the following preliminary comments are provided to the applicant and revisions will be required to the refined Landscape Concepts (at tentative plan of subdivision):

General Comments (all applicable landscape concepts):

- a) Amend the concepts to downgrade the 3.0 m/4.0m Pathways within Municipal Reserve (Local Parks) to 2.5 metre Local Asphalt Pathways (DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition local pathway standard).
- b) Amend the concepts to downgrade the proposed any 4.0 metre pathways (Escarpment Green Corridor, Green Corridor, Regional) to a 3.0 metre Asphalt Regional Pathway (DGSS regional pathway standard).
- c) All parks, pathways, etc. are to comply with the Calgary Parks and Open Spaces DGSS.
- d) An optional amenity agreement will be required for all non-standard park elements, including, but not limited to: observation deck, tiered lookout features, lookout features, shade structures, pergola features, overhead string lights, plaza water features, covered decks, viewing decs, and rock water features, wooden yoga platforms, sun decks, etc.
- e) The following features will require a structural engineering design and stamp: observation deck, tiered look out features, shade structures, pergolas, lookouts, etc.



Specific Comments:

- a) **Observation Deck:** Maximum allowable pathway slope percentage is 8.0 percent. The proposed play structure appears to be located in a small, relatively crowded area. Address at final design.
- b) **Flex Space:** Amend the concept to remove the sunken lawn component and provide an at-grade lawn. Amend the concept to provide a standard tree alignment with typical spacing interval or planting beds in the sod strips outside the pathways along the north and south portions of the parcel.
- c) **Garden Park:** The planting design incorporates lots of vegetation around the perimeter of the parcel with a central square in the middle. When preparing the final design, consider CPTED principles in the process, as well as planting species selections to avoid creating excessive visual screening to the central gathering space.
- d) **Informal Gathering:** Amend the concept to relocate the proposed hill slide to face as close to true north as possible. The current layout has proposed a south facing slide which is a safety hazard and not supported.
- e) **Community Association:** An updated concept plan for the proposed Community Association site shall be provided prior to approval of the affected tentative plan of subdivision and is subject to review and approval by Site Planning Team (SPT). The updated concept shall comply with the SPT design guidelines.
- f) **Joint Use Site:** Relabel to JJ - Joint Joint Use Site. An updated concept plan for the proposed JJ Use site shall be provided prior to approval of the affected tentative plan of subdivision and is subject to review and approval by SPT.
- g) **The Allee:** the proposed overhead string lights will require electrical engineering design and stamp.
- h) **Storm Pond:** All proposed structures within the subject parcel will require an Optional Amenity Agreement (OAA) as these amenities are above DGSS standards.

Part 2 Condition (Landscape Concepts):

16. **Specific Comments continued:**

- a) **Active Play:** At this time, Parks & Open Spaces cannot provide support for the proposed fenced dog park feature. This amenity is subject to further review and comment at the affected tentative plan of subdivision stage. Dog parks are amenities for selective user groups and not all members of the public (e.g. not everyone is a dog owner). This proposed amenity in combination with a playground feature will need to be further evaluated and vetted prior to acceptance.

- b) Active Play (Escarpment): We appreciate the creativity of the proposal but at this time Parks & Open Spaces cannot provide full support for some amenities proposed within this MR parcel, including but not limited to, parkour area, signature art installation, scramble elements, and horseshoes. Multiple amenities proposed here require evaluation of the details to determine if they are acceptable and safe for the public. Additionally, some of the proposed amenities may be precedent setting so P&OS needs to fully understand the implications. Subject to further review at the applicable tentative plan stage.
 - c) Yoga Platform: when preparing the final design, consider relocating/connecting the yoga platform to a secondary, less centralized pathway, while maintaining the current diagonal pathway as the primary circulation route. Yoga is not typically something that participants enjoy having spectators or passive viewing along the primary circulation route. Some privacy and/or semi-seclusion would be warranted.
 - d) Sun Deck: When preparing the final design consider the DGSSLC maximum allowable pathway slope percentage is 8 percent.
17. The provided cross-sections where a regional pathway/corridor is proposed along the back of the residential lots will be subject to further comment at the applicable development permit, subdivision and/or construction drawings to address sheet flow from back-of-lot drainage to mitigate adverse pathway conditions.
18. At tentative plan of subdivision, clarify use of the existing storm outfall existing access road for the storm trunk or remove the access roads for the stormwater and allow the collector roads to serve to access the utility. Coordinate any future connections within the S-UN Special Purpose - Urban Nature District with Calgary Parks and Open Spaces.
19. At tentative plan of subdivision and Landscape Construction Drawing(s), Calgary Parks and Open Spaces will further review/discuss a 'potential' pedestrian tunnel located within the 0.2.0 hectare/0.50 acre S-SPR (MR) parcel.

The following is provided for the Applicant's consideration:

- a) At this time, Parks & Open Spaces cannot provide support for the proposed pedestrian tunnel as our division does not have the expertise to maintain this feature, nor should it accept liability of it. If supported by Administration and other City divisions, the tunnel feature should be entirely within road right of way with no credit for reserve being dedicated to this feature. A controlled pedestrian crossing at the next available intersection is preferred by P&OS in lieu of the proposed tunnel feature.
- b) The 'potential' pedestrian tunnel may not be accepted due to CPTED issues.
- c) Maintenance and ownership issues are arising and a possible redesign as well to be as part of the road right-of-way.

20. At tentative plan of subdivision and/or development permit, whichever comes first related to the S-R Special Purpose - Recreation District parcel (Historical House), a related Landscape Construction Drawing (Habitat Restoration Plan) is required. Contact Calgary Parks and Open Spaces, Development Engineering and River Engineering to further discuss retention and protection of the Historical House from erosion through vegetative measures and/ or other measures as required.
21. At tentative plan of subdivision stage, the Green Corridor Pathway south of the Village DC (MU-1) parcel may be requested to be extended to the east to fulfill the possible 'Escarpment Pedestrian Connection' as shown in the Ricardo Ranch Area Structure Plan.
22. At the development permit stage for the Village DC (MU-1) areas, a multi-use pathway connection and/or Potential Public Access Easement through the Village DC (MU-1) parcel will be subject to a Public Access Easement Agreement.
23. Prior to endorsement of the legal plan of subdivision, Landscape Construction Drawings that are reflective of the subject tentative plan of subdivision for the proposed Municipal Reserve lands are to be submitted to the Coordinator, Landscape Construction Approvals: parksapprovals@calgary.ca for review and approval prior to construction.

At Landscape Construction Drawing:

- a) Consider continuation of the 'Green Corridor' pathway, south of the Village DC (MU-1) parcel to the east, subject to field review and obligation from the Developer to construct; and
- b) All local pathways within MR are to be 2.5 metre asphalt.

Note: An Optional Amenities Agreement or other will be required for a public park that is designed above the standards listed in Calgary Parks and Open Spaces DGSS.

24. 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 Parks prior to Final Acceptance Certificate.
25. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed (re)constructed wetland/storm pond to both Water Resources and Calgary Parks and Open Spaces for review.

26. A restrictive covenant shall be registered against the titles of (insert legal description) prohibiting construction, erection or placement of any building or structure within 18 metres of the top of the escarpment (Setback Area) as determined by the Subdivision Authority and providing that the owners of the Servient Tenement shall not permit, construct, erect, place or allow to remain within the Setback Area any building or structure except surface parking lots, roadways or sidewalks which may be allowable at the discretion of the Approving Authority. The Restrictive Covenant shall be registered concurrent with the registration of the legal plan of subdivision.

Where the Approving Authority allows surface parking lots, roadways or sidewalks within the 18 metre setback, the Developer shall rehabilitate and replant the lands within the balance of the Setback Area with appropriate vegetation to the satisfaction of the Parks and Open Spaces Department.

27. As applicable, a Mutual/Pathways/Emergency Access Easement/Public Access Easement Agreement and right of way plan shall be executed and registered on title concurrent with the registration of the legal plan of subdivision for public pathways/access roads on private land.
28. The developer shall minimize stripping and grading within the Environmental Reserve (ER). Any proposed disturbance within the ER, including that for residential back of lots, roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks and Open Spaces prior to stripping and grading.
29. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent ER 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 and Open Spaces Development Inspector Ania Verrey at ania.verrey@calgary.ca or (403) 804-9417 to approve the location of the fencing prior to its installation.
30. Prior to approval of the related stripping and grading development permit or engineering construction drawings, whichever submitted first, the developer shall install ER protection measures around the wetlands/ravines/Environmentally Significant 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 Water Resources and the Director of Calgary Parks and Open Spaces. Contact the 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.
31. Pursuant to Part 4 of the Water Act (Alberta) and the Public Lands Act (Alberta), the applicant shall provide Calgary Parks and Open Spaces with a copy of the Water Act approval, issued by Alberta Environment and Protected Areas, for the proposed wetland disturbance. If a wetland is crown-owned, both Public Lands Act approvals and Water Act Approval will be required prior to the disturbance of the wetland.

32. Until receipt of the Water Act approval by the applicant from Alberta Environment and Protected Areas, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
33. Construct all regional pathway routes within and along the boundaries of the plan area according to the Calgary Parks and Open Spaces DGSS, including setback requirements, to the satisfaction of the Director, Calgary Parks and Open Spaces.
34. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment. Proposed road cross-sections that have boulevards less than 1.5 metres in width require further consultation with Urban Forestry.
35. No disturbance of ER lands is permitted without written permission from the Planning Parks Specialist - brad.bevill@calgary.ca/abigail.mason-thompson@calgary.ca for this area.
36. The developer shall restore, to a natural state, any portions of the ER 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 Park 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 and Open Spaces.
37. Prior to the approval of a stripping and grading development permit, a Development Agreement or a subject area tentative plan of subdivision, Calgary Parks and 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.
38. Prior to approval of the first tentative plan of subdivision or stripping and grading development 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 (MR/ER) or proposed ER, with all grading confined to the private property, unless otherwise approved by Calgary Parks and Open Spaces.
39. Prior to approval of the tentative plan of subdivision or stripping and grading development permit (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the ER area meet Calgary Parks and Open Spaces' approval. A plan illustrating the surveyed ER boundaries must be provided to Calgary Parks and Open Spaces in advance of the onsite meeting.
40. All proposed parks (MR/ER) and Regional/Local Pathways and Trails must comply with the Calgary Parks and Open Spaces DGSS.
41. Calgary Parks and Open Spaces does not support point source drainage directed towards MR/MSR or ER extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.

42. All shallow utility alignments, including the streetlight cable, shall be setback 1.5 metres from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of the Calgary Parks and Open Spaces DGSS.
 - a) Consult the September 2021 and October 2020 City of Calgary's Calgary Approvals Coordination Bulletins which provides alternative streetlight cable alignments that do not encumber or prevent the street trees from being planted. If possible, Parks preference is for cable alignment to be situated under the walk.
43. The applicant/developer is to work with neighbouring landowners to create a Park Management Plan for the shared riparian **area** within the Ricardo Ranch Area Structure Plan, as per the New Community Planning Guidebook: Environment and Open Space Policy. Include Calgary Parks and Open Spaces, Cultural Landscape Planning, and Climate and Environment in the scoping of the document. Particular attention should be paid to the preservation for sensitive species such as the great blue heron and bank swallow.
44. Prior to Stripping and Grading or the tentative plan of subdivision, a memo is required to address Historical Resource Act items, that will be reviewed and approved to the satisfaction of the Director of Parks and Open Spaces. Please contact Laureen Bryant to scope the memo. This memo must be approved prior to any ground disturbance.
45. All proposed mitigation measures for construction should be followed in the area of the plan that is within the 1500m buffer from the Great Blue Heron Colony as per Table 6.1 Migratory Birds Construction Phase, West (2018) Technical Memorandum Ricardo Ranch Great Blue Heron Colony Mitigation Plan.

Utility Engineering

46. In conjunction with the applicable tentative plan of subdivision or development permit, submit an update of the Hydrogeological Report to the Utility Engineering Generalist. Previously, a Preliminary Hydrogeological Assessment Ricardo Ranch Area Structure Plan (Waterline, 2018 July 11) was done during the ASP review. Golder Associates Ltd. completed a peer review of the report in September 2018. Provide confirmation with the proposed land use in this outline plan that the results are still valid. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the City's Geotechnical Engineer.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the legal plan of subdivision, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Hydrogeological Report.

More investigation at this later stage will be required once more detailed design information is known to confirm how the ground water seepage will be managed to prevent any water problems or slope stability concerns to mitigate the risks.

Note that a peer review of the updated hydrogeological report above is required prior to acceptance of the report. A certified cheque made payable to The City of Calgary will be required for completion of the peer review. Contact the Utility Engineering Generalist for more information.

47. All technical details and reports associated with this outline plan have been accepted on a conditional basis referencing the guidelines and standards of the day. The Developer is responsible to update all such details and reports as may be required at the time of development/construction to reflect the applicable requirements at that time. The Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development. If such an update impacts the layout during the review of the detailed engineering construction drawings, it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the outline plan for the affected portions if necessary.
48. This outline plan contains a pond(s)/wetland(s) to manage stormwater. The Staged Master Drainage Plan (SMDP) developed for this outline plan has an expiry date of five (5) years from the date of the outline plan approval because guidelines, standards, and regulations may change from time to time. If subdivision and construction of any given pond/wetland and its associated catchment area does not commence within five (5) years of approval, the Developer shall be required to update the SMDP as may be deemed appropriate, to the satisfaction of Development Engineering. If such an update impacts the layout or size of the pond(s), it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the outline plan for the affected portions if necessary.

Please note that the subject plan area is within the Bow River drainage catchment and shall conform to the Ricardo Ranch Master Drainage Plan. It is advised that the applicant be flexible with the design of the storm ponds/wetlands to consider a 40-millimetre runoff volume target which may be required in the future at the time of development of the affected ponds/wetlands.

49. The stormwater ponds and constructed wetlands included within this outline plan will include Public Utility Lots (PUL) for the inlet and outlet pipes, control structures, pump houses, oil/grit separators, etc., as all utility components are to be within a PUL. Any large oil/grit separators are required to be located within a PUL to avoid conflict with other utility (or tree) line assignments within the road and to ensure regular maintenance activities will be safe for the operators and not impact traffic flow. Prior to approval of the affected tentative plan(s) of subdivision, a preliminary design and report shall be submitted to the satisfaction of Development Engineering and Parks for the proposed infrastructure to determine the exact PUL size and configuration. The PUL shall be sized to allow for adequate space around all underground infrastructure for the required excavation. The Developer is responsible for making the adjustments to the Land Use boundaries as may be required, and if the adjusted PUL impacts a Municipal Reserve (MR) site, the loss of MR shall be reallocated elsewhere within the plan.
50. Prior to approval of the affected tentative plans of subdivision and/or the construction drawings related to the pond 1:500-year emergency escape pipe,

provide details of the proposed pipe alignment, outfall location, and downstream drainage route details such that it minimizes any potential impacts on the Environmental Reserve (ER) sloped lands by utilizing the natural features and contours as much as possible and avoiding environmentally sensitive areas. Include details of erosion/scour protection measures to be used downstream of the pipe through the ER to safely convey the emergency overflow water to the river without impacting the stability of the slope. Acceptance from affected groups such as Parks and Geotechnical Engineering is also required.

51. Prior to approval of the affected tentative plans of subdivision, provide details for the proposed Environmental Reserve (ER) drainage along the slope above the village development area in the southwest corner of the plan (including the portions adjacent to public roadways). Due to the proposed slope adaptive developments and challenges to redirect the drainage off the slopes, explore the possibility for the development sites to accept and manage this drainage (with Overland Drainage Rights-of Way). Note that an update to the adjacent Staged Master Drainage Plan may be required if this increases the catchment area and drainage going to the downstream stormwater management facility. Alternatively, if managing this drainage within the private sites is not feasible, provide details of the proposed naturalized swales to redirect the ER drainage around the development sites and down the slope in a way that utilizes the natural features and contours as much as possible and avoids environmentally sensitive areas. Include details of erosion/scour protection measures to be used on steep drainage routes down the slope to safely convey the water flow without impacting the stability of the slope.

Note that all ER drainage systems along the slopes shall be designed to consider groundwater seepages to ensure it is properly managed year-round to consider ice buildup in the winter months and rapid spring runoff flows for the south facing slope. Note that the required drainage management for the escarpment is required to intercept drainage before reaching public roads or private lands where applicable. Details are to be included in the related Stormwater Management Reports.

52. All lots shall have direct frontage onto a public road. **Frontage** onto a lane or greenspace is not permitted. The R-Gm blocks along the north boundary of the plan area that are surrounded by lanes on three (3) sides shall be "pie" style lots to ensure that each lot will have direct frontage access to a public road.
53. Development is prohibited in the Floodway, as per The City of Calgary Land Use Bylaw Part 3 Division 3.
54. Prior to approval of the affected tentative plan of subdivision that includes the canal facility, sign a Water Servicing Agreement (Lake water agreement) to the satisfaction of the Director, Water Services (via the authority of the Water Utility Bylaw). Water Servicing is subject to terms and conditions set out in the agreement. This may impact the ability to fill or top-up the canal during times when there are water shortages. The ultimate owner and/or operator of the canal must be aware of these risks, and the canal must be designed in consideration of periods of not being able to fill or top up the canal from City-supplied potable water when the Water Utility Bylaw restrictions are in effect. This should include:

- a) Designing the canal infrastructure including any liner to prevent damage such as cracking and associated risks if the canal cannot be filled by City-supplied water and the canal level drops;
 - b) Incorporating measures to reduce evaporative losses and reduce demand and reliance on City water supply;
 - c) Ecological modelling and design to prevent ecological issues such as the development of algae blooms, cyanobacteria and invasive species, both under normal operation and during periods of water restrictions with possible low water levels/flow cycling;
 - d) Slope stability reports to ensure no impact to the adjacent slope. The current Geotechnical report doesn't elaborate on the pond lining or not lining. Recommendations on the liner are needed at detailed design stage. Liner failure can occur during maintenance activities, therefore seepage risk analysis is required;
 - e) Clauses to be included in the agreement for the scenario in which the **homeowner's** association/owner of the private facility defaults on the facility. It should be clarified what long term maintenance, operations, and/or decommissioning requirements are, if the facility cannot be sustained; and
 - f) The facility is to be assessed if it would be considered a dam based on the consequence classification. Note that the placement of houses on top of what could be considered a dam structure between the pond and canal, as well as houses downstream of the dam(s) could result in a high consequence classification, with resultant implications on design, maintenance, inspection and liability.
55. With each future subdivision application, submit an updated water servicing (including main sizes) and hydrant location design map as may be required for review and approval to the satisfaction of the City of Calgary, Development Engineering. The water network shall be reviewed with each phase as it may need to change depending on the timing of phases and availability of connections. The submission shall also include the land use, conceptual site grading plan, onsite and offsite tie-ins, Pressure Reducing Valve (PRV) chamber locations (if applicable), and phasing plan for review. Dead end mains are not permitted.
- Note that the outline plan area is within Ogden pressure zone. Two or more feeds will be required to service each phase as may be required to provide the required fire flow. The Developer is responsible to work with adjacent landowners to extend the required watermains to service the plan area and show the required off-site extensions.
56. Prior to approval of the first tentative plan of subdivision, provide an update to the Sanitary Servicing Study submission by including a properly authenticated version of the additional supporting information that was provided in response to the July 8, 2024 email.

57. Prior to approval of the affected tentative plans of subdivision, provide details of the utility rights-of-way (URW) to protect any portion of the existing storm sewer trunk main (located in the former 72 Street SE) that is located within private property. Include details demonstrating how an unrestricted maintenance access road will be provided along the URW, and how areas around manholes will be treated. Pay particular attention to details around the vent manhole near "Street T" to avoid conflicts. The storm sewer trunk and associated maintenance access shall be protected to the satisfaction of Development Engineering.

Note that as part of the road closure, an interim standard URW shall be put in place to protect the main to the satisfaction of Development Engineering. At the time of subdivision, the URW shall be reviewed and may be explored to be a customized agreement to possibly allow for some encroachments not normally permitted within a URW. The applicant has indicated some features may be proposed such as private utilities, trees, playground equipment, fountains, street furniture, decorative surface finishes, building canopies, clock tower, tunnels, plus 15, etc. However, no such features have been reviewed or approved by The City as part of the outline plan. The final URW shall be a minimum of 20 metres in width (centred on the storm trunk), and any proposed customization for potential encroachments within the 20 metre URW will be for the outer five (5) metre portion on either side of the URW. All details (including location and layout) of what specific items may be considered in a customized URW agreement is to be determined Prior to Approval of the affected tentative plans of subdivision and shall be to the satisfaction of Development Engineering. The City of Calgary will not be responsible for the repair or replacement of any enhancements that may be agreed to be placed within the URW which may be impacted by The City's operation, maintenance, and / or upgrading of the storm trunk. If required by The City, an encroachment agreement is to be executed for some features.

58. Prior to the approval of any development permit adjacent to the existing storm trunk within the former 72 Street SE road right-of-way, provide details of all encroachments or enhancements that may be proposed within the Utility Rights-of-Way (URW). All proposed work within the URW requires approval from Development Engineering and shall be in conformance with the associated URW agreement to the satisfaction of Development Engineering. Any work proposed within the URW must protect The City's ability to operate, maintain, repair, and upgrade the storm truck, which includes uninterrupted access to the entire URW with specific focus around existing manholes. Access shall be provided from a public road, including providing an access easement if the access route is not aligned with the URW.
59. Prior to approval of the affected tentative plans of subdivision, provide details of the maintenance access road and any required easements to provide/maintain/protect access to the existing storm sewer trunk and outfall at the bottom of the escarpment.
60. Prior to approval of affected tentative plans of subdivision for the central Neighbourhood Activity Centre (NAC) south of Ricardo Ranch Gate SE, provide a servicing, grading, and drainage concept. Demonstrate that underground services and surface drainage for any proposed parcels will not cross the property lines or be shared between parcels, and that each parcel has direct access to public utilities. A strategy for placement of property lines in the vicinity

of shared private roads is required to account for managing drainage on each parcel. Include a detailed comprehensive design for the private roads that will be used by future development permit applications to ensure each parcel will match the private road design consistently throughout the development.

61. Prior to approval of the affected tentative plan of subdivision in the northwest corner of the plan area, provide detailed drawings of the proposed sanitary main connection from 'Street A' going under the walkway to existing manhole MH EX SH3 located in 212 Avenue SE. Include details confirming that the downstream inverts (connection at SH3) will not conflict with the connection from the Genesis Lands. Confirm the depth of sewer along this walkway and identify that the pipe will need to be encased to enable safe maintenance activities.
62. Prior to approval of affected tentative plans of subdivision that propose shallow utilities under public sidewalks or pathways, provide a detailed servicing concept showing how the utilities will be designed to ensure that:
 - a) No surface features are located within the sidewalks/pathways (such as pull box or vault access points). Show all required pocket easement for shallow utility boxes and pedestals minimizing pull distances between.
 - b) Utility networks are planned to minimize the likelihood of excavations in the future for upgrades/repairs (such as use of protected conduits).
 - c) Trench details to prevent uneven settlements and/or frost heaves of public sidewalks/pathways.

All details are subject to the approval of The City of Calgary and affected Utility companies. Utility rights-of-ways shall be provided where may be required.

63. Prior to approval of any affected tentative plan of subdivision where a tunnel may be proposed under a public roadway, the Developer shall provide details of the proposed tunnel to demonstrate there will be no conflicts with the required shallow and deep utilities. Include written support outlining the ownership and legal agreement principals around the operation and maintenance of the proposed tunnel as well as the surrounding public infrastructure and utilities. Any proposed tunnel is subject to additional approvals at the time of development and shall be to the satisfaction of The City of Calgary.
64. Prior to approval of the first tentative plan of subdivision, the Developer shall demonstrate that a minimum of two separate off-site public road rights-of-way will be available to service the plan area. If development is proposed in advance of adjacent roads being dedicated and constructed (no roads available at the time of outline plan approval), the Developer will be responsible for acquiring and constructing the off-site road allowances. Note that a single public roadway connection may be considered if the first phase is less than 100 residential units and the length of the proposed single roadway connection is less than 120 metres in length.

Prior to approval of the tentative plan of subdivision which creates the potential for 600 or more residential units, the Developer shall demonstrate that a

minimum of three separate off-site public road rights-of-way have been acquired to service the plan area.

Throughout the phased construction of the development, each construction phase must meet the above minimum fire access standards.

65. Prior to approval of the affected tentative plans of subdivision, the Developer shall demonstrate that any residential road corners that do not meet the minimum radius of 80 metres and are proposed to not have a typical road widening corner bulb, meet the Fire Access standards by providing turning templates and identifying any required areas for "No Parking" zones. Submit Construction Drawing concurrently to demonstrate customized design details and required road right-of-way. If necessary, a road widening corner bulb may be required.
66. Prior to approval of the affected tentative plans of subdivision, the Developer shall provide updated development concept plans for any proposed multi-unit residential sites demonstrating the proposed parcel and associated development based on the approved land use will meet the Fire Access Standards. This includes providing a second access for sites with over 100 dwelling units, and a third access for sites in excess of 600 dwelling units. Furthermore, all principal entrances shall be adequately accessible from a minimum six (6) metres clear Fire Access route meeting the Fire Access Standards.
67. Prior to approval of the affected tentative plans of subdivision in the Village area within the southwest corner of the plan, the Developer shall provide updated development concept plans demonstrating how the sites will be developed to meet the Fire Access Standards. This includes providing access requirements as noted in the above condition, and providing private access road connections (with an access easement) through the sites on both the north and south side of the cul-de-sac which will provide connectivity through each site to Ricardo Ranch Way SE.

Furthermore, the development concept for the site at the end of the cul-de-sac shall demonstrate an adequate turnaround, secondary emergency access, and required fire access to buildings and hydrants. Note that due to the depth of the site, full hydrant coverage cannot be provided from the public hydrants, therefore a private looped water service with hydrants will likely be required.
68. Prior to approval of the affected tentative plan of subdivision that creates the 2.61-hectare M-G site located north of the stormwater management facility and east of the Health and Wellness Centre, provide a detailed concept plan for the required emergency access easement for the west end of the M-G site. The emergency access shall be designed to meet the Fire Access Standards to the satisfaction of the Fire Department, and shall not be restricted with any gates, bollards, or other barriers. To discourage use by non-emergency vehicle, the space can be designed/delineated to make it clear it is for pedestrian usage only (including the use of appropriate curbs).
69. At the time of construction drawing submission for all subdivision applications, all road cross-sections shall be reviewed to confirm they meet the minimum Fire Access Standards (including but not limited to a minimum of 6.0 metre clear

pavement width that is unencumbered by parking or other obstructions). Any roads found to be deficient shall be amended accordingly.

70. Submit an electronic version of a Deep Fills Report to the Utility Engineering Generalist for any proposed subdivision applications that have fills in excess of 2.0 metres, or if the proposed development will not have any fills in excess of 2.0 metres, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of The City of Calgary. The report is to identify lots to be developed on fills in excess of 2.0 metres above original elevations within the Plan area. The report must also state whether the lots to be developed on these fills will require any specific development restrictions.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s), prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Deep Fills Report.

71. Submit an electronic version of a Slope Stability Report to the Utility Engineering Generalist for any proposed subdivision applications that have proposed grades in excess of 15 percent (or adjacent to existing grades in excess of 15 percent), or if the proposed development will not have any grades in excess of 15 percent, submit a letter to that effect signed and sealed by a Professional Engineer. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of The City of Calgary.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

72. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports (and any subsequent updates):
- a) Preliminary Hydrogeological Assessment Ricardo Ranch Area Structure Plan, prepared by Waterline (File No. 2961-18-001), dated July 11, 2018.
 - b) Ricardo Ranch East Geotechnical Evaluation Report, prepared by Englobe (File No 02101460.000), dated March 04, 2022.
 - c) Post Development Slope Stability Assessment Jayman Nostalgia - West Portion, prepared by Englobe (File No 02101460.000), dated February 27, 2024.
 - d) Pre-Grading Slope Stability Assessment Addendum prepared by Englobe (File No 02101460.000), dated July 2, 2024.

73. The site shall be developed in accordance with the recommendations outlined in "Re: Soil Assessment, Portion of Ricardo Ranch Area Structure Plan (Nostalgia Lands), Portions of Sections 10 and 11-022-29 W4M, Calgary, Alberta" (Trace Associates, 2022).
74. Concurrent with the registration of the legal plan of subdivision, 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 Development Engineering and the City Solicitor prior to endorsement of the legal plan of subdivision. A standard template for the agreement will be provided by the Utility Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.
75. Servicing arrangements shall be to the satisfaction of Development Engineering and in accordance with the approved reports. Separate service connections to a public main shall be provided for each proposed lot (including strata lots). All downstream local and capital infrastructure must be in place to support any proposed development. All main extensions are at the expense of the Developer.

Note that for any large land use areas/sites, if subdivision is proposed, direct access to public mains is required as underground services and surface drainage may not cross the property line or be shared between parcels. This includes, but is not limited to, the large central Neighbourhood Activity Centre (NAC) that shows multiple sites and private roads where public utilities will be located in the adjacent public roadways.

76. Prior to endorsement of any legal plan of subdivision and/or prior to release of a development permit, execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-229-7368 or email urban@calgary.ca.
77. Off-site levies, charges and fees are applicable. Prior to endorsement of any legal plan of subdivision and/or prior to release of a development permit, the applicant must agree to pay these charges by entering into an agreement with the City. Contact the Infrastructure Strategist, Development Commitments for further information at 587-229-7368 or email urban@calgary.ca.
78. 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, surface improvements (including streetlighting) for all streets and lanes within and along the boundaries of the plan area (including, but not limited to, 212 Avenue SE and 72 Street SE).

- 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 the Municipal Reserves (MR), Municipal School Reserves (MSR), Public Utility Lots (PUL), and Environmental Reserves (ER) within the plan area.
 - e) Construct the pathways within and along the boundaries of the plan area, to the satisfaction of The City of Calgary.
 - f) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, within and along the boundary of the plan area, where required by The City for lots backing onto public land.
 - g) Rehabilitate the portions of public or private lands and/or infrastructure that may be damaged as a result of this development, all to the satisfaction of The City of Calgary.
79. Prior to issuance of any construction permissions, including stripping and grading, a Construction Letter of Authorization is required from the Environmental Protection and Enhancement Act (EPEA) application.
80. Prior to endorsement of the affected legal plans of subdivision or issuance of affected construction permissions, submit evidence that Water Act approval has been obtained for any changes/disturbances of the existing natural wetlands (both on-site and off-site), including any proposed discharges into natural wetlands.
81. Prior to issuance of any construction permissions, an Erosion and Sediment Control Report and Drawings for the development site shall be submitted to the satisfaction of Development Engineering. The report and drawings submission shall follow the latest version of The City of Calgary Guidelines for Erosion and Sediment Control.

Mobility Engineering

82. In conjunction with each tentative plan, functional-level plans shall be submitted as a component of the Tentative Plan submission package to the satisfaction of Development Engineering, for the staged development arterial and collector standard roadways, inclusive of the staged development of the at-grade intersections, and to the satisfaction of the Manager, Development Engineering. Additional road right-of-way may be required to accommodate transitions and local widenings at intersections.
83. In conjunction with each tentative plan or development permit, a technical memorandum may be required that outlines the proposed phases' unit numbers, trip generation estimates, and required supporting roadway network to demonstrate, to the satisfaction of the Manager, Development Engineering, that

a regional transportation network infrastructure is available, and connects the Outline Plan area, in accordance with the approved Calgary Transportation Plan (CTP) and Municipal Development Plan (MDP). The technical memorandum is to determine the level of development that can be supported by available infrastructure at the time of tentative plan submission.

84. The developer, at its expense, but subject to normal oversize, endeavors to assist and boundary cost recoveries shall be required to enter into an agreement with the City to:
- a) Construct the south half of the complete cross-section of the ultimate 212 Avenue SE between 88 Street SE and the westerly limit of the plan area; and
 - b) Construct the west half of the complete cross-section of the ultimate 88 Street SE, including the intersection of 88 Street SE with 212 Avenue SE.
85. In order to accommodate shallow utility placement under the sidewalk as a pilot project, the following measures are required at the applicable tentative plan. These measures will mitigate the long-term cost of maintenance, as well as the risk of having the pilot project be unsuccessful and needing extra space to install the shallows behind walk.
- a) Extension of the maintenance period for the sidewalks that are located within cross-section M. At the applicable tentative plan, the standard development agreement is to include a clause stating that the Final Acceptance Certificate (FAC) for sidewalks within streets identified as cross-section M is extended to the satisfaction of Manager, Development Engineering.
 - b) A 0.6 metre easement within private property. With each applicable tentative plan with cross-section M, register a 0.6 metre utility easement on each of the adjacent lots, measured from property line for future utility relocates.
86. Prior to endorsement of the applicable tentative plan, the applicant must dedicate the required road widening for the construction of 212 Avenue SE.
87. All crosswalks where regional pathways or multi-use pathways intersect with the street shall be designed to the satisfaction of the Manager, Development Engineering. At the affected tentative plan, the installation of pedestrian-actuated crossing signals or other treatments such as a rectangular rapid flashing beacon (RRFB) may be required if warranted, at the expense of the developer.

Locations where pedestrian-actuated crossing treatments are required include:

- a) school crossings;
- b) pathways intersecting streets; and
- c) mid-block crossings.

Prior to the endorsement of the applicable tentative plan, the developer shall provide a letter of credit for pedestrian-activated crossing signals (RRFB). Note that 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.

88. In conjunction with the applicable tentative plan, sidewalks along the school site frontages shall be designed and constructed as mono-walks or mono-pathways, with a minimum width of 2.0 metres.
89. 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.
90. 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 major road network.
91. Prior to final approval of the construction drawings, a noise analysis report must be submitted to and approved by Capital Priorities & Investment Division (contact vedran.vavan@calgary.ca) for the residential development adjacent to 212 Avenue SE.

All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc.) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the developer's sole expense.
92. At the applicable tentative plan stage, the applicant will be required to perform guardrail warrant analysis on the section of Street Y that is adjacent and backsloping to the Nautilus Pond. A guardrail warrant is also required adjacent to the canal feature.
93. 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 to meet the approved design.
94. In conjunction with the applicable tentative plan, all roads and intersections within the plan area shall be located, designed, and constructed at the developer's sole expense to the satisfaction of the Manager, Development Engineering.
95. Any proposed community entrance features shall be located on private sites, not within public land or rights-of-way.
96. 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 front driveways over the bus loading area(s).
97. No direct vehicular access shall be permitted to or from 212 Avenue SE, 88 Street SE, Ricardo Ranch Drive, and all collector standard roadways (currently shown without Street Names). A restrictive covenant shall be registered on all

applicable titles concurrent with the registration of the final instrument to that effect at the tentative plan stage.

98. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 metres 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 metres. 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.
99. In conjunction with the applicable tentative plan or development permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
100. 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) for any back sloping that is to take place on adjacent lands.
101. In conjunction with the applicable tentative plan, the Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development.
102. At the applicable tentative plan / construction drawing, the mid-block crossings may require additional treatment such as a raised cross walk and / or sight line calculation, no parking signs, RRFB etc.
103. Curb Extensions (bump outs) are required on all midblock pedestrian crossings.
104. All pedestrian walkways identified for achieving transit walking distances shall be 3 metres wide and be paved and lighted.
105. All accesses shall be designed and located to the satisfaction of the Manager, Development Engineering.
106. Prior to endorsement of the affected tentative plan, the developer shall submit scale (1:500) drawings showing the geometry of and vehicle templating of proposed roundabouts.
107. Prior to approval of any development, the developer shall provide a statement on the condition of those roads and their ability to handle the construction and development traffic that will be generated by the development. Confirm maintenance requirements with the Calgary Roads Maintenance section. Where development will cause excess wear and tear on adjacent rural or existing roads directly attributable from the subject site for construction traffic, the developer will be responsible for the additional maintenance and/or upgrade of the roads, or pay to the City the costs caused by excess wear and tear. The developer shall enter into a Construction Access Roads Agreement with Roads Maintenance provided that the proposed access roads are either unimproved or subject to a load ban. Contact the Planning and Infrastructure Engineer, Roads at 403-268-1033.

108. At the applicable tentative plan and construction drawing stage, street lighting with fixtures conforming to dark sky principles are required for scenic escarpment streets and the Village area. A luminaire backlight, up light and glare value of 0 should be used for Streetlighting within these areas.