

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. Prior to stripping and grading or Development Permit Release, the Applicant will need to meet with the Park's Development Inspector to:
 - i. Confirm whether the silt fence in place is adequate (to protect the park land) and is installed fully along all property lines, or
 - ii. If the fence is not adequate, stake the fencing locations and meet with the Park's Inspector to insure the staked locations are correct and subsequently install the fence and have it inspected by the Park's Inspector.

Contact the Parks Development Inspector Jackie Swartz at 403-620-3216 or jackie.swartz@calgary.ca cc'ing the Park's DART Specialist Curesha Moodley at curesha.moodley@calgary.ca.

Utility Engineering

2. A Building and Development Restrictive Covenant and Maintenance and Access Agreement is to be registered by way of Caveat on all affected title(s), Plan: 161 2946, Block: 2, Lot(s): 2, which will remain in full force and effect for the life of the retaining wall(s). Provide the following documentation to the Development Engineering Generalist:
 - a. Four (4) executed copies of the Restrictive Covenant,
 - b. One (1) copy of the current Certificate of Title for all affected title(s),
 - c. One (1) copy of a Corporate Search for all affected title(s), and
 - d. Four (4) copies of a legal survey plan labeled Restricted Development & Maintenance Access Easement Area.

A standard template of the agreement will be provided by the Development Engineering Generalist or can be found on the Planning & Development Resource Library page under Legal Agreement Precedents:
<https://www.calgary.ca/pda/pd/planning-and-development-resource-library/publications.html>

Mobility Engineering

3. Remit payment for a standard bus shelter required to serve the development. The shelter shall be provided at the expense of the developer. Please contact Tony Tam (tony.tam@calgary.ca) for further details including final cost estimate.

4. 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 1 new driveway crossings on Na'a Dr S.W., and
 - b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
5. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

Street lighting upgrading adjacent to site frontage (If required).

Permanent Conditions

The following permanent conditions shall apply:

Planning

6. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
7. 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.
8. 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.
9. A Development Completion Permit is required prior to the development being 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 inspections.calgary.ca or call 403-268-5311.

10. All roof top mechanical equipment shall be screened as shown on the approved plans.
11. All areas of soft landscaping must be watered as identified on the approved plans.
12. All electrical servicing for freestanding light standards must be provided from underground.
13. Barrier free parking stall(s) shall be clearly designated, signed and located near to or adjoining a barrier-free path of travel leading to the nearest barrier-free entrance.
14. A lighting system to meet a minimum of 10 LUX for uncovered parking areas with limited public access and 54 LUX for parkades with a uniformity ratio of 4:1 on pavement shall be provided.
15. When the main floor of each building is constructed, submit the geodetic elevation to Geodetic.Review@Calgary.ca
16. The walls, pillars, and ceiling of the underground parkade must be painted white.
17. Light fixtures in the parkade must be positioned over the parking stalls.
18. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
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, certifying that the five (5) Electric Vehicle Parking Stall - Capable stalls identified on the approved plans (Parkade Level 2) have been completed and are capable of supporting a minimum of 40 Amps at 208 Volts or 240 Volts for electrical vehicle charging which also includes the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, (and may include electric vehicle energy management system) and electrical power for electric vehicle charging purposes installed and fully operational.
20. 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 five (5) Electric Vehicle Parking Stalls identified on the approved plans (Parkade Level 1) 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.

21. 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 building has 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.
22. Throughout the development process, adhere to the mitigation measures outlined in the Trinity Hills Development Lands Biophysical Impact Assessment by ECOTONE Environmental, which was approved by the City of Calgary on June 30, 2015.
23. All environmental practices and mitigation measures listed in the documents: Trinity 1878 Ltd. - Trinity Hills, Block D Review of Environmental Standards & Practices from Basin Environmental (March 13, 2024) are to be followed at all times.
24. All impacts to pathways including the regional and local pathways required for project execution shall adhere to the Pathway Closure and Detour Guidelines. A permit is required for all activities within 5m of a pathway. Coordinate with Calgary Parks, Pathways - pathways@calgary.ca) prior to the start of construction regarding proposed changes and impacts to the existing pathway system in the area. Test manhole frame is not to be located within the existing Regional Pathway.
25. Any landscape rehabilitation on public parks/pathways shall be performed and inspected in accordance with Parks' *Development Guidelines and Standard Specifications - Landscape Construction (current edition)*). Applicant is to contact the Park's Development Inspector Jackie Swartz at jackie.swartz@calgary.ca or (403) 620-3216.
26. A 1.2-metre-high fence shall remain on the property line along all shared boundaries with adjacent municipal reserve /environmental reserve.
27. There shall be no construction access through the adjacent municipal reserve / environmental reserve lands.
28. In order to ensure the integrity of existing public trees and roots, construction access is only permitted outside the dripline of public tree(s), per the approved Tree Protection Plan.
29. Public trees located on the park city boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.

30. Public trees located on the municipal reserve / environmental reserve / city boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
31. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
32. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
33. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. 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.
34. The submitted plans indicate that the removal of existing public trees is necessary. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or email tree.protection@calgary.ca to make arrangements for the letter and compensation.
35. Point source drainage from the development site onto the adjacent municipal reserve / environmental reserve is not permitted, as such drainage will compromise the integrity of the site.
36. Site grades for the development site are to be matched to existing grades of adjacent ER/MR, with all grading confined to the development site, unless otherwise approved by the Director, Calgary Parks.
37. Public trees located on the city boulevard and within the MR/ER adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry. Prior to construction, install a temporary fence around the extent of the branches ("drip line") and ensure no construction materials are stored inside this fence.
38. Backsloping of private lots into ER/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 Calgary Parks.
39. 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 311 for an inspection.

40. Any landscape rehabilitation on public parks shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications: Landscape Construction (current edition). Applicant is to contact the Park's Development Inspector Jackie Swartz at jackie.swartz@calgary.ca or (403) 620-3216.
41. Stormwater or other drainage from the development site onto the adjacent municipal reserve/environmental reserve is not permitted. Any drainage from private lots onto the adjacent municipal reserve/environmental reserve upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Park's Development Inspector Jackie Swartz at jackie.swartz@calgary.ca or (403) 620-3216 for an inspection.
42. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
43. As part of the Tree Protection Bylaw, a Tree Protection Plan will be required when a development, construction activity, or a disturbance occurring on the City Boulevard is within 6 metres of a boulevard tree. For more information about submitting your tree protection plan visit www.calgary.ca and search "protecting trees during construction and development"; alternatively, call 311.
44. No stockpiling or dumping of construction materials is permitted on the adjacent ER/MR.
45. Public pathways and trails located on the MR/ER adjacent to the development site shall be retained and protected unless otherwise authorized by Calgary Parks.
46. No disturbance of Environmental Reserve lands is permitted, unless otherwise approved by the Director of Calgary Parks.
47. The developer shall restore, to a natural state, any portions of the MR/ER lands along the boundaries of the plan area that are damaged in any way as a result of this development, to the satisfaction of the Director of Parks. The restored area is to be maintained until established and approved by the Parks Development Inspector.
48. There shall be no retaining walls placed within the MR and ER lands, unless otherwise approved by the Director of Calgary Parks.

49. Any disturbance of MR/ER will require that a restoration plan to be prepared to the satisfaction of Landscape and Construction Approvals and the DART Parks Ecologist. Guidelines for a preparing a Restoration plan can be found in Parks' Development Guidelines and Standard Specifications for Landscape Construction (current version).
50. Install protective fence 4m from the outer edge of the public tree trunks that are to remain and water once per week during construction. Client is to contact Urban Forestry at 311 to arrange for Tree Protection Plan approval and inspection of the tree protection fencing onsite.
51. Subterranean encroachments upon municipal or environmental reserve parcels for the purposes of building construction tie-backs or other construction practices must be approved by Parks in advance. If approved, the developer must, at their expense, remove all materials associated with the encroachments and remediate any subterranean and surface disturbances to the parcel to the satisfaction of the Director, Parks. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector Jackie Swartz at 403-620-3216 for an inspection.
52. Calgary Parks and Open Spaces will not maintain, or clear concrete walks that lead into private residences.
53. All pathways used for access and/or disturbed during construction shall be restored to existing or better than existing condition to the satisfaction of the Director of Parks.

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54. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports:
 - Geotechnical Report, prepared by Trinity 1878 Ltd. (File No.02210817.000), dated January 11, 2023.
55. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

For retaining wall(s) that meet these criteria, the developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

56. 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,
- 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).
 - on City of Calgary lands or utility corridors, The City of Calgary, Environmental Risk and Liability group shall be immediately notified (311).
57. 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).
58. Contact the Erosion Control Inspector, Water Resources, with at least two business days notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
59. 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.

60. The grades must match the grades indicated on the Development Permit approved 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.

Mobility Engineering

61. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
62. 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.