

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. Please ensure that the parking counts for all parkade levels are accurate and correspond correctly with the parking counts as found on the statistics page of the DP drawings.
3. Please amend the plans to update sheet DP4.08 to indicate that this floor layout covers all levels from 3-23.
4. Prior to release of this Development Permit, provide a copy of:
 - o An executed Transfer Agreement required by Section 5.2 in Table 6.1 of Land Use Bylaw 1P2007.
 - o A Council approved direct control district that regulates the heritage density transfer required by Section 5.2 in Table 6.1 of Land Use Bylaw 1P2007.
5. Prior to the release of this Development Permit, provide a copy of the new land title and a copy of the registered subdivision plan. Currently, subdivision file number SB2024-0204 has been submitted for the subject parcel and is under review.
6. A payment must be submitted in the amount of \$1,783,890.00 to the Beltline Community Investment fund in the form of a certified cheque payable to the City of Calgary in lieu of 4.0 FAR of bonusing (6,607 square metres bonus GFA).
7. Provide a completed and signed copy of the Beltline Community Investment Fund refund policy. See Section 2.11.6 of the Beltline Community Investment Fund Terms of Reference.
8. Submit detailed landscape construction drawings for the proposed public trees at parksapprovals@calgary.ca for the Coordinator of Landscape Construction Approvals review and approval prior to construction. 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

9. After the Development Permit is approved but prior to its release, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 2M2016. The off-site levy is based on a 2021 development approval date and was based on the following:

Phase: 1

Description: 1405 4 ST SW

Unit(s): Existing 1 Bed: 10 - New 1 Bed: 132/Existing Comm: 806.918m² - New Comm: 593.29m²/New 2 Bed: 87

Based on the information above, the preliminary estimate is \$187,844.93.

Offsite Levy Bylaw 1H2024 is now applicable and rates will be provided at request of payment or offsite levy agreement.

Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

- Include the completed Payment Submission Form, which was emailed to the applicant.
- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.

To obtain an off-site levy agreement or for further information, contact the Calgary Approvals Coordination, Infrastructure Strategist (YUN PENG QIN at 587-215-6253 or <mailto:yunpeng.qin@calgary.ca>) or offsitelevy@calgary.ca.

10. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$191,226.00, to Development Engineering. This levy includes both the Centre City Utility Levy approved under the Centre City Utility Levy Bylaw 38M2009 and an amount approved by Council for community recreation, transportation, parks upgrading, and greenways. The amount identified above is determined by using \$4,710.00 per meter of site frontage (on avenues only) for the proposed development (40.60m of frontage length along 14 AV SW).
11. Submit a Development Site Servicing Plan for review and acceptance from Water Resources, as required by Section 5 (2) of the Utility Site Servicing Bylaw 33M2005. Contact [Water Resources](#) for additional details. For further information, refer to the following:
- [Development Site Servicing Plan Webpage](https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html)
<https://www.calgary.ca/uep/water/specifications/water-development-resources/development-site-servicing-plans.html>
- [Development Site Servicing Plans CARL \(requirement list\)](http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx)
<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

Mobility Engineering

12. Prior to the release of the file, the applicant is to coordinate with Transit at shannon.gardiner@calgary.ca to arrange for the \$11,000 payment of the bus shelter on 4 Street S.W.
13. Coordinate with Signal Construction to relocate the existing signal base outside the pedestrian zone and improve accessibility (relocate base to between new wheelchair ramps on the S.W. corner of 4 Street & 14 Ave S.W.) A preliminary budget estimate is \$60,000 to relocate one (1) base when coordinated with other surface works. Applicant is to contact the Traffic Coordinator (403) 268-1578 for additional details and requirements. All base relocation, concrete and pavement rehab costs to be at the developer's expense.
14. 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 new corner bulb at corner of 14 Avenue and 4 Street S.W.,
 - b. Closure and removal of 3 existing driveway crossings, 2 on 14 Avenue, and 1 on 4 Street S.W.,
 - c. Construction of new sidewalks adjacent to site frontage on 14 Ave and 4 Street S.W.,
 - d. Construction of 3 new wheelchair ramps,
 - e. Construction of new curb and gutter adjacent to site frontage on 14 Ave and 4 Street S.W.,
 - f. Construction of new asphalt lane paving,
 - g. Construction of tree trenches to City standards,
 - h. Relocation of 1 catch basin due to proposed corner bulb,
 - i. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
15. 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).

16. Approval or near approval of the construction drawing is required prior to release of the file.

Permanent Conditions

The following permanent conditions shall apply:

Planning

17. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
18. 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.
19. 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.
20. 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. Call Development Inspection Services at 403-268-5311 to request a site inspection for a development completion permit.
21. All roof top mechanical equipment shall be screened as shown on the approved plans.
22. 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.
23. Loading and delivery must only take place in the designated loading stall as shown on the approved plans and must never impede pedestrian, cyclist, nor vehicular movements.
24. The walls, pillars, and ceiling of the underground parkade must be painted white.
25. Light fixtures in the parkade must be positioned over the parking stalls.
26. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
27. 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 Stall - Capable stalls identified on the approved plans 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.

28. 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 at 403-620-3216 or 311 to arrange an inspection.

Utility Engineering

29. 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).
30. 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).

31. 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.
32. 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.
33. Pursuant to Bylaw 2M2016, off-site levies are applicable.
34. After approval of the Development Permit but 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. To obtain a final estimate contact the Calgary Approvals Coordination, Infrastructure Strategist (JAMIE GREENSHIELDS at 403-333-6895 or <mailto:Jamie.Greenshields@calgary.ca>) or offsitelevy@calgary.ca.
 - Include the completed Payment Submission Form, which was emailed to the applicant.
 - Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.
35. Prior to issuance of a Development Completion Permit or any occupancy of the building, payment shall be made for Centre City levies pursuant to Bylaw 38M2009. To obtain an invoice, contact the Calgary Approvals Coordination, Infrastructure Strategist (JAMIE GREENSHIELDS at 403-333-6895 or <mailto:Jamie.Greenshields@calgary.ca>) or offsitelevy@calgary.ca.

Mobility Engineering

36. 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.
37. 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
38. A Perpetual Maintenance Agreement is to be registered on the development site's land title(s) for the applicant requested non-standard surface elements (Granite paving, bike racks, tree cells) located in the road right-of-way

concurrently with the execution of the Indemnification Agreement. Contact the Indemnification Agreement Coordinator, Roads at roadsia@calgary.ca

This is if the non-standard materials are approved by Roads Materials, and the applicant chooses to go this route.

39. For the life of the development, tenants will be permitted to use the elevator to transport bikes to the provided bike facilities.