

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. 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.
2. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
3. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
4. A uniform screening fence (with gates where appropriate) of high-quality material requiring minimum maintenance, must be provided at the developer's expense where development is adjacent to a Municipal Reserve area; the design of such fence shall be to the satisfaction of the Approving Authority.
5. No disturbance of environmental reserve lands is permitted without written permission from Parks and Open Space. The Parks Specialist, Brad Bevill, can be reached at 587-216-8073.
6. Construction access through Environmental Reserve lands is not permitted, unless otherwise authorized by Calgary Parks and Open Space in writing.
7. The developer shall restore, to a natural state, any portions of the Environmental Reserve (ER) lands within the boundaries of the plan area that are damaged in any way as a result of this development. The restored ER 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.
8. Prior to approval of the affected tentative plan of subdivision, coordinate a meeting through the Parks Planner (brad.bevill@calgary.ca) with Parks Pathways to field fit the trails.
9. All proposed parks (Municipal Reserve/Environmental Reserve) and Regional/Local Pathways and Trails must comply with the Calgary Parks- Development Guidelines and Standard Specifications: Landscape Construction (current edition).

10. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve and restored Environmental Reserve parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version).
11. At the development permit stage, provide a detailed shadow study between the hours of 10:00 am and 4:00 pm (MDT) as measured at various times between March 21 and September 21. This is to demonstrate that the adjacent park, Municipal Reserve and Environmental Reserve (natural area) will not be significantly impacted.
12. A Preliminary Natural Site Assessment (PNSA) amendment may be required depending on the outcome of the shadow study to determine impacts to the adjacent natural area. Please contact Parks Ecologist Tanya Hope (tanya.hope@calgary.ca) regarding the report scope and preparation.
13. Prior to approval of the tentative plan of subdivision or stripping and grading permit (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the Environmental Reserve (ER) area meet Parks approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
14. Prior to approval of the first tentative plan of subdivision or stripping and grading 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 (Municipal Reserve and/or Environmental Reserve) or proposed Environmental Reserve, with all grading confined to the private property, unless otherwise approved by Parks.
15. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve 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 Parks' Development Inspector, Ania Verrey, at 403-804-9417 to approve the location of the fencing prior to its installation.
16. Prior to endorsement of the tentative plan of subdivision, Landscape Construction Drawings that are reflective of the subject tentative plan for the proposed Municipal Reserve lands are to be submitted to the Parks' Landscape Architect, Michael Nelson (michael.nelson@calgary.ca) for review and approval prior to construction.
17. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan (the 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.

18. Prior to approval of the affected tentative plan of subdivision, finalized Landscape Concepts as per Section 2.1 (page 44) of the Calgary Parks and Open Spaces DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition): <https://www.calgary.ca/csps/parks/construction/park-development-guidelines.html>

shall be submitted for Calgary Parks' review and approval for all Municipal Reserve (MR) sites and will be refined to add:

- a) A site plan showing general conformance to outline plan landscape concepts, intended park program, site layout, fencing and preliminary planting.
- b) Grading plans that are coordinated with engineering to show updated perimeter grades to confirm slope percentage and details of any other features, including (but not limited to) retaining structures, utility rights-of way, green infrastructure, trap lows, drainage from private lots, etc.
- c) Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.
- d) Proposed fencing.

Contact Planning Parks Specialist brad.bevill@calgary.ca to set up a meeting to discuss the refinements in the Landscape Concepts.

19. Parks and Open Space does not support point source drainage directed towards Municipal Reserve (MR) or Environmental Reserve (ER) extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER areas.

20. A **restrictive covenant** shall be registered against the titles of (2674JK;H) 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.

Utility Engineering

21. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.

22. Separate service connections to a public main (water, sanitary, and storm) shall be provided for each proposed lot (including strata lots), and all lots shall have direct access to public mains located within a public road. Underground services and surface drainage may not cross the property line or be shared between other private parcel(s).

A bare land condominium subdivision will be treated as one lot, and therefore can only have one set of services.

23. Prior to the approval of the development permit, the applicant will be required to submit a Fire Flow Letter, for review and acceptance, to the satisfaction of the City of Calgary.

Said letter (then) shall include the detailed calculations of the required fire flow, as per the Fire Underwriters Survey methodology for each proposed building. This is / will be required as to ensure that the proposed private water network is designed and sized adequately as to support the proposed development.

Note that the fire flow letter provided during the Outline Plan (LOC) process demonstrates that the proposed water network is likely suitable, however the required fire flow for each building appears to be quite small compared to other similar sized projects. This will be further evaluated at the time of development.

For further details, contact Utility Specialists at wa-resourcesdevelopmentapprovals@calgary.ca OR ben.smith@calgary.ca OR 403-268-6779.

24. Prior to the approval of the development permit, the applicant will be required to submit an updated detailed Storm Technical Memo, for review and acceptance, to the satisfaction of the City of Calgary.

This is required in order to further expand on the information produced during the outline plan process. Said memo will include (but perhaps not limited to) the details of the tie in location, oil grit separator, etc.

Note that all storm infrastructure shall be within the private site and shall not be crossing onto / within the adjacent Environmental Reserve (ER) parcel, as was conceptually shown on the servicing concept provided during the outline plan process.

For further details, contact Utility Specialists at wa-resourcesdevelopmentapprovals@calgary.ca OR ben.smith@calgary.ca OR 403-268-6779.

25. The developer is required to execute a development agreement, as to construct any / all on-site and off-site public infrastructure necessary to service the plan area, as required by The City.

The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these improvements.

Note: For further details, contact the Infrastructure Strategist, Development Commitments, at 403-587-215-6253 OR Yunpeng.Qin@calgary.ca OR offsitelevy@calgary.ca.

26. 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/onsite sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area. The developer will be required to obtain all rights, permissions, easements or rights-of-way that may be required to facilitate these offsite improvements.
 - b) Construct the underground utilities and surface improvements within the plan area and/or along the boundary of the plan area.
 - c) If required, construct the onsite and offsite storm water management facilities (wet pond, wetlands, etc) to service the plan area, according to the most current City of Calgary Standard Specifications Sewer Construction, Stormwater Management and Design Manual and Design Guidelines for Subdivision Servicing.
 - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
 - e) Construct the Municipal Reserve/Environmental Reserve within the plan area.
 - f) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
 - g) Street Lighting.

Note: For further details, contact the Infrastructure Strategist, Development Commitments, at 403-587-215-6253 OR Yunpeng.Qin@calgary.ca OR offsitelevy@calgary.ca.

27. The developer shall rehabilitate any public and/or private lands, or infrastructure damaged as a result of this development, all to the satisfaction of The City of Calgary.
28. Prior to issuance of any construction permissions, Erosion and Sediment Control Report and/or Drawings shall be submitted, for review and acceptance, to the satisfaction of the Manager, Development Engineering. The report and drawings shall follow the latest version of The City of Calgary Guidelines for Erosion and Sediment Control.
Note: For further details, contact esc@calgary.ca or contact 3-1-1.

29. The site / plan area shall be developed in accordance with the development restriction recommendations outlined in the Geotechnical and Slope Stability Assessment, prepared by Englobe Corp., dated September 7th, 2023, for Cedarglen Living, entitled: Blackfoot & Southland Lands (Version 00, Reference no. 02109731.000).

As per the above noted report, upon determination of a site grading plan, Englobe should be consulted to review the stripping requirements for the site.

As per the above noted report, deep fills of thickness greater than 2.0 metres, should be reviewed in a Deep Fills Analysis Report.

As per the above noted report, a post-grading site specific slope stability assessment should be completed once design grades have been finalized to confirm the slope stability setback requirements given the chosen foundation type and depth of foundation systems.

30. At the time of subdivision (SB) and/or development (DP), a **development and geotechnical covenant** is to be registered on title, by way of caveat.

As per Section 7.6 of the Geotechnical and Slope Stability Assessment, prepared by Englobe Corp., dated September 7th, 2023, for Cedarglen Living, entitled: Blackfoot & Southland Lands (Version 00, Reference no. 02109731.000), a restrictive covenant is required for all proposed lots that back onto the development setback line.

Mobility Engineering

31. Prior to approval of construction drawings and permissions to construct surface improvements: the developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands (owned privately or owned by the City).
32. Prior to approval of any applicable multi-residential development permit applications and subsequent to finalizing lot and building grades, a noise analysis is to be submitted to and approved by Development Engineering for the residential developments adjacent to Blackfoot Trail SE.
33. A **public access easement agreement** shall be executed and registered on title for the 3.0 metre regional pathway for a total width of 5.0 metres, prior to endorsement of the applicable tentative plan of subdivision.
34. At the time of the initial tentative plan of subdivision, construction drawings of the signalized access into the site with Blackfoot Trail SE needs to be provided. The access is to conform with the design requirements for an intersection with an arterial as per the City of Calgary Design Guidelines for Subdivision Servicing.
35. At the time of the initial tentative plan of subdivision, two bus laybys, as required by transit, will need to be designed and constructed, including the construction of one on the west side of Blackfoot Trail SE, serving the southbound direction. The design and location shall be finalized as part of the construction drawing process.