

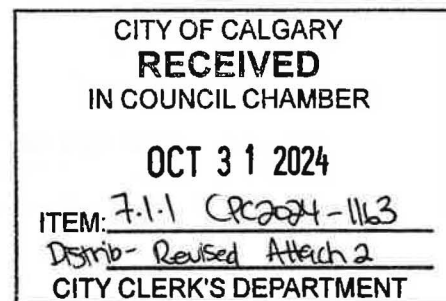
# Conditions of Approval

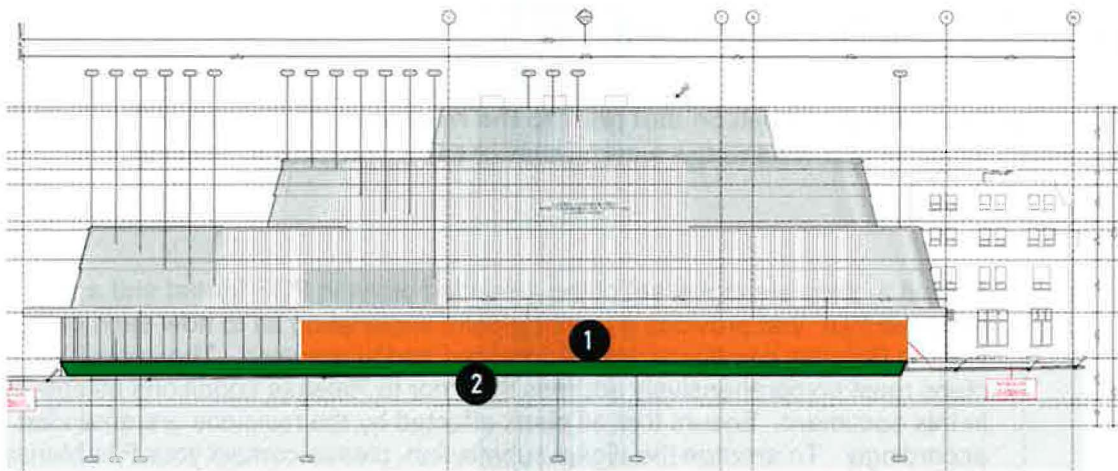
## Prior to Release Requirements

**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. Amend the plans to remove the reference to provision of Class 2 bicycle stalls as indicated on Plan A-0100.0
3. Comments from City-Wide Urban Design -  
7th AVENUE INTERFACE (North Elevation)
  - a. DP submission does not provide sufficient information about the intended public art façade treatment. Please elaborate design intent for blank wall between proposed public art feature and N-E Corner glass treatment.
  - b. We understand that public art will be part of the separate process in the future. Applicant to provide basic information on intended public art typology, scale, potential themes (e.g. Olympic legacy genius loci) and high-level guidelines for art integration with overall architectural design.
  - c. Provide ambient lighting strategy for all elevations, and especially for 7th Avenue elevation, including lighting guidelines for art feature.
  - d. 7th Ave SE Interface treatment of lower portion of the wall should include edge planters with landscape treatment. In addition to public art feature, this will contribute to softening of the new public realm hardscape treatment and mitigate loss of existing trees along 7th Avenue. (Figure 1-2)





ILLUSTRATIVE MATERIAL SUPPORTING COMMENTS		
FILE: DP2024-02789	FIGURE 1	URBAN DESIGN COMMENTS

4. Amend the plans to:

Fire - Primary Fire Access Road Design

- Indicate a minimum 6.0m wide fire access route.
- Indicate the fire access route is designed to support a 38,556kg/85,000 lbs load.
- Indicate all corners on the fire access route are designed to a 12.0m centreline of the roadway turning radius.
- Indicate the vehicle sweeps and turning movements (templating) on the fire access route.
- Indicate a minimum overhead clearance of not less than 5.0m on the primary fire access route.
- Revise the grade where aerial ladder trucks may set up master stream operations to a maximum of 8%.

5. Submit a Sanitary Servicing Letter, for review and acceptance, prepared by a qualified professional engineer under seal and permit to practice stamp to the satisfaction of Development Engineering, Utility Specialists. The Sanitary Servicing Letter shall identify the type of the development, address of the development, existing and proposed peak sanitary flows. For further information, refer to the following:

**Sanitary Servicing Study Guidelines**

<http://www.calgary.ca/PDA/pd/Documents/development/west-memorial-sanitary-servicing-study-guidelines.pdf>

6. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$689,732.40, 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 (146.44m).
7. 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>

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Pages/Permits/carl-building-development-permit-search.aspx>

Note: Sanitary service and test manhole should be relocated so test manhole is not in loading dock/driveway apron.

8. 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 1H2024. The off-site levy is based on a 2024 development approval date and was based on the following:

Phase	Description	Unit(s)
1	222 8 AV SE	New Comm: 17031.13m2

Based on the information above, the preliminary estimate is \$849,512.76.

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 (YUNPENG QIN at 587 215 6253 or <mailto:Yunpeng.qin@calgary.ca>) or [offsitelevy@calgary.ca](mailto:offsitelevy@calgary.ca).

## **Mobility Engineering**

9. Amend the plans to make reference to the "Loading Protocol - Traffic Accommodation Strategy" as per Bunt and Associates (include date).

Also, the applicant is to amend the protocol to indicate that the loading protocol restricts dock loading operations to hours between 9 PM and 5 AM as per email from the City on June 15, 2023 from Mobility Operations.

In addition, amend the loading protocol to:

- Reference the 9 PM to 5 AM time window for protocol activation earlier in the document, such as in the initial portions of Section 2. Currently, the time restrictions are only clear later in the document.
- Indicate that for the operation of the loading dock, the applicant must apply for a street use permit from the City on an annual basis. Additionally, indicate any amendments or modifications to the loading dock protocol must receive prior written approval from the Mobility Business Unit.
- Clarify on Page 2, Step 3A, how the dock communicates with the MOC (phone # 403-268-3699), as this is currently unclear.

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning

10. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
11. 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.
12. 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.
13. A development completion permit must be issued for the development before the use is commenced or the development occupied. A development completion permit is independent from the requirements of City of Calgary Building Regulations inspections and permission for occupancy. Request a development completion permit inspection by visiting [inspections.calgary.ca](https://inspections.calgary.ca) or call 403-268-5311.
14. The facility must connect to, and use the thermal energy from, a district energy system, to the satisfaction of the Development Authority.
15. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum two business days notice) and an indemnified contractor must be used at the applicants expense. Please contact Urban Forestry at 311 for more information.

16. An Urban Forestry Technician must be on-site to mitigate possible root damage to adjacent public trees during excavation and grade changes near the trees to be protected. Prior to construction, contact Urban Forestry at 311 and ask to speak to an Urban Forestry Technician. Urban Forestry requires minimum two business days notice prior to meeting onsite.
17. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.
18. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector at 403-620-3216 or 311 for an inspection.
19. 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 Parks Development Inspector at 403-620-3216 or 311.
20. The applicant is responsible for the Olympic Plaza decorative water feature/irrigation system and recirculation pumps during all required work on the system. If necessary, the applicant will be responsible for employing the services of a certified commercial irrigation consultant (Irrigation Association Certified). The applicant must ensure the consultant has team members who are Certified Irrigation Contractors and Certified Irrigation Designers. This includes, but is not limited to, preventative protection (tree, turf and infrastructure), restoration, deactivation and reactivation, installation of a new system, and installation and repair of parts of the current irrigation system.
21. In order to ensure the integrity of existing public trees to remain and to be protected, construction access is only permitted outside the drip lines (outer edges) of public trees.
22. Public trees located on the park / open space and 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"). Ensure no construction materials are stored inside this fence.
23. In order to ensure the integrity of existing public trees to remain and to be protected, no grade changes are permitted within the drip lines (extent edges) of the trees.
24. The plans indicate 35 public trees are to remain and be protected. Tree protection information given as per the approved development permit does not constitute Tree Protection Plan approval. Prior to any construction activities, Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca), call 311, or email [tree.protection@calgary.ca](mailto:tree.protection@calgary.ca) for more information.



25. Urban Forestry met with the applicant/design team and it was determined the removal of most of the 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](mailto:tree.protection@calgary.ca) to make arrangements for the letter and compensation.

### Utility Engineering

26. 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 Protected Areas and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
27. 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](http://www.calgary.ca/ud) (under publications).

28. 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.
29. 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.
30. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
31. Pursuant to Bylaw 1H2024, off-site levies are applicable.  
  
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 1H2024. To obtain a final estimate contact the Calgary Approvals Coordination, Infrastructure Strategist (YUNPENG QIN at 587 215 6253 or <mailto:Yunpeng.qin@calgary.ca>) or [offsitelevy@calgary.ca](mailto: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.
32. Prior to occupancy and operation of the building the emergency access route must be constructed and the waste and recycling collection area and route to 1 ST SE must be constructed.

### **Mobility Engineering**

33. An annual Street Use Permit is to be obtained by the applicant and waste collection company for loading operations and waste collection impacting the public right-of-way.
34. The applicant is responsible for communicating the need for any required amendments or modifications to the loading dock protocol and must receive prior written approval from the Mobility Business Unit for those amendments before starting operations under the newly amended protocol.  
  
The protocol is to be updated/amended when/if changes to the public realm on 1 ST SE are designed and implemented to confirm the loading operations can take place.
35. Contact the Traffic Engineer ([trafficengineer@calgary.ca](mailto:trafficengineer@calgary.ca)) ten (10) weeks prior to occupancy to arrange for signage to support the subject development. All costs will be at the applicants sole expense and invoiced at time of installation.

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, Development Engineering. 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, Development Engineering, 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](mailto:roadsia@calgary.ca)