

# 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.

### Utility Engineering

2. Submit a Stormwater Management Report (2 copies), for review and acceptance by Development Engineering, Utility Specialists, prior to submitting a Development Site Servicing Plan (DSSP). This is a requirement for sites over 2 hectares as per the current Stormwater Management Design Manual.

Stormwater Management Reports are required for:

- Sites without servicing by a storm sewer system
- Zero discharge sites
- Sites with a stormwater retention pond
- Any development flagged by Development Engineering, Utility Specialists during review of the Development Permit.

Stormwater Management Reports are to be submitted electronically directly to Development Engineering, Utility Specialists via POSEIDONOnline which is accessed through The City of Calgary's VISTA website.

Note: Please contact Derek Kinrade (Derek.Kinrade@calgary.ca) with questions.

3. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$926,081.52, to Development Engineering. The amount identified above is determined by using \$2,184.00 per meter of site frontage (on avenues only) for the proposed development (212.00m on 14 AV SW and 212.03m on 12 AV SE).

4. Amend the plans to:

#### Fire - Fire Department Connection (Siamese) Location

Indicate the location of the Siamese connection such that it is:

- a. No closer than 3m and not more than 15m from the principal entrance.
- b. Does not obstruct egress from the building.
- c. Provides 2m operational clearance left and right of each port.
- d. Facing the street or access route, not blocked by columns, planters or landscaping etc.

Update: Provide dimensions to show that the proposed siamese connection is within 15m of the principal entrance. Please also move the siamese connection such that it faces the public road.

5. Submit a Development Site Servicing Plan for review and acceptance from Utility Specialists, 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>

6. Follow the submission requirements outlined in Section 2 of the *Code of Practice for Erosion and Sediment Control* and either submit the required ESC Plan or a Written Notice and the ESC Plan. All submissions should be sent to [ESC@Calgary.ca](mailto:ESC@Calgary.ca).

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Instruction Manual for Erosion and Sediment Control in Calgary* and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a Certified Professional in Erosion and Sediment Control (CPESC), Professional Engineer (P. Eng.), Professional Licensee (P.L. Eng), or Professional Agrologist (P. Ag.). For each stage of work where soil is disturbed or exposed, documents must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

The following City of Calgary Erosion and Sediment Control Documents can be obtained on the [ESC Approvals web page](#):

- a. *Erosion and Sediment Control Plan Application*
- b. *Instruction Manual for Erosion and Sediment Control in Calgary*
- c. *Standard Specifications Erosion and Sediment Control*
- d. *Erosion and Sediment Control Guidelines*
- e. *Code of Practice for Erosion and Sediment Control*

If you have any questions, contact 3-1-1. A Service Request (SR) will be created for the Stormwater Pollution Prevention Team.

Note: A Erosion and Sediment Control report was submitted for the recent Stripping and Grading application. Please contact the Erosion and Sediment Control team (ESC@calgary.ca) to confirm ESC report requirements for DP2024-05327. It is recommended that this be completed as soon as possible to minimize the chances of unexpected delays.

7. 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: 1

Description: 601 13 AV SE

New Comm: 81615m2

Based on the information above, the preliminary estimate is \$3,348,608.64. 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**

8. Amend plan DPL2.100 and all relevant plans to include the full right-of-way width for the cross section of 14 Avenue SE (23.62 m) as per approved plan MPL2023-0087.
9. 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 PSD Urban Community Systems Special Projects 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 Public Spaces Delivery at the time of construction (the security deposit will be used to secure the work).

#### **Roads**

- a. Construction of new driveway crossings (number and locations to be confirmed),
- b. Construction of new sidewalks along adjacent boulevards to the site,
- c. Construction of new wheelchair ramps,
- d. Construction of new curb and gutter along adjacent boulevards (locations to be confirmed based on the construction drawing circulation package),
- e. Construction of a new layby on 12 AV SE to City standards,

- f. Construction of 5A Street SE,
  - g. Construction of surface improvements and active transportation components of the improved 14 Street SE,
  - h. Roadworks and signage associated with the relocation of the farside eastbound bus stop at 12 Ave SE / Stampede Trail SE to the westside of the intersection.
  - i. Removal of any unused driveway or curb cuts no required by the new building,
  - j. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel,
  - k. Note: Execute a Perpetual Maintenance Agreement for the non-standard surface treatments in the City right-of-way at the Indemnification Agreement stage to the satisfaction of Roads prior to occupancy of the event centre.
10. A signal is planned for the intersection of 12 AV SE and 5A ST SE. Contact the Senior Leader, Traffic Engineering (403-888-4385) to confirm installation timing and any costs owing which will need to be covered by the applicant. Install the agreed upon infrastructure prior to occupancy of the event centre.
  11. Calgary Transit requires a new EB bus zone to be established at EB 12 AV SE @ Olympic WY SE, nearside at the cost and coordination of the applicant in order to accommodate the agreed upon stop removals to accommodate the Event Centre. Relocate the bus stop as agreed by Calgary Transit prior to the occupancy of the event centre.



12. Submit the updated Mobility Event Management Plan document to the City.

## Permanent Conditions

The following permanent conditions shall apply:

### Planning

14. 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.
15. No changes to the approved plans shall take place unless authorized by the Development Authority.
16. 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.
17. This development permit grants approval for the location of public art only.  
  
Public art details (including public art incorporating First Nations culture) will be subject of additional future approvals by the Development Authority.
18. This development permit does not grant approval for digital or non digital signage (including the digital ribbon shown on the plans). All signage is shown for illustrative purposes only and is subject to future approvals by the Development Authority.
19. As this parcel contains the legally protected Stephenson building an amendment to the existing heritage legal agreement is required.  
  
Prior to occupancy of the Calgary Event Centre submit a new heritage agreement for the Stephenson building to the File Manager.
20. No later than March 31, 2026 the applicant shall submit details to the satisfaction of the Director of Community Planning identifying the intended type of commemoration and the intended location for heritage commemoration features related to the Olympic Saddledome.  
  
These features shall be clearly visible from or located within a free and publicly-accessible area of the site.
21. No later than December 31, 2026 the project committee shall submit a revised plan to the satisfaction of the Director of Community Planning, which outlines the precise details of commemorative features and heritage artifacts from the

Olympic Saddledome to be conserved and where they will be located within the new Calgary Event Centre.

These shall be clearly visible from or located within a free and publicly-accessible area of the site.

22. The commemorative features and heritage artifacts shown on the revised plan (referred to above) shall thereafter be retained through the lifetime of the development unless otherwise agreed in writing by Community Planning.
23. The commemorative features and heritage artifacts shown on the revised plan (referred to above) should be installed prior to the demolition of the Olympic Saddledome.
24. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
25. All roof top mechanical equipment shall be screened as shown on the approved plans.
26. Light fixtures in the parkade must be positioned over the parking stalls.
27. Solar paneling shall be installed as per the approved plans.
28. The facility must connect to, and use the thermal energy from, a district energy system, to the satisfaction of the Development Authority.
29. 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.
30. 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 Stalls identified on the approved plans 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.
31. Any damage to city 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 Parks Development Inspector Jackie Swartz at jackie.swartz@calgary.ca or (403) 620-3216 for an inspection.

32. 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 Jackie Swartz at jackie.swartz@calgary.ca or (403) 620-3216 to arrange an inspection.

Any tree planting in the City boulevard shall be performed and inspected in accordance with Calgary Parks & Open Spaces Development Guidelines and Standard Specifications: Landscape Construction DGSS (current edition) including aligning with planting setbacks for both utilities and hardscapes as outlined in the Parks DGSS, see tables 4.3 and 4.4.

33. The new lands that have been added to the development footprint since the Alberta Arts, Culture and Status of Women review conducted under HRA #4725-21-0028-001 is situated between archaeological sites EgPm-360 and EgPm-374, both of which have yielded buried historic archaeological materials that were revealed during construction activities. As a result, it is anticipated that construction in the lands that have been added to the development footprint will contain buried archaeological deposits that date to the early and mid- 20th Century. While no pre-construction Historic Resources Impact Assessment is required for the lands added to the development footprint since the project review conducted under HRA #4725-21-0028-001, archaeological construction monitoring is required for excavation that may occur below the paved surface of these additional development lands.

Historical Resources Act (HRA) approval has been granted subject to the conditions. Provide ongoing HRA approval documentation through the development of the project to gareth.webster@calgary.ca.

### Utility Engineering

34. 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); and
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Climate and Environment (Contaminated Sites Section) must be immediately notified (311).
35. 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).

36. Submit the Schedule E - Pre-construction Meeting Request form available from [www.calgary.ca/stmpp](http://www.calgary.ca/stmpp) to [ESC@calgary.ca](mailto:ESC@calgary.ca), with at least five business days notice, to set up a pre-construction meeting prior to the commencement of construction activities.
37. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
38. 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.
39. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
40. Pursuant to Bylaw 1H2024, off-site levies are applicable.
41. 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 Development Commitments, Infrastructure Strategist (YUNPENG QIN at 587-215-6253 or <mailto:Yunpeng.qin@calgary.ca> or [offsitelevy@calgary.ca](mailto:offsitelevy@calgary.ca)).

Note:

- Include the completed Payment Submission Form (emailed to the applicant).



- Only certified cheques or bank drafts made payable to the City of Calgary are acceptable.
42. Right of Way Management:
    - Any foundational encroachments (walls, pilings, shoring walls etc.) into Road Right-of-Way must be approved by Calgary Roads and must be terminated at an elevation a minimum 3.0m below finished grade.
    - Existing Atco Gas, Telus, and Enmax High Power infrastructure near the south property line at 12 Av SE requires coordination with the individual utility owners when performing work near, below, or above these utilities.
  43. Prior to occupancy, ensure that the subject parcels have been consolidated into a single titled parcel.

### **Mobility Engineering**

44. 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](mailto:roadsia@calgary.ca).
45. 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 Director, Transportation Planning. All work performed on public property shall be done in accordance with City standards.