

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. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
2. Existing buildings that are to be removed must be removed **prior to endorsement** of the legal plan of subdivision including the lands where the building is located.
3. 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.
4. All existing access to the affected properties in the area shall be maintained or alternative access be constructed at the developer's expense.
5. At time of subdivision, Municipal Reserves will be owing per Part 17 and Section 661 and 666 of the Municipal Government Act:

The owner of a parcel of land that is the subject of a proposed subdivision must provide, without compensation to the Crown in right of Alberta or a municipality, land for roads and public utilities:

- a. subject to section 663, to the Crown in right of Alberta or a municipality, land for Environmental Reserve, and
- b. subject to section 663, to the Crown in right of Alberta, a municipality, one or more school boards or a municipality and one or more school boards, land for Municipal Reserve, School Reserve, Municipal and School Reserve, money in place of any or all of those reserves or a combination of reserves and money, as required by the Subdivision Authority pursuant to this Division.

Municipal Reserve dedication is also supported by Section 2.3.5 of the Municipal Development Plan.

6. Prior to approval of the tentative plan of subdivision, Landscape Concepts prepared at the outline plan stage for the proposed Municipal Reserve shall be refined to add:
 - a. A site plan showing general conformance to outline plan landscape concepts, intended park program, site layout, 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.
7. Prior to endorsement of the tentative plan of subdivision, Landscape Construction Drawings that are reflective of the subject tentative plan of subdivision for the proposed Municipal Reserve lands are to be submitted to parksapproval@calgary.ca for review and approval prior to construction. If further information is required, contact the Parks Coordinator, Landscape Construction Approvals, Nathan Grimson at nathan.grimson@calgary.ca.
 8. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal 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).
 9. Construct all regional/multi-use pathway routes within and along the boundaries of the plan area according to Calgary Parks - Development Guidelines and Standard Specifications - Landscape Construction (current version), including setback requirements, to the satisfaction of the Director, Calgary Parks and Open Spaces.
 10. Tree plantings within City of Calgary boulevards and/or rights-of-way are subject to approval from Utility Line Assignment and Director, Calgary Parks and Open Spaces. No person shall plant trees or shrubbery on City Lands without prior written authorization from the Director, Calgary Parks and Open Spaces and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the General Manager, Planning & Development Services.
 11. Submit a Tree Line Assignment Landscape Construction Drawing of the entire phase, to parksapproval@calgary.ca for review and approval prior to construction. If further information is required, contact the Parks Coordinator, Landscape Construction Approvals, Nathan Grimson at nathan.grimson@calgary.ca. This Drawing should:
 - a. Be coordinated (i.e. tree species, size, planting spacing, etc.) with Urban Forestry (Mariah Dornbush - mariah.dornbush@calgary.ca). Note all trees provided within the boulevards will require to be planted in accordance with Parks' Development Guidelines and Standard Specifications - Landscape Construction (current version).
 - b. Indicate soil cells as identified in LOC2023-0359 and to be installed at the developer's cost.
 12. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
 13. 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 (MR), with all grading

confined to the private property, unless otherwise approved by Director, Calgary Parks and Open Spaces.

14. All proposed parks (Municipal Reserve) and Regional, Multi-Use, Local Pathways and Trails must comply with the Calgary Parks and Open Spaces DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition).
15. Calgary Parks and Open Spaces does not support point source drainage directed towards Municipal Reserve (MR) extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR areas.
16. All stormwater related infrastructure is to be located within Public Utility Lots (PUL) extents.
17. All shallow utility alignments, including street light cables, shall be set back 1.5 metres from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Calgary Calgary Parks and Open Spaces *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*.
18. Reserve lands proposed next to private development sites shall not be used to accommodate a significant variation in grade to primarily benefit the private development. Backsloping proposed within Reserve land shall not be a detriment to the function and design of the subject Reserve lands. At the tentative plan of subdivision stage, provide a cross section(s) to illustrate the interface between the Reserve and the development sites for further review.
19. Coordinate City boulevard/public street trees removals with Urban Forestry - Mariah Dornbush (Mariah Dornbush at mariah.dornbusch@calgary.ca or 587.572.2321). It is preferable that there is the protection/retention of city trees that are in good condition. Compensation will be required to be paid to the City of Calgary for any trees that are removed.
20. There shall be no retaining walls placed within the Municipal Reserve lands. Grade matching and slope stability is to be handled within the confines of private property boundaries.
21. Prior to endorsement of the first legal plan of subdivision, the developer must enter into an agreement with The City, to the satisfaction of Manager, Urban and Community Systems and developer, whereby the developer commits to providing financial contribution in the total amount of \$1,000,000.00 toward construction of the southbound MAX Yellow BRT station, located along Crowchild Trail at 26 Avenue SW, to be combined with City of Calgary capital funds to complete the project.
22. Prior to endorsement of the first legal plan of subdivision, the developer must enter into an agreement with The City, to the satisfaction of Manager, Urban and Community Systems and developer, whereby the developer commits to providing financial contribution in the total amount of \$250,000 toward construction of the northbound MAX Yellow BRT station, located along Crowchild Trail at 26 Avenue SW, to be combined with City of Calgary capital funds to complete the project. Developer contribution toward

the northbound MAX Yellow BRT station shall only be required if the City of Calgary can commence construction on or before December 31, 2027.

Utility Engineering

23. Once the total number of units using the interior roadway as their primary entrance reaches 600 dwelling units, a third access is required to be constructed as shown by the Multi-Use Pathway / Fire-Access route adjacent to Direct Control District Site 2. The dwelling count must be provided with the development permit applications to determine when the emergency access is required.
24. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
25. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
26. The developer is required to enter into a Development Agreement (DA) with The City 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 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

27. 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 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 and along the boundaries of the plan area.
 - c. Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots along the boundary of the plan area.
 - d. 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.
 - e. Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development, if required.

Note:

For further details, contact the Infrastructure Strategist, Development Commitments, at 587-215-6253 OR yunpeng.qin@calgary.ca OR offsitelevy@calgary.ca.

28. 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.

Mobility Engineering

29. The Transportation Impact Assessment (TIA) V2, dated April 25, 2024 has been reviewed and accepted by the Senior Development Engineer, Mobility Specialist. Subsequent development permits within this outline plan will be monitored and transportation network upgrades, as identified in the TIA, will be required when the identified unit count thresholds are met. These upgrades include the following:
 - a. Traffic signal at 29 Street SW and Richmond Road SW at 1,250 units.
 - b. Southbound left turn arrow at 29 Street SW and Richmond Road SW at 1,250 units.
 - c. Traffic signal at 25 Street SW and 26 Avenue SW at 1,250 units.

It should be noted that if background traffic changes, these upgrades may not be required at these specific unit counts or may be triggered earlier. These will be reviewed at the discretion of Administration at the development permit stage.

30. At the tentative plan or development permit stage, Construction Drawings will be required for review to the satisfaction of the Manager, Development Engineering, for the development of standard roadways, inclusive of the staged development of the at-grade intersections and roundabouts, as applicable. Where road right-of-way dedication within the tentative plan boundary is realized, it will be adjusted accordingly if required as per the review of the construction drawings.
31. Standard curb and gutter shall be required adjacent to all school sites, bus stops and parks in order to discourage accidental or intentional parking or driving on the adjacent sidewalk or park.
32. In conjunction with the applicable Tentative Plan or Development Permit, and prior to final approval of the construction drawings, a noise analysis report for the residential adjacent to Crowchild Trail SW., certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, will be submitted to and approved by the Capital Priorities and Investment Business unit.

Note that where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence is typically to be provided, in accordance with the Design Guidelines (typically no less than 1.8m in height).

All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development will be constructed entirely within the development boundary (location of noise walls, berms, screening fence, etc.) and associated ancillary works shall not infringe onto the road right-of-ways. Noise attenuation features and screening fences shall be at the Developers expense.

33. Prior to Release of any permits or Permission to Construct, the Developer shall enter into a Construction Access Road Agreement with Roads Maintenance. Contact Stephanie Barbario at stephanie.barbario@calgary.ca to enter into the agreement and provide executed agreement to the Mobility Generalist prior to Endorsement.