

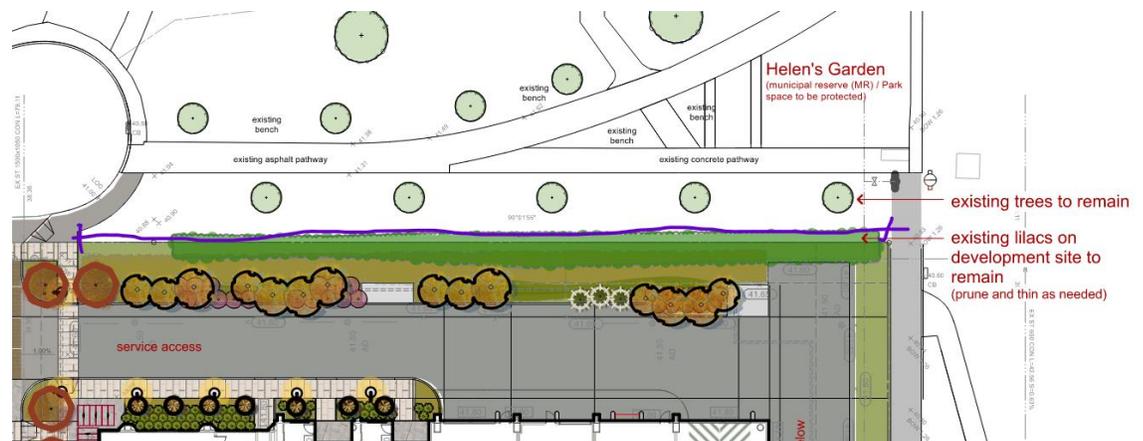
# Conditions of Approval

## 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. Amend the plans to indicate the required temporary protection fencing along the entire boundary of the Helen's Garden (BRD002) Municipal Reserve (MR). The current plans indicate Public Tree Protection (TPP) fencing. Note on the plans that this MR fencing shall be installed prior to the commencement of any development activity or stripping and grading operations. This fencing is to be inspected and approved by the Parks Development Inspector Jackie Swartz at 403-620-3216. See below image with purple line to represent temporary fencing:



### Utility Engineering

Amend the plans to:

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

Dimension the location of the Siamese connections such that they are:

- a. No closer than 3m and not more than 15m from the principal entrance.  
Note: both FDCs appear to be closer than 3m to the principal entrances.
- b. Provide 2m operational clearance left and right of each port.

2. 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/development/home-building/water-development-site-servicing-plans.html>

Development Site Servicing Plans CARL (requirement list)

<https://www.calgary.ca/development/permits/carl-application-requirements.html>

NOTE: Provide adequate separation between proposed storm lines and existing 900mm sanitary main in the private road. Ensure the proposed hydrant shown along the private road has water it can tie to. A sanitary test manhole is required for this development.

3. Submit 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.

4. Amend the plans to:

Waste & Recycling Services - Collection Vehicle Access

- a. Confirm on both the DP and DSSP plans that the grades in the waste collection area for Building 1 do not exceed 2%.
- b. Consider providing a bollard at the NE corner of Building 2 to avoid conflicts between the waste collection vehicle and the building.

5. 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. Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required. The off-site levy is based on a 2025 development approval date and was based on the following:

Building 1: New 1 Bed: 145/New 2 Bed: 111

Building 2: New 1 Bed: 120/New 2 Bed: 60/New Grade: 11

Based on the information above, the preliminary estimate is \$841,402.56.

To obtain an off-site levy agreement or for further information, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email Daniela.Paul-Gutierrez@calgary.ca or email [offsitelevy@calgary.ca](mailto:offsitelevy@calgary.ca).

## Mobility Engineering

6. Submit Construction drawings for review and approval of required offsite improvements.

### NOTE:

- The sidewalk and curb extensions on 11A ST NE south of the new Transit bus pad can be constructed with Phase 3, but must be designed and approved on the current Construction Drawings.
- Approved Construction Drawings will help establish the value of the Roads Estimate (see related Prior to Release condition).
- Additional information on preparing the Construction Drawings can be found at the following link:  
<https://www.calgary.ca/development/construction-drawings.html>

7. To the satisfaction of the Manager of Development Services provide a contribution (payment) toward the McDougall Road & 12 ST NE intersection improvements. These improvements are required due to the cumulative impact of existing and projected traffic from the latest TIA study in the area. As a result, the developers in the area will share responsibility for these improvements.

Based on a 15% contribution toward the estimated cost of improvements (\$650,000 excluding land acquisition) the applicant shall contribute \$97,500.

8. With respect to curb extensions on the public roadways, amend the plans to indicate the following:
  - On the east side of 11A ST NE, east of Bow Valley Lane NE, lengthen the curb extension to include the north crosswalk of 11A ST NE.
  - On the east side of 11A ST NE, south of Colonel Baker Place NE, provide a curb extension and wheelchair ramp for the crossing of 11A ST NE.
  - On the north side of Colonel Baker Place NE, provide a curb extension and wheelchair ramp, for the crossing of Colonel Baker Place NE. This curb extension will be paired with the curb extension on the south side of Colonel Baker Place NE.
  - For all curb extensions, add a note to the plans to the effect "Curb extension subject to Construction Drawings approval."

### NOTE:

- Curb extensions will require new wheelchair ramps.
- Curb extensions should be the same width as the parking lane where possible.
- Offsite improvements will require modified road markings and signage.

9. Amend the plans to upgrade the bus pad to Standard Type C bus pad (9.0m x 1.6m) at stop # 5589 northbound 11A ST at Colonel Baker PL NE. Where the bus pad is placed, the sidewalk and bus pad aggregate width must be 3.0m or greater.

NOTE:

- Given the width of the proposed 2.0m sidewalk, an additional 1.0m width of concrete will be required for a length of 9.0m to achieve the 3.0m aggregate width.
  - Any portion of the bus pad located on private property will require a Public Access Easement Agreement (see associated Prior to Release condition).
  - Calgary Transit is not requesting provision of a Transit shelter for this location.
10. Amend plans to include sweep paths to confirm truck turning requirements for access to and from the on-site loading stalls. The plan is also to include an appropriate design vehicle with dimensions and the standard TAC name (minimum SU-9 TAC). All minimum clearances between the sweep paths and obstructions (parking stalls, curbs, fencing, etc.) are to be dimensioned and must exceed the minimum 0.6 m clearance. The loading stall must be located so that all motor vehicles using the stall can be parked and manoeuvred entirely within the boundary of the site before moving onto a street or a lane.
  11. Amend the design of driveway access to Colonel Baker Place and to 11A ST NE to match the 7.2m multi-family design standard (7.2m driveway throat with 3.0m flares).

NOTE:

- The southerly flare of the 11A ST driveway can be 1.0m wide.
  - Previous plans indicated the use of curbs and wheelchair ramps instead of flares. If curbs are intended, provide a satisfactory rationale for their use. Otherwise, use driveway flares per the standard specifications.
12. Amend the plans to include two boulevard cross-sections for each of:
    - 11A ST NE.
    - Colonel Baker Place NE.
    - Pathway east of the development.
    - Pathway south of the development.

Indicate the existing and proposed dimensions, elevations, and slopes at the edge of pavement (pathways), the top of the curb, the road centerline, the property line, and the main floor. Identify transitional distances and calculate resulting grades (rise over run). A 2% grade should be achieved in the boulevards of 11A ST NE and Colonel Baker Place SE.

13. Amend the cross-sections for the internal roads to indicate:
  - Future sidewalk to be constructed with Phase 3 (sidewalks must be included on both sides of the north-south road).
  - Indicate width dimensions and surface grades.

NOTE: these cross sections are typically provided in the Civil drawing set (not exclusively on the Landscaping Plans).

14. Where existing sidewalks and pathways are to be "widened," amend the notation to indicate "new 2.0m sidewalk" or "new 3.0m pathway." The City will not support any attempt to widen existing infrastructure in lieu of new construction.

NOTE: the sidewalk on 11A ST NE south of the bus pad has deferred to the Phase 3 development permit stage.

15. Execute and register on title an Access Easement Agreement with the City of Calgary over the subject parcel (Servient Lands) in favour of Memorial Drive NE (Dominant Lands) for the purpose of pedestrian and bicycle access. The agreement and access right of way plan shall address the areas in which the 5.0m pathway right of way extends on to private property. The agreement and access right of way plan shall be approved by the Manager, Development Engineering and the City Solicitor. A standard template for the agreement can be provided by the DART Mobility Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
16. Execute and register on title an Access Easement Agreement with the City of Calgary over the subject parcel (Servient Lands) in favour of 11A ST NE (Dominant Lands) for the purpose of pedestrian access to bus pad waiting amenity on private property. The agreement and access right of way plan shall be approved by the Manager, Development Engineering and the City Solicitor. A standard template for the agreement can be provided by the DART Mobility Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.
17. 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).

NOTE: Amended Plans must be submitted addressing Mobility's Prior to Release conditions before the security deposit can be estimated. Surface improvement cost estimates provided with Construction Drawings may inform the valuation of the Security Deposit.

#### Roads

- a. Construction of new driveway crossings on Colonel Baker Place and on 11A ST NE.
- b. Construction of new 2.0m sidewalk on 11A ST from Colonel Baker Place to the south end of the bus stop (bus pad). The remainder of this sidewalk to be constructed under Phase 3.
- c. Construction of new 2.0m sidewalk on Colonel Baker Place NE.
- d. Construction of wheelchair ramps.

- e. Construction of the Bus pad on 11A ST NE.
  - f. Construction of new curb and gutter associated with curb extensions on 11A ST NE and on Colonel Baker Place NE.
  - g. Construction of new 3.0m pathway within 5.0m pathway right of way located on the east and south sides of the development.
  - h. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
18. Remit payment (certified cheque, bank draft) for any required street light adjustments or upgrades adjacent to the site within the public right-of-way to address the requirements of the Roads Business Unit. The amount is calculated by Roads 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.

## Permanent Conditions

The following permanent conditions shall apply:

### Planning

19. 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.
20. 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.
21. All rules of Land Use Bylaw 1P2007 apply, subject to any relaxations approved by the Development Authority in this development permit.
22. All roof top mechanical equipment shall be screened as shown on the approved plans.
23. 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.
24. This approval recognizes two (2) phases on the approved plans which shall be completed in the following sequence:
  1. Phase 1 shall be completed first.
  2. Phase 2 shall be completed second.

A development completion permit must be issued for each phase. All the road works, landscaping, and provisions for waste collection shown within each phase shall be completed prior to the issuance of a development completion permit for that phase. Request a development completion permit inspection by visiting [inspections.calgary.ca](https://inspections.calgary.ca) or call 403-268-5311.

25. If construction of the subsequent phase(s) has not commenced within one year of the issuance of the most recent development completion permit, the undeveloped portion of the site shall be hydro-seeded. This is to ensure an acceptable visual appearance and to eliminate problems such as dust, weeds, and erosion.
26. All areas of soft landscaping must be irrigated with an underground irrigation system, as identified on the approved plans.
27. When the main floor of each building is constructed, submit the geodetic elevation to [Geodetic.Review@Calgary.ca](mailto:Geodetic.Review@Calgary.ca).
28. All electrical servicing for freestanding light standards must be provided from underground.
29. 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.
30. The walls, pillars, and ceiling of the underground parkade must be painted white.
31. Light fixtures in the parkade must be positioned over the parking stalls.
32. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
33. A letter of confirmation from a certified electrical engineer or Master Electrician 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 Level 2 Electric Vehicle Supply Equipment (charger) in the future. This includes installation of the necessary distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include an electric vehicle energy management system.
34. A letter of confirmation from a certified electrical engineer or Master Electrician 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, and support [level 2 EVSE installation](#) (charger).
35. 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 Jackie Swartz at 403-620-3216 for an inspection.

Any surface or subterranean damage to public parks resulting from the installation of building construction tiebacks or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact the Development Inspector.

36. No stockpiling or dumping of construction materials is permitted on the adjacent park / open space / municipal reserve (MR) - Helen's Garden (BRD002) / boulevard.
37. A 1.2-metre-high temporary protection fence shall remain on the property line along all shared boundaries with adjacent MR / Helen's Garden for the duration of the proposed construction and development. This fence is to be installed and inspected prior to any construction. Contact the Development Inspector Jackie Swartz at 403-620-3216.
38. There shall be no construction access through the adjacent boulevard / park / open space / MR - Helen's Garden.
39. In order to ensure the integrity of existing public boulevard / public trees and roots, construction access is only permitted as per the approved plans and outside the dripline of public trees.
40. Public trees located on the park / open space / 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") and ensure no construction materials are stored inside this fence.
41. In order to ensure the integrity of existing public trees and roots, no grade changes are permitted in the boulevard within the drip lines of the trees.
42. In order to ensure the integrity of existing public trees and roots, there shall be a minimum 3 metre separation, ideally the full length of the canopy, between the trunk and any new/proposed structures, (i.e. driveways and walkways).
43. Point source drainage from the development site onto the adjacent park / open space is not permitted, as such drainage will compromise the integrity of the site.
44. Stormwater or other drainage from the development site onto the adjacent park / open space is not permitted. Any drainage from private lots onto the adjacent park / open space must be resolved to the satisfaction of the Director, Parks upon development completion of the subject site. Any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector for an inspection.

45. All impacts to pathways including the regional and local pathways required for project execution shall adhere to the Pathway Closure and Detour Guidelines. A permit is required for all activities within 5m of a pathway. Coordinate with Calgary Parks, Pathways - [pathways@calgary.ca](mailto:pathways@calgary.ca)) prior to the start of construction regarding proposed changes and impacts to the existing pathway system in the area.
46. 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.
47. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at [www.calgary.ca](http://www.calgary.ca). Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.

### Utility Engineering

48. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

For retaining wall(s) that meet these criteria, the developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

49. 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).
50. 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).

51. 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.
52. The development shall be built and operated in functional compliance with the Stormwater Management measures outlined for the parcel.
53. Stormwater runoff must be contained and managed in accordance with the Stormwater Management & Design Manual all to the satisfaction of the Coordinator, Utility Specialist.
54. 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.
55. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
56. 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 an off-site levy agreement or a final estimate, contact the Infrastructure Strategist, Development Commitments at 587-215-6525 or email Daniela.Paul-Gutierrez@calgary.ca or email [offsitelevy@calgary.ca](mailto:offsitelevy@calgary.ca).

## Mobility Engineering

57. Vehicular access to the phase 3 development area shall be located, designed and constructed to the satisfaction of the Manager of Development Services.
58. The developer shall be responsible for the cost of public work and any damage during construction in City road rights-of-way, as required by the Manager, Development Engineering. All work performed on public property shall be done in accordance with City standards.
59. 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).
60. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.