

# Approved Conditions of Approval

If this Application is approved, the following Conditions of Approval shall apply:

## Planning

1. If the total area for Roads & Public Utility Lot dedication is over 30 per cent, note that compensation in the order of \$1.00 for over dedication is deemed to be provided.
2. A **deferred reserve caveat** in the amount of 10 per cent of gross developable area shall be registered on title **concurrent with the registration** of the legal plan of subdivision. Gross developable area is calculated based on area on titles with exceptions itemized on land title certificates.
3. With each tentative plan, 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. A uniform screening fence (with gates where appropriate) of high-quality material requiring minimum maintenance, be provided at the developer's expense where required along Environmental Reserve boundaries and Municipal Reserve boundaries (where appropriate) and the design of such fence shall be to the satisfaction of the Approving Authority.
5. A legal agreement shall be entered into between the City and the developer, to the satisfaction of the City Solicitor, deferring the provision of an undetermined amount of Environmental Reserve which may be required upon further subdivision of the residual lands. Said agreement is to be registered against the residual lands by caveat **concurrent with registration** of the legal plan of subdivision.
6. If the total area for Municipal Reserve dedication is over 10 per cent, note that this is considered a voluntary Municipal Reserve contribution and compensation in the order of \$1.00 for over dedication is deemed to be provided.
7. The developer shall provide the full 10 per cent dedication of Municipal Reserve lands and/or Environmental Reserve lands as indicated on the approved outline plan.
8. **Prior to approval** of the affected tentative plan of subdivision, the proposed community and street names shall be submitted to the City for review and approval by City Council.
9. All residential land use parcels abutting a lane shall only have direct vehicle access from the lane (no front drive garages) and a **restrictive covenant** be registered against the titles of those parcels to that effect **concurrent with the registration** of the legal plan of subdivision.

10. **Prior to approval** of the tentative plan of subdivision, Landscape Concepts prepared at the outline plan stage shall be refined to add:
- A site plan showing general conformance to outline plan landscape concepts, intended park program, site layout, and preliminary planting.
  - 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.
  - 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.
11. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks and Open Spaces' Development Guidelines and Standard Specifications - Landscape Construction (current version), including setback requirements, to the satisfaction of the Pathways & Trails in the Department of Parks and Open Spaces.
12. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
13. All existing and proposed overhead power lines shall be relocated or located underground to the standards and satisfaction of ENMAX.
14. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
15. **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 Parks and Open Spaces via the Parks Landscape Architect through parksapprovals@calgary.ca for review and approval prior to construction. .
16. Parks and Open Spaces does not support point source drainage directed towards Municipal Reserve (MR)/Municipal School Reserve (MSR) or Environmental Reserve (ER) extents. All drainage and storm related infrastructure catering to private property shall be entirely clear of MR/ER/MSR areas.
17. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve/ Municipal School Reserve parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Parks and Open Spaces' Development Guidelines and Standard Specifications: Landscape Construction (current version).

18. The developer shall minimize stripping and grading within the Environmental Reserve (ER). Any proposed disturbance within the ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks prior to stripping and grading.
19. 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 and Open Spaces' Development Inspector Jackie Swartz (403-620-3216) to approve the location of the fencing prior to its installation.
20. **Prior to approval** of the related development permit for stripping and grading or Engineering Construction Drawings, whichever is submitted first, the developer shall install Environmental Reserve protection measures around the wetlands/ravines/Environmentally Significant Areas to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City's Guidelines for Erosion and Sediment Control, to the satisfaction of the Director of Parks and Open Spaces. Contact the Parks Development Inspector Jackie Swartz (403-620-3216) to approve the location prior to commencement of Stripping and Grading activities.
21. Pursuant to Part 4 of the Water Act (Alberta), the applicant shall promptly provide a copy of the Water Act approval from Alberta Environment to The City of Calgary Parks and Open Spaces department.
22. Until receipt of the Water Act approval by the applicant from Alberta Environment, the wetland(s) shall not be developed or disturbed in anyway and shall be protected in place.
23. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed wetland/storm pond to both Development Engineering and Parks and Open Spaces for review.
24. No disturbance of Environmental Reserve lands is permitted without written permission from the Parks and Open Spaces' Generalist for this area.
25. The developer shall restore, to a natural state, any portions of the Environmental Reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Parks and Open Spaces's Development Inspector.
26. **Prior to the approval** of a development permit for stripping and grading, a Development Agreement or a subject area tentative plan of subdivision, Parks and Open Spaces requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.
27. Any development or grading related to permanent disturbance which results from storm water infrastructure within lands designated as environmental reserve, requires approval from the Director of Parks and Open Spaces.

28. **Prior to the approval** of the affected tentative plan of subdivision, the developer shall confirm fencing requirements adjacent to Municipal Reserve, Municipal School Reserve and Environmental Reserve parcels to the satisfaction of the Director of Parks and Open Spaces.
29. **Prior to approval** of the first tentative plan of subdivision or development permit for stripping and grading (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (Municipal Reserve and/or Environmental Reserve), with all grading confined to the private property, unless otherwise approved by Parks and Open Spaces.
30. **Prior to the approval** of the affected tentative plan of subdivision, it shall be demonstrated through concepts and cross-sections that the local and regional pathways around the wetland complex are located outside of the high water line.
31. **Prior to approval** of the tentative plan of subdivision or development permit for stripping and grading (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area is acceptable. A plan illustrating the surveyed Environmental Reserve boundaries must be provided to Open Space in advance of the onsite meeting.
32. All of the mitigations in approved Biological Impact Assessment for file LOC2024-0133 will be followed throughout the development process.
33. Class I and Class II wetlands are not considered Environmental Reserve in accordance with the provisions of the City of Calgary's Calgary Wetland Conservation Plan and are subject to separate approvals between the applicant and the Government of Alberta, at the applicant's sole cost and expense, for which The City of Calgary has no responsibility. The applicant shall be solely responsible to obtain any other approvals or permits which may be required from another government authority, including the Government of Alberta, in order to impact or develop any wetland(s).
34. **Prior to endorsement** of the legal plan of subdivision, Landscape Construction Drawings that are reflective of the related tentative plan for the proposed Municipal Reserve lands are to be submitted to Parks and Open Spaces, via the Parks Landscape Architect through parksapprovals@calgary.ca for review and approval prior to construction.
35. All shallow utility alignments, including street light cables, shall be set back 1.5 meters from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Parks and Open Spaces' Development Guidelines and Standards: Landscape Construction (current edition).
36. **Prior to approval** of the affected tentative plan of subdivision:
- Detailed design of the proposed re-constructed wetland is required to the satisfaction of Parks and Open Spaces and Development Engineering. If it is found that the proposed design will not result in a wetland that qualifies as

Environmental Reserve, a larger area than the current Environmental Reserve and Public Utility Lot may be required. This change would require a land use amendment and outline plan application to adjust the boundaries of the reconstructed wetland and stormwater management infrastructure.

To illustrate possible outcomes, this may include:

- a) Redesignation of proposed Special Purpose – School, Park and Community Reserve (S-SPR) District to Special Purpose – Urban Nature (S-UN) District to accommodate a larger wetland as Environmental Reserve;
  - b) Redesignation of proposed Residential – Low Density Mixed Housing (R-G) District to Special Purpose – School, park and Community Reserve (S-SPR) District to ensure the minimum 10 per cent Municipal Reserve is maintained within the outline plan;
  - c) Redesignation of the above or other land use districts to Special Purpose – City and Regional Infrastructure (S-CRI) District to accommodate a larger Public Utility Lot for related stormwater management infrastructure;
- The final design of the re-constructed wetland must adhere to all Provincial and City requirements and standards, including the *Belvedere Master Drainage Plan*.

#### Utility Engineering

37. Prior to the approval of the first tentative plan of subdivision or development permit for stripping and grading, re-submit for review and approval a Staged Master Drainage Plan (SMDP) to Development Engineering, Utility Specialists. The report is to be prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of Development Engineering, Utility Specialists.

Note: the latest submission of the SMDP was reviewed with comments returned April 1, 2025. The main concern lies with the design and functionality of the re-constructed wetland which is part of the South Storm Park. Additional discussion with the applicant group after April 1 has provided a level of comfort that the land use boundaries are appropriate for the Storm Park with more detailed design to be provided on the updated SMDP. The SMDP will require a conceptual wetland design with hydrographs to the satisfaction of the Park Ecologist with Climate and Environment.

38. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
39. Prior to approval of the first tentative plan of subdivision, submit a finalized water network design with water main sizing and hydrant locations for review and modeling confirmation to Development Engineering, Utility Specialists (WA-ResourcesDevelopment Approvals@calgary.ca). The plan should also show the tie-in points to the existing water system. Normally two offsite feeds is the minimum requirement.

Note: Hydrant spacing to be measured from all property lines as per DGSS Section 12.1.2.3

For further information, contact Water Resources Development Approvals, at 403-268-4993.

40. **Prior to approval** of the first tentative plan of subdivision, execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-224-0054 or email [mathew.lanz@calgary.ca](mailto:mathew.lanz@calgary.ca).
41. 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:
- 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.
  - Construct the underground utilities and surface improvements within 84 Street NE and 84 Street SE along the east boundary of the plan area.
  - Construct the underground utilities and surface improvements within Memorial Drive E along the boundaries of the plan area.
  - 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.
  - Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
  - Construct the Municipal School Reserve/Municipal Reserve/Environmental Reserve/Public Utility Lot within the plan area.
  - Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks and Open Spaces.
42. Off-site levies, charges and fees are applicable.
43. Make satisfactory cost sharing arrangements with Genesis Land Development Corp. for part cost of the existing underground utilities (sanitary sewers, storm sewers, and watermain) installed in 84 Street NE/SE that was paid for and/or constructed by Genesis Land Development Corp. under Huxley, Phase 1, DA2024-1026.
44. Make satisfactory cost sharing arrangements with Genesis Land Development Corp. for part cost of the existing storm pond constructed in Lot 2ER in Block 16 (19-24-28-

4-SW) that was paid for and/or constructed by Genesis Land Development Corp. under Huxley, Phase 1, DA2024-1026.

45. Make satisfactory cost sharing arrangements with Riotrin Properties (Calgary East) for part cost of the existing underground utilities (sanitary sewers, storm sewers, and watermain) and surface improvements installed/constructed in 9 Avenue SE that was paid for and/or constructed by Riotrin Properties (Calgary East) under East Hills, Phase 1, DA2010-0110.
46. Make satisfactory cost sharing arrangements with Riotrin Properties (Calgary East) for part cost of the existing underground utilities (sanitary sewers, storm sewers, and watermain) and surface improvements installed/constructed in 84 Street SE that was paid for and/or constructed by Riotrin Properties (Calgary East) under East Hills, Phase 1, DA2010-0110.
47. Make satisfactory cost sharing arrangements with Riotrin Properties (Calgary East) for part cost of the existing storm pond in Lot 1ER, Block 1, Plan 1811560 that was paid for and/or constructed by Riotrin Properties (Calgary East) under East Hills, Phase 1, DA2010-0110.
48. Make deposit/repayment arrangements with the City of Calgary for part cost of the surface improvements in Memorial Drive SE, including levies, within the Transportation & Utility Corridor (TUC) adjacent to the site as per the TUC policy.
49. **Prior to endorsement** of the legal plan of subdivision, discuss cost sharing arrangements with 1154592 Alberta Ltd. for part cost (costs not recovered by the developer from the City) of the existing underground utilities installed/constructed by 1154592 Alberta Ltd. under East Belvedere Water Feedermain and Sanitary Sewer Trunk at Memorial Drive SE (between 84 Street SE and 100 Street SE) and 17 Avenue SE along 100 Street SE pursuant to the Amended and Restated Construction Agreement dated Jan. 5, 2024.
50. The Parcel shall be developed in accordance with:

Lansdowne Huxley Development South Site Pond Geotechnical Evaluation Report prepared by Englobe, dated May 9, 2024

Lansdowne Huxley Development North Site Geotechnical Evaluation prepared by Englobe dated May 09, 2024

#### **Mobility Engineering**

51. In conjunction with each tentative plan of subdivision, each submission shall be subject to conditions based on findings from Stage 2 of the Belvedere Global Transportation Impact Assessment (TIA), related to Infrastructure Phasing. Conditions shall be provided on each application relating to the number of units that can be supported based on available transportation infrastructure at the time of submission. Available is defined as either constructed or funded with the ability to construct.

It is advised the current funding of the Memorial Drive E flyover is anticipated to support 75 per cent of the Belvedere area as per the Global TIA.

52. In conjunction with the first tentative plan of subdivision, the Developer shall register a road plan to the satisfaction of the Manager, Development Engineering for the boundary half of 84 Street SE and 84 Street NE along the entire east boundary of the outline plan.
53. **Prior to approval** of the initial tentative plan of subdivision, the developer, at its expense, but subject to normal oversize, endeavors to assist and boundary cost recoveries shall be required to enter into an agreement with the City to:
- Construct complete cross-section of the ultimate Memorial Drive E along the boundaries including intersections and associated ancillary improvements.
  - Construct the west half of 84 Street SE and 84 Street NE along the boundaries of the plan area including intersections and associated ancillary improvements.
54. All crosswalks where regional pathways or multi-use pathways intersect with the street shall be designed to the satisfaction of the Manager, Development Engineering.
- Prior to approval** of the tentative plan of subdivision, the installation of pedestrian-actuated crossing signals or other treatments such as a rapid flash beacon may be required at the discretion of Manager, Development Engineering, at the expense of the developer.
55. **Prior to approval** of the applicable tentative plan of subdivision, development permit, and construction drawings, a noise analysis and visual screening report must be submitted to and approved by Public Spaces Project Development Division for the residential development adjacent to Stoney Trail and 84 Street SE, to the satisfaction to the Manager of Development Engineering.
56. **Prior to approval** of the tentative plan of subdivision, construction drawings must include guardrail warrant analysis on roadways adjacent to proposed ponds/wetland, to the satisfaction of Manager, Development Engineering. If warranted, guard rail installation is to be completed at the full expense of the developer.
57. **Prior to approval** of the applicable tentative plan of subdivision and construction drawings, the Developer shall provide signed copies of back sloping agreements (and ministerial consent, if applicable) for any back sloping that is to take place on adjacent lands.
58. No direct vehicular access shall be permitted to or from 84 Street SE and 84 Street NE; and a **restrictive covenant** shall be registered on all applicable titles **concurrent with the registration** of the legal plan of subdivision to that effect.



59. No direct vehicular access shall be permitted to or from Memorial Drive East; and a **restrictive covenant** shall be registered on all applicable titles **concurrent with the registration** of the legal plan of subdivision to that effect.
60. No direct vehicular access shall be permitted to or from the Transportation Utility Corridor, which runs to the west of the plan area; and a **restrictive covenant** shall be registered on all applicable titles **concurrent with the registration** of the legal plan of subdivision to that effect.
61. A **restrictive covenant** shall be registered against the specific lot(s) identified by the Manager, Development Engineering, **concurrent with the registration** of the legal plan of subdivision prohibiting the construction of front driveway access to Halstead Boulevard SE and Hollins Street NE. Access to these properties will be permitted from the adjacent lanes only.
62. A **restrictive covenant** shall be registered against the specific lot(s) identified by the Manager, Development Engineering, **concurrent with the registration** of the legal plan of subdivision prohibiting the construction of front driveways over the bus loading area(s).
63. Future revisions, addendums, or submissions within the development area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Manager, Development Engineering and in accordance with the Area Structure Plan policy.
64. **Prior to approval** of the applicable tentative plan of subdivision or development permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
65. All accesses shall be designed and located to the satisfaction of the Manager, Development Engineering.
66. **Prior to approval** of each tentative plan of subdivision, the developer shall register road plans for Collector standard roadways within the subject lands to the satisfaction of the Manager, Development Engineering, that provides continuous active modes and vehicle routing through the community with at least two points of public access around the tentative plan of subdivision boundary to the major road network.
67. **Prior to approval** of the applicable tentative plan of subdivision, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Manager, Development Engineering, for all roadways within the plan area, as well as boundary roads. Construction drawing review may require changes to proposed right-of-way to meet the approved design.
68. **Prior to approval** of the applicable tentative plan of subdivision, the developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development.

69. **Prior to approval** of the applicable tentative plan of subdivision, the developer shall provide 4.5 metre by 4.5 metre corner cuts at any road intersection, as directed by the Manager, Development Engineering.
70. **Prior to approval** of any development, the developer shall provide a statement on the condition of those roads and their ability to handle the construction and development traffic that will be generated by the development. Confirm maintenance requirements with the Calgary Roads Maintenance Section. Where development will cause excess wear and tear on adjacent rural or existing roads directly attributable from the subject site for construction traffic, the developer will be responsible for the additional maintenance and/or upgrade of the roads, or pay to the City the costs caused by excess wear and tear. The developer shall enter into a Construction Access Roads Agreement with Roads Maintenance provided that the proposed access roads are either unimproved or subject to a load ban. Contact the Planning and Infrastructure Engineer, Roads at 403-268-1033.
71. All noise attenuation features (noise walls, berms, etc.), screening fence, and ancillary facilities required in support of the development shall 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-way. Noise attenuation features and screening fences shall be at the developer's sole expense.
72. Temporary oil and gravel bus turnaround / cul-de-sac with a minimum radius of 15.25 meters is required at the terminus of each construction phase. Where the developer intends to fence the turnaround, the minimum radius shall be increased to 16.25 meters. If road construction and/or construction phasing affects the operations of transit service, the developer is required to provide an interim transit route replacement, to the satisfaction of the Manager, Development Engineering.
73. All intersection spacing shall be located, designed, and constructed to the satisfaction of the Manager, Development Engineering.
74. Any proposed community entrance features shall be located on private sites, not within public land or rights-of-way.
75. **Prior to approval** of the applicable tentative plan, collector standard roads (and below) shall be built to their full width to the satisfaction of the Manager, Development Engineering.
76. **Prior to approval** of the applicable tentative plan or development permit, the Developer shall register public access easement agreements for vehicular and pedestrian access through the Commercial – Community 2 (C-C2) District lands, to the satisfaction of the Manager, Development Engineering.