

Approved 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.

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

Planning

1. 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.
2. The proposal as submitted has an over-dedication of roadways and PULs. The developer will proceed with the processing of this plan on the understanding that compensation for said over-dedication be deemed to be \$1.00.
3. The standard City of Calgary Party Wall Agreement regarding the creation of separate parcels in the Residential – Low Density Mixed Housing (R-G) and (R-Gm) land use district areas for all semi-detached dwellings, rowhouses, or townhouses, shall be executed and registered against the titles concurrently with the registration of the final instrument.
4. Existing buildings that are to be removed must be removed prior to endorsement of the legal plan of subdivision for the area where the building is located. If a building is to remain, please provide a Real Property Report at the time of tentative plan submission.
5. 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.
6. For lots with proposed reduced side yard setbacks (zero lot lines), a private maintenance and access easement shall be registered concurrent with the registration of the final instrument.
7. Zero side yard setbacks are prohibited on parcels where the side property line is adjacent to Municipal Reserve and public utility land.
8. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
9. Prior to approval of the affected tentative plan(s), the developer shall submit to Calgary Parks and Open Spaces signed agreement letter(s) from the owners of all well sites impacting reserve lands within the Outline Plan area. The agreement letter(s) should include, but not limited to, setback parameters.

10. Concurrent with the registration of the applicable plan of subdivision, a restrictive covenant may be required over parcel(s) containing well sites. The appropriate setback distances prohibiting the construction of any habitable building or part thereof as well as requiring clear access to the public road, will be determined by the Alberta Energy Regulator Directive #079, the well operator and the developer, to the satisfaction of The City of Calgary.
11. A restrictive covenant shall be registered against the titles of the affected residential parcels prohibiting the construction of any habitable building or part thereof within 15.0 meters of the centre line of the high pressure gas pipeline.
12. With each tentative plan the Developer shall submit a density phasing plan showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities and variety of housing policies as required by the Keystone Hills Area Structure Plan and Municipal Development Plan. If the number of units exceed the maximum number of units on the attached Outline Plan a revised Transportation Impact Assessment and / or staged master drainage plan may be required at the discretion of DART.
13. On a map on all marketing, sales, and resale information for the site and portions of the site, depict and label:
 - a. All highway rights-of-way within 500 metres of the site;
 - b. All floodway and flood fringe areas in the site;
 - c. All Airport Vicinity Protection Area Regulation noise exposure forecast bands on the site;
 - d. All Subdivision and Development Regulation setbacks from sour gas facilities, as per sections 10;
 - e. All Subdivision and Development Regulation setbacks from gas and oil wells, as per section 11; and
 - f. All Subdivision and Development Regulation setbacks from waste management facilities, as per sections 12 and 13.
14. Prior to approval of the tentative plan of subdivision, landscape concepts prepared at the outline plan stage 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 and drainage from private lots; and
 - 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 and oil grit separators.
15. 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, environmental reserve, and municipal school reserve are to be submitted to the Coordinator, Landscape Construction Approvals for review

and approval prior to construction.

16. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan (the Plan) including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan shall conform to requirements detailed in the City of Calgary Habitat Restoration Project Framework and specify how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by the Calgary Parks and Open Spaces prior to Final Acceptance Certificate.
17. Prior to approval of the first tentative plan or stripping and grading permit (whichever comes first), it shall be confirmed that grading of the development site will match the grades of adjacent Municipal Reserves, Environmental Reserves, and Municipal School Reserves with all grading confined to the private property, unless otherwise approved by the Calgary Parks and Open Spaces.
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 the Calgary Parks and Open Spaces prior to development permit for excavation, stripping and grading.
19. Prior to approval of the Tentative Plan or stripping and grading permit (whichever comes first), an onsite meeting shall be arranged to confirm that the surveyed boundaries of the Environmental Reserve (ER) area meet Parks and Open Spaces approval. A plan illustrating the surveyed ER boundaries must be provided to Parks and Open Spaces in advance of the onsite meeting.
20. 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 Development Inspector (403-804-9397) to approve the location of the fencing prior to its installation.
21. The developer shall be responsible to rehabilitate all portions of the Municipal School Reserves, Municipal Reserves, Environmental Reserves, and other public lands along the boundaries of the plan area that are damaged as a result of this development, to the satisfaction of the Director, Calgary Parks and Open Spaces.
22. 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 Park Development Inspector. The associated restoration plan shall conform to requirements detailed in the City of Calgary. Habitat Restoration Project Framework and be approved by Calgary Parks and Open Spaces.
23. Prior to the approval of a development permit for excavation, stripping and grading, a development agreement or a subject area tentative plan of subdivision, Calgary Parks and Open Spaces requires details pertaining to the total limit of disturbance

- adjacent to existing Municipal Reserve and Environmental Reserve extents or proposed Municipal Reserve and Environmental Reserve extents resulting from the proposed development in its entirety.
24. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve and Municipal School Reserve parcels within the boundaries of the plan area according to the approved Landscape Construction Drawings and the Calgary Parks and Open Spaces *Development Guidelines and Standard Specifications: Landscape Construction (current version)*.
 25. Construct all local and regional pathway routes within and along the boundaries of the plan area according to Calgary Parks and Open Spaces' *Development Guidelines and Standard Specifications: Landscape Construction (current version)*, including setback requirements, to the satisfaction of the Director, Calgary Parks and Open Spaces.
 26. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
 27. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
 28. Calgary 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 and MSR areas.
 29. All stormwater related infrastructure is to be located within Public Utility Lots extents.
 30. Backsloping of private lots into Environmental Reserve, Municipal Reserve, and Municipal School Reserve will not be permitted unless otherwise authorized by Calgary Parks and Open Spaces.
 31. Stockpiling or dumping of construction materials on Environmental Reserve lands is not permitted.
 32. Until receipt of the Water Act approval by the applicant from Alberta Environment and Protected Areas, the wetland(s) affected by the development boundaries shall not be developed or disturbed in anyway and shall be protected in place.
 33. The developer shall submit detailed Engineering Construction Drawings and Landscape Construction Drawings for the proposed (re)constructed environmental reserve to both Utilities Engineering and Parks Landscape Construction Approvals for review and approval.
 34. 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 Parks and Open Spaces' *Development Guidelines and Standard Specifications: Landscape Construction (current edition)*.

35. A 1.20 metre high chain link fence (or approved alternative) shall be maintained along the boundary of the adjacent reserve lands for the duration of the development, unless otherwise authorized by Calgary Parks and Open Spaces.
36. Mitigation measures and recommendations from Calgary Parks and Open Spaces approved Biophysical Impact Assessment (LOC2016-0181/LOC2021- 0090), are to be adhered to throughout the development process.
37. No disturbance of Environmental Reserve lands is permitted without written permission from Calgary Parks and Open Spaces.
38. 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 Calgary Parks and Open Spaces.
39. No encumbrances or utility easements within the Municipal School Reserve unless otherwise approved by the Calgary Parks and Open Spaces.
40. There shall be no retaining walls placed within the Municipal Reserve and Environmental Reserve lands. Grade matching and slope stability is to be handled within the confines of private property boundaries.

Utility Engineering

41. The parcels shall be developed in accordance with the development restriction recommendations outlined in the Geotechnical Report, prepared by McIntosh Lalani (File No ML 5480), dated January 29, 2013.
42. Concurrent with the registration of the legal plan of subdivision, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Coordinator, Utility Generalists and the City Solicitor prior to endorsement of the legal plan. A standard template for the agreement can be found at <https://www.calgary.ca/planning/publications>.
43. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Based on the Watershed Management Plan stormwater discharge and annual runoff volumes are limited to the values specified in the Staged Master Drainage Plan. Low Impact Development and stormwater source control is required.
44. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
45. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).

46. Prior to endorsement of any legal plan of subdivision/prior to release of a development permit, execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-224-0054 or email mathew.lanz@calgary.ca.
47. Off-site levies, charges and fees are applicable. Contact the Development Commitments, Development Engineering for further information.
48. 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/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.
 - b) Construct the underground utilities and surface improvements within 1 Street NE, 160 Avenue NE, 6 Street NE, Livingston Boulevard NE, Lafferty Park NE, Lafferty Gate NE, and MacAdams Common NE along the boundaries of the plan area.
 - c) 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.
 - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area.
 - e) Construct the Municipal Reserve/Environmental Reserve/Public Utilities Lot within the plan area.
 - f) Construct the multiuse pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
49. Prior to approval of any stripping and grading development permit or subdivision application affecting the Conoco Philips Abandoned Gas Well, the applicant must provide documentation that the stripping and grading will not conflict with the abandoned well. All documentation shall be reviewed to the satisfaction of The City of Calgary.
50. Prior to approval of the affected tentative plan(s) and/or stripping and grading development permit(s), the applicant shall provide documentation that the ATCO pipeline (License 58534) has been removed and the environmental condition of the land is suitable for the intended uses. Supporting documents include, but are not limited to: Alberta Energy Regulator Pipeline Removal License Amendments, environmental investigation reports, etc.

All documentation shall be prepared by a qualified professional and shall be reviewed to the satisfaction of The City of Calgary.

Mobility Engineering

51. In conjunction with the applicable tentative plan or development permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
52. In conjunction with the applicable tentative plan, the Developer shall ensure that all pathways from Municipal Reserve lands have direct pedestrian connection by sidewalk or pathway to crossing locations at intersections to the satisfaction of the Manager, Development Engineering.
53. In conjunction with the applicable tentative plan, the functional design for 160 Avenue NE and all associated intersections will be approved to the satisfaction of the Manager, Development Engineering. Referencing the approved functional design, the Developer shall submit detailed construction drawings with cross-sections, for the interim and ultimate grades for 160 Avenue NE and all associated intersections, adjacent to and within the tentative plan boundary. Cross-sections shall indicate and provide dimensions for any proposed road widening to accommodate the design and grades. Adjustments to the tentative plan boundary may be required to accommodate all necessary right-of-way requirements. Prior to the approval of the affected tentative plan, the design and right-of-way for the subject roads will be determined to the satisfaction of the Manager, Development Engineering.
54. In conjunction with the applicable tentative plan, the Developer shall submit detailed construction drawings (with turn templating analysis), for all adjacent intersections on 160 Avenue NE adjacent to and within the Outline Plan boundary. The intersection designs shall demonstrate and provide dimensions for any proposed road widening, including the parallel and/or slotted left-turn bays at the intersections. Adjustments to the tentative plan boundary may be required to accommodate all necessary intersection right-of-way requirements. Prior to the approval of the affected tentative plan, the design and right-of-way for the subject intersections will be determined to the satisfaction of the Manager, Development Engineering.
55. In conjunction with the applicable tentative plan of subdivision, graveled and oiled turnarounds are required for all temporary dead-end streets. Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year.

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 Director, Transit and the Manager, Development Engineering.
56. Prior to approval of Construction Drawings and Permissions to Construct Surface improvements: The developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands (owned privately or owned by the City).

57. No direct vehicular access is permitted along 1 Street NE, 6 Street NE and 160 Avenue NE from the subject lands. A restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect at the tentative plan stage.
58. In conjunction with the applicable tentative plan, no direct vehicle access is permitted to collector standard roadways, or along regional and multi-use pathways for all Residential – Low Density Mixed Housing district lots to the satisfaction of the Manager, Development Engineering. Vehicular access shall be provided from the rear lanes. Restrictive covenants shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the tentative plan stage.
59. In conjunction with the applicable tentative plan or development permit, a noise attenuation study is required for residential development adjacent to all arterial standard streets, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Capital Priorities and Investment for approval. Note that where sound attenuation is not required adjacent to arterial streets, a uniform screening fence shall be provided to the satisfaction of the Manager, Development Engineering.
60. In conjunction with the applicable tentative plan or development permit, all noise attenuation features (noise walls, berms, etc) and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, etc and associated ancillary works shall not infringe into the road right-of-way).
61. A restrictive covenant shall be registered against the specific lot(s) identified by the Manager, Development Engineering concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
62. In conjunction with each tentative plan, the Developer shall register road plans for collector standard streets 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 boundary connecting to the arterial street network.
- The continuous collector street network is required to ensure that efficient transit routing through the plan area can be accommodated, while the two points of access to the plan area ensures resident will have two routes into and out of the plan area.
63. In conjunction with the applicable tentative plan of subdivision or development permit, all community entrance features must be located outside the public right-of-way.
64. In conjunction with the applicable tentative plan or development permit, the Developer shall provide a Letter of Credit or payment for pedestrian-actuated crossing signals at MacAdams Manor NE and Livingston Boulevard NE.

The Developer shall also provide a letter, under Corporate Seal, indicating that they are responsible for any additional costs of signalization that could be in excess of the amount identified in the Letter of Credit or payment, and is required to submit payment in support of the tentative plan or development permit.

65. In conjunction with the applicable tentative plan of subdivision that includes intersections and mid-block crossings, the Developer shall design and construct infrastructure at its sole expense, as follows:
- a. Curb bump outs shall be built, at a minimum, at all proposed mid-block and higher volume crossing locations to the satisfaction of the Manager, Development Engineering; and
 - b. Approach grades for all proposed mid-block crossing locations shall be no more than 4 per cent.
66. In conjunction with the applicable tentative plan, sidewalks along a school site frontage shall be designed and constructed at the Developer's sole expense as mono-walks with a minimum width of 2.0 meters. Where a multi-use or regional pathway is adjacent to a school site frontage, it shall be developed as a 3.5m wide monolithic pathway.