

# 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.*

The following conditions of approval shall apply:

## Planning

1. 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.
2. Compensation for dedication of Municipal Reserve in excess of 10 per cent is deemed to be \$1.00.
3. The outline plan has an over-dedication of roadways/public utilities (over 30 per cent). Compensation for said over-dedication is deemed to be \$1.00
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, adjacent to Municipal Reserve, the design of such fence shall be to the satisfaction of the Approving Authority.
5. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings shall be executed and registered against the titles concurrently with the registration of the final instrument.
6. 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.
7. 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.

8. Prior to approval (and submission of construction drawings) of the first affected subdivision application, submit a proposed community name and street name application. Proposed community and street names must be approved by City Council by Bylaw.
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. 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.
11. Zero side yard setbacks are prohibited on parcels where the side property line is adjacent to Municipal Reserve and public utility land.
12. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
13. The developer shall minimize stripping and grading within the future Environmental Reserve/existing wetland (s). Any proposed disturbance within the future ER, including that for roadways, utilities, and storm water management infrastructure, shall be approved by Calgary Parks and Open Spaces prior to stripping and grading.
14. Pursuant to Part 4 of the Water Act (Alberta) and the Public Lands Act (Alberta), the applicant shall provide the City of Calgary Parks Department with a copy of the Water Act approval, issued by Alberta Environment and Parks, for the proposed wetland disturbance. If a wetland is crown-owned, both Public Lands Act approvals and Water Act Approval will be required prior to the disturbance of the wetland.
15. Until receipt of the Water Act approval by the applicant from Alberta Environment and Parks, the wetland(s) affected by the development boundaries and directly beside the development shall not be developed or disturbed in anyway and shall be protected in place.
16. Construct all regional 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, Parks.
17. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
18. The developer shall restore, to a natural state, any portions of the future Environmental Reserve/existing wetland (s) 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 Parks.

19. Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan, Calgary Parks and Open Spaces requires details pertaining to the total limit of disturbance adjacent to existing municipal reserve/environmental reserve extents//existing wetland (s) or proposed municipal reserve/future Environmental Reserve extents resulting from the proposed development in its entirety.
20. Prior to approval of the Tentative Plan, 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.
21. Prior to Endorsement of the tentative plan Landscape Construction Drawings that are reflective of the subject Tentative Plan for the proposed Municipal Reserve lands are to be submitted to the Contact the Parks Coordinator, Landscape Construction Approvals Michael Nelson at michael.nelson@calgary.ca for review and approval prior to construction and submit the Drawings to parksapprovals@calgary.ca.
22. The developer, at its sole cost and expense, shall be responsible for the construction of the Municipal Reserve (MR) 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).
23. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent future Environmental Reserve/existing wetland (s) 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 Jackie Swartz 403-620-3216 to approve the location of the fencing prior to its installation.
24. All mitigations in the approved BIA for LOC2022-0232 will be followed throughout the development process.
25. No disturbance of future Environmental Reserve/existing wetland (s) is permitted without written permission from the Parks Development Coordinator (brad.bevill@calgary.ca) for this area.
26. At the sole responsibility of the Community Association, for all proposed development activity on the Community Association site, landscape construction drawings (LCD) shall be submitted to Landscape Construction Approvals. All LCDs shall comply with the current version of the Calgary Parks & Open Spaces Design Guidelines and Standard Specifications: Landscape Construction.

## Utility Engineering

27. All technical details and reports associated with this Outline Plan have been accepted on a conditional basis referencing the guidelines and standards of the day. The Developer is responsible to update all such details and reports as may be required at the time of development/construction to reflect the applicable requirements at that time. The Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development. If such an update impacts the layout during the review of the detailed engineering construction drawings, it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the outline plan for the affected portions if necessary.
28. This Outline Plan contains a pond(s)/wetland(s) to manage stormwater. The Staged Master Drainage Plan (SMDP) developed for this outline plan has an expiry date of five years from the date of the outline plan approval because guidelines, standards, and regulations may change from time to time. If subdivision and construction of any given pond/wetland and its associated catchment area does not commence within five years of approval, the Developer shall be required to update the SMDP as may be deemed appropriate, to the satisfaction of Development Engineering. If such an update impacts the layout or size of the pond(s), it is the Developer's responsibility to accommodate the required changes within their plan, or apply for an amendment to the outline plan for the affected portions if necessary.

Please note that the subject plan area is within the Cooperative Stormwater Management Initiative (CSMI) drainage catchment and shall conform to the Belvedere Master Drainage Plan. The subject lands shall drain to the CSMI system and shall comply with all CSMI Regional Stormwater Guidelines & Policies (currently being developed). This includes (but is not limited to) adhering to the Unit Area Release Rate (including interim scenarios as may be applicable), volume control targets, water quality targets, and no winter releases.

29. The ultimate/permanent stormwater ponds and/or constructed wetlands provided for this outline plan will include Public Utility Lots (PUL) for the inlet and outlet pipes, control structures, pump houses, oil/grit separators, etc., as all utility components are to be within a PUL. Any large oil/grit separators are required to be located within a PUL to avoid conflict with other utility (or tree) line assignments within the road and to ensure regular maintenance activities will be safe for the operators and not impact traffic flow. Prior to approval of the affected tentative plan(s), a preliminary design and report shall be submitted to the satisfaction of Development Engineering and Parks and Open Spaces for the proposed infrastructure to determine the exact PUL size and configuration. The PUL shall be sized to allow for adequate space around all underground infrastructure for the required excavation. The Developer is responsible for making the adjustments to the land use boundaries as may be required, and if the adjusted PUL impacts a Municipal Reserve (MR) site, the loss of MR shall be reallocated elsewhere within the plan.

30. Prior to the approval of the first tentative plan and pond report, submit an update to the Belvedere Master Drainage Plan (MDP) for the relevant pages for the proposed change in routing for the plan area to the Belvedere Storm Trunk planned on Range Road 284. Furthermore, submit and get approval for any updates that may be required to the Staged Master Drainage Plan (SMDP).
31. Prior to the approval of the first tentative plan, submit a Pond Report for review and approval with the interim operation of the pond as well as include details regarding the transition to ultimate operation. The ultimate operation will need to include the offsite storm sewer from the Pond to the future Capital Storm Trunk located in Range Road 284. Note that no Final Acceptance Certificate or close out of the Development Agreement will be issued until such time as the ultimate pond and infrastructure related to the ultimate operation of the pond is in place and the interim pond was adequately decommissioned.

The Developer is responsible for the ongoing maintenance and operation of any temporary stormwater and/or utility installations to the satisfaction of the Manager of Development Engineering until such time as the permanent facilities are constructed. No Construction Completion Certificates will be issued for any temporary facilities. The Developer is responsible to complete and pay for all work required to decommission / remove / abandon all temporary facilities as directed by Development Engineering at the time when the permanent facilities are constructed. The Developer proceeds at their own risk if changes are required to the plan based on the finalized design of the trunk.

32. Prior to the approval of the first tentative plan, submit a utility rights-of-way (URW) agreement and corresponding plan for all areas related to the interim operation of the pond, including but limited to the ponding areas, irrigation areas, piping, and any other related installations. If any portion of the proposed ultimate storm solution (ie: ultimate pond, sewer alignment to 17 AV, etc.) is outside of the first tentative plan boundary that area must also be included within the provided URW. Registration of the URW agreement must be completed prior to the endorsement of the tentative plan.

Note that if any of the proposed URW areas impact an existing wetland (including irrigation areas), provide evidence that prior Water Act approval has been granted for the wetland disturbances.

33. Prior to the approval of the first tentative plan, submit a revised sanitary servicing study (SSS) for review and acceptance, prepared by a qualified professional engineer under seal and permit to practice stamp.

Note: Approval of the sanitary servicing study will require the design completion for the sanitary trunk and execution of a line assignment agreement with Rocky View County (RCV), endorsed by Rocky View County Council, for approval of the trunk alignment within Peigan Trail, RVC Right of way. Should any required updates to the outline plan (ie: sanitary sewer alignments, proposed finish grades, etc) be required resulting from the finalized trunk design, those updates must be completed prior to the approval of the first tentative plan. Based on the latest information on the preliminary design of the sanitary trunk there are no concerns with proposed tie in location(s) and capacity within the trunk, however finalized design of the trunk including confirmation of the alignment is needed before approval of the study. The Developer proceeds at their own risk if changes are required to the plan based on the finalized design of the trunk.

34. Prior to approval of the affected tentative plan(s), submit details of the sanitary trunk alignment and profile through the subject site. Based on the final depth and alignment details, the Developer will be responsible to provide any additional right-of-way in locations as may be required.
35. Prior to approval of affected tentative plans of subdivision that propose shallow utilities under public sidewalks or pathways, provide a detailed servicing concept showing how the utilities will be designed to ensure that:
- No surface features are located within the sidewalks/pathways (such as pull box or vault access points). Show all required pocket easement for shallow utility boxes and pedestals minimizing pull distances between.
  - Utility networks are planned to minimize the likelihood of excavations in the future for upgrades/repairs (such as use of protected conduits).
  - Trench details to prevent uneven settlements and/or frost heaves of public sidewalks/pathways.

All details are subject to the approval of The City of Calgary and affected Utility companies. Utility rights-of-ways shall be provided where may be required.

36. With each future subdivision application, submit an updated water servicing (including main sizes) and hydrant location design map as may be required for review and approval to the satisfaction of the City of Calgary, Development Engineering. The submission shall include an electronic file in .PDF format, as well as three (3) full size colour prints. The water network shall be reviewed with each phase as it may need to change depending on the timing of phases and availability of connections. The submission shall also include the land use, conceptual site grading plan, onsite and offsite tie-ins, PRV chamber locations (if applicable), and phasing plan for review. Dead end mains are not permitted.

Note that the outline plan area is within Glenmore pressure zone. Two or more feeds will be required to service each phase as may be required to provide the required fire flow. The Developer is responsible to work with adjacent landowners as may be needed to extend the required watermain to service the plan area and show the required off-site extensions.

37. Throughout the phased construction of the development, each construction phase must meet the minimum fire access standards. Any group of dwelling units of 100 or more require 2 accesses, and 600 or more require 3 accesses. Furthermore, if the road to access the plan area is longer than 120m, an emergency access road is required. If the road to access the plan area is longer than 200m, a secondary public access street is required.
38. At the time of construction drawing submission for all subdivision applications, all road cross sections shall be reviewed to confirm they meet the minimum Fire Access Standards (including but not limited to a minimum of 6.0m clear pavement width that is unencumbered by parking or other obstructions). Any roads found to be deficient shall be amended accordingly.

39. Submit an electronic version of a Deep Fills Report to the Utility Engineering Generalist for any proposed subdivision applications that have fills in excess of two metres, or if the proposed development will not have any fills in excess of two metres, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of The City of Calgary. The report is to identify lots to be developed on fills in excess of two metres above original elevations within the plan area. The report must also state whether the lots to be developed on these fills will require any specific development restrictions.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s), prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Deep Fills Report.

40. Submit an electronic version of a Slope Stability Report to the Utility Engineering Generalist for any proposed subdivision applications that have proposed grades in excess of 15% (or adjacent to existing grades in excess of 15%), or if the proposed development will not have any grades in excess of 15%, submit a letter to that effect signed and sealed by a Professional Engineer. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of The City of Calgary.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

41. Prior to endorsement of the affected legal plans or issuance of affected construction permissions, submit evidence that Water Act approval has been obtained for any changes/disturbances of the existing natural wetlands (both on-site and off-site), including any proposed discharges into natural wetlands.

42. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following reports (and any subsequent updates):

- Hydrogeological Assessment East Belvedere Development, prepared by Waterline (File No. 3236-21-001), dated March 08, 2022.
- East Belvedere Lands Geotechnical Report, prepared by McIntosh-Lalani Engineering Ltd. / Englobe (File No ML02101991.000), dated May 21, 2021.

43. The site shall be developed in accordance with the recommendations outlined in "Phase 1 Environmental Site Assessment of 2498 - 100 Street SE, NW1/4-08-24-28-W4M, Calgary, Alberta" prepared by Troy Environmental Consulting October 24, 2019.

44. Servicing arrangements shall be to the satisfaction of Development Engineering and in accordance with the approved reports. Separate service connections to a public main shall be provided for each proposed lot (including strata lots). All downstream local and capital infrastructure must be in place to support any proposed development. All main extensions are at the expense of the Developer.

To service the entire plan area, the following capital infrastructure is required to be in service:

- Belvedere Feedermain Phase 1 and Phase 2
- Belvedere Sanitary Trunk

Prior to the release of any Building Permits within the plan area, confirmation that the sanitary trunk and connection to the trunk are operational will be required. It is the Developer's responsibility to coordinate the timing of the development with the installation of the required capital infrastructure.

Note that for future applications on the remainder of the site, the following additional capital infrastructure is required to be in service:

- Belvedere Storm Trunk
- Cooperative Stormwater Management Initiative (CSMI) Trunk

45. Coordinate with the utility owner(s) for the removal and/or relocation of any existing utilities (including oil and gas pipelines) that may be located within the subject parcel, to the satisfaction of the utility owners. Prior to registration of affected parcels, the existing utilities shall be removed and the associated easement discharged. If the utilities cannot be relocated the utilities shall be protected within a utility right-of-way, public utility lot, or road allowance. Any relocated utilities require line assignment approval from The City of Calgary and the Developer is responsible for providing any additional right-of-way as may be needed.
46. Prior to endorsement of any Tentative Plan/prior to release of a Development Permit, execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-229-7368 or email [urban@calgary.ca](mailto:urban@calgary.ca).
47. Off-site levies, charges and fees are applicable. Prior to endorsement of any Tentative Plan/prior to release of a Development Permit, the applicant must agree to pay these charges by entering into an agreement with the City. Contact the Infrastructure Strategist, Development Commitments for further information at 587-229-7368 or email [urban@calgary.ca](mailto:urban@calgary.ca).
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 sanitary sewers, storm sewers and water mains and construct the offsite temporary and permanent roads required to service the plan area (including, but not limited to, any offsite road upgrades that are required to accommodate the traffic generated by the development). 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, surface improvements (including streetlighting) for all streets and lanes within and 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 the Municipal Reserves (MR), Public Utility Lots (PUL), Environmental Reserves (ER), and Recreation Centre site within the plan area.
  - e) Construct the pathways within and along the boundaries of the plan area, to the satisfaction of Parks and Open Spaces.
  - f) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, within and along the boundary of the plan area, where required by The City for lots backing onto public land.
  - g) Rehabilitate the portions of public or private lands and/or infrastructure that may be damaged as a result of this development, all to the satisfaction of The City of Calgary.
49. At the subdivision stage, prior to endorsement of the final instrument, discuss cost sharing arrangements with Opengate Properties Ltd. for part cost (costs not recovered by the developer from the City) of the underground utilities to be installed/constructed by Opengate Properties Ltd. under East Belvedere (Twinhills Cybercity) Water Feedermain and Sanitary Sewer Trunk at Memorial Dr and 100 St SE and 17 Avenue SE along 100 St SE pursuant to a Construction Agreement dated Dec 17, 2020. Note that if there is an assumption agreement to reassign this work to a different Developer, arrangements will be with the new Developer.
50. Prior to issuance of any construction permissions, an Erosion and Sediment Control Report and Drawings for the development site shall be submitted to the satisfaction of Development Engineering. The report and drawings submission shall follow the latest version of The City of Calgary Guidelines for Erosion and Sediment Control.
51. Prior to approval of any affected subdivision or development (including stripping and grading), the applicant shall provide an Alberta Energy Regulator reclamation certificate for the abandoned sour gas well 11-08-24-28W4M (License 0028469). All documentation shall be reviewed to the satisfaction of The City of Calgary.
52. Prior to approval of any affected subdivision or development (including stripping and grading), the applicant shall provide documentation confirming that the identified oil and gas well on the adjacent lands have been abandoned and that the land is suitable for the intended uses as related to environmental concerns. All documentation shall be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary.
53. Prior to approval of any affected subdivision or development (including stripping and grading) the Applicant shall provide documentation that outlines the land use, access and setback for the abandoned well and how the access and setback will be maintained. The land use, access and setback shall be established accordance to applicable Alberta Energy Regulator Directives and in consultation with the operator to ensure that the minimum amount of space required to safely re-enter the abandoned well is available. All documentation shall be reviewed to the satisfaction of The City of Calgary.
54. Prior to approval of any affected subdivision or development (including stripping and grading) the applicant shall provide documentation that the conditions on the pipeline right of way are suitable for the intended uses as related to environmental concerns. All documentation shall be prepared by a qualified professional and shall be reviewed to the satisfaction of The City of Calgary.

55. Prior to approval of any affected subdivision or development (including stripping and grading), the applicant shall provide documentation that all abandoned pipelines on the subject lands have 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 Licence 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.
56. Prior to approval of any affected subdivision or development (including stripping and grading), the applicant shall provide documentation from the operator of the pipeline confirming that they have been engaged, do not object to the proposed land use on or adjacent to the existing pipeline right of way, and have specified acceptable surface uses on the pipeline right of way. All documentation shall be reviewed to the satisfaction of The City of Calgary.
57. Prior to approval of any affected subdivision or development (including stripping and grading) that includes ground disturbance activities on the pipeline right of way the applicant must provide documentation from the operator confirming that they do not object to the proposed work. All documentation shall be reviewed to the satisfaction of The City of Calgary.

## **Mobility Engineering**

58. 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.

59. 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 the east half of the complete cross-section of the ultimate 100 Street SE, including the intersections of 100 Street with 17 Ave SE.
60. In conjunction with each Tentative Plan, functional-level plans shall be submitted as a component of the Tentative Plan submission package to the satisfaction of Development Engineering, for the staged development arterial and collector standard roadways, inclusive of the staged development of the at-grade intersections, and to the satisfaction of the Manager, Development Engineering. Additional road Right-of-way may be required to accommodate transitions and local widenings at intersections.
61. Prior to approval of Construction Drawings and Permissions to Construct Surface improvements: The developer shall provide signed copies of backsloping agreements for any backsloping that is to take place on adjacent lands (owned privately or owned by the City).

62. At the applicable Tentative Plan or Development Permit, prior to final approval of the construction drawings and applicable tentative plans, 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 100th Street SE, to the satisfaction to the Manager of Development Engineering.
63. At the affected tentative plan, guardrails may be required along 104 Street SE adjacent to the wetland. Guardrail and warrant calculations will be required for each applicable tentative plan.
64. No direct vehicular access shall be permitted to or from 100 Street SE and a restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
65. No direct vehicular access from Low Residential Parcels shall be permitted to or from 20th Avenue SE, 23 Avenue SE, and 104 Street SE; and a restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
66. A restrictive covenant shall be registered against the specific lot(s) identified by the Director, Community Planning, concurrent with the final instrument prohibiting the construction of front driveways over the bus loading area(s).
67. Wheel chair (curb) ramps are to be constructed at each end of a cross walk, as per the Complete Streets Policy, section 3.2.4. Each crosswalk should have a curb ramp at each end and not be shared (e.g., two per corner for standard intersections). Ramps must be entirely contained within a crosswalk (the crosswalk can be flared to capture a ramp that cannot be easily relocated). Where possible, align the ramp run with the crosswalk, as ramps angled away from the crosswalk may lead some users into the intersection.
68. Any proposed community entrance features shall be located on private sites, not within public land or rights-of-way.
69. In conjunction with each Tentative Plan, the Developer shall register road plans for Collector standard roadways within the subject lands to the satisfaction of the Director, Community Planning, that provides continuous active modes and vehicle routing through the community with at least two points of public access around the Tentative Plan boundary to the arterial road network.

The continuous collector road 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 residents will have two routes into and out of the area, in the event of emergency or road closures, and the ensure availability of capacity at the plan area access points.

70. 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 Director, Community Planning.
71. 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](mailto:stephanie.barbario@calgary.ca) to enter into the agreement and provide executed agreement to the Mobility Generalist prior to Endorsement.

APPROVED BY CPC