

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:

1. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
2. 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 legal plan of subdivision.
3. With each tentative plan of subdivision, the developer shall submit a density phasing plan indicating the intended phasing of subdivision within the outline plan area and the projected number of dwelling units within each phase, demonstrating compliance with the minimum required densities.
4. 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.

A street naming application would be required for the proposed name of Saddle Ranch Street NE. This is not an approved Street name for use within the Saddleridge community.

5. If future subdivisions of the outline plan area are to be phased, deferred municipal reserve caveats in the amount of 0.14 ha for the combined titled parcel areas, shall be registered on the respective titles concurrent with the final instrument.
6. 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, Calgary Parks.
7. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
8. 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.

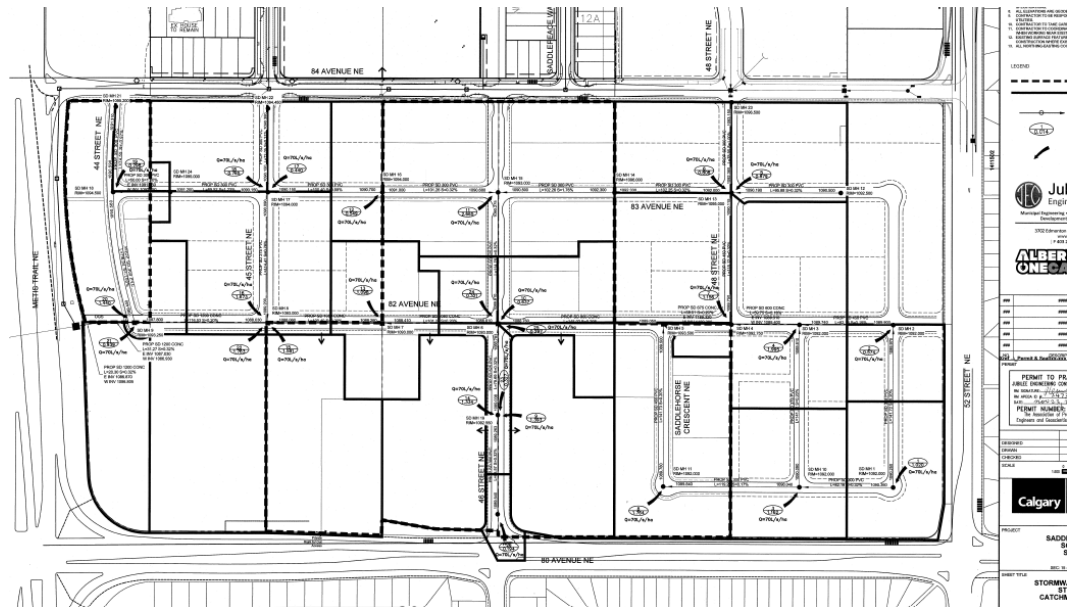
- Storm-related infrastructure details above and below ground, including (but not limited to) access roads with required vehicle turning radii, inlets, outlets, retaining walls, control structures, oil grit separators, etc.
9. Prior to approval of the first tentative plan or stripping and grading (whichever comes first), it shall be confirmed that grading of the development site will match the grades of existing adjacent parks and open space (Municipal Reserve (MR) and/or Environmental Reserve (ER)) or proposed ER, with all grading confined to the private property, unless otherwise approved by Parks.
 10. Prior to endorsement of the tentative plan of subdivision, landscape construction drawings that are reflective of the subject tentative plan of subdivision for the proposed Municipal Reserve lands are to be submitted to the Coordinator, Landscape Construction Approvals (parksapprovals@calgary.ca) for review and approval.
 11. All proposed parks (Municipal Reserve/Environmental Reserve) and Regional/Local Pathways and Trails must comply with the Calgary Parks and Open Spaces DGSS - Development Guidelines and Standard Specifications: Landscape Construction (current edition).
 12. Calgary Parks and Open Spaces does not support point source drainage directed towards Municipal Reserve (MR). All drainage and storm related infrastructure catering to private property shall be entirely clear of MR areas.
 13. 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)*.
 14. 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).

Utility Engineering

15. Servicing arrangements shall be to the satisfaction of the Manager, Development Engineering.
16. Prior to first tentative plan:

Water Network and plan (Figure 1) will need to be updated to reflect any changes required by the proposed development.

Figure 3: SMDP



19. Execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 587-224-0054 or email mathew.lanz@calgary.ca.
20. 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 which includes but is not limited to: curb extensions and traffic calming measures within 84 AV NE, Saddle Ranch Street NE, and Saddle Ranch BV 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 (as required).
 - d) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, along the boundary of the plan area (as required).
 - e) Construct the MR 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 and Manager of Development Engineering (as required).
- 21. Off-site levies, charges and fees are applicable.
- 22. Make satisfactory cost sharing arrangements with Builder Investment Group Inc. for part cost of the existing storm sewer installed/constructed in 84 AV NE/Métis TR NE that was paid for and/or constructed by Builder Investment Group Inc. under Saddle Ridge, Phase 1, DA2020-0015.
- 23. The developer shall make repayment arrangements with the City of Calgary (Real Estate and Development Services) for part cost of the Saddleridge Storm Pond (Cell D) SW ¼ 15-25-29-4, which was installed by Trio Vest Realty Advisors through their Saddleridge Industrial, Phase 01 (2014-044) subdivision and financed by The City of Calgary.
- 24. The developer shall make repayment arrangements with the City of Calgary (Transportation Infrastructure) for part cost of the upgrades of the east half of Métis Trail NE, which was installed by Genstar Development Company Limited through their Saddle Ridge, Phase 02 (DA2016-0017) subdivision and financed by The City of Calgary.

Mobility Engineering

- 25. The developer is responsible for the construction of the pathway adjacent to their site on the east boulevard of Métis Trail NE west of this plan area. Construction of the pathway will be deferred until the owners of 8608 Métis Trail NE (Block 16) develop their lands completing the pathway to 88 Avenue NE.
- 26. In conjunction with the applicable Tentative Plan, the Developer shall submit detailed construction drawings for construction of adjacent road rights of way, including 84 AV NE, with cross-sections, for the interim and ultimate grades, adjacent to and within the outline plan boundary. The cross-sections shall be drawn to scale and dimensioned from property line and lip-of-gutter showing existing, interim and ultimate grades. Cross-sections shall indicate and provide dimensions for any proposed road widening to accommodate 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 Mobility Engineering.
- 27. No direct vehicular access shall be permitted to Métis Trail NE from Lot 17. In conjunction with the applicable Tentative Plan, a restrictive covenant shall be registered on all applicable titles concurrent with the registration of the final instrument to that effect at the applicable Tentative Plan stage.
- 28. 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 Métis Trail NE to the satisfaction to the Manager of Development Engineering.

29. In conjunction with the applicable Tentative Plan, 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-ways. Noise attenuation features and screening fences shall be at the Developer's sole expense.
30. In conjunction with the applicable Tentative Plan, 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.
31. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.
32. In conjunction with the applicable Tentative Plan, provide a design of the temporary turnaround at the south terminus of Saddle Ranch Street NE. Options for consideration include a turnaround bulb or a hammerhead turnaround using an undeveloped lot from the R-G lands west of Saddle Ranch Street NE. A hammerhead design is preferred if the bulb is to impact the MR lands. Whichever design prevails, Saddle Ranch Street must connect with the temporary Emergency access road proposed on the Outline Plan.