

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. The existing buildings at 1477 - 69 ST SW are to be removed through a valid demolition permit prior to endorsement of the legal plan of subdivision for the area where the building is located.
2. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
3. Throughout the development process, the applicant shall adhere to all recommendations and mitigation measures outlined in the approved LOC2024-0320 Biophysical Impact Assessment.
4. 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.
5. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
6. **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 requires details pertaining to the total limit of disturbance adjacent to the existing and proposed Municipal Reserve resulting from the proposed development in its entirety.
7. **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.
 - Proposed pathways are to match existing pathways within adjacent linear reserves.

8. **Prior to approval** of the first tentative plan of subdivision or development permit for excavation, 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) with all grading confined to the private property, unless otherwise approved by Parks.
9. Compensation for dedication of Municipal Reserve in excess of 10 per cent is deemed to be \$1.00.
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 prior to construction.
11. All proposed parks (Municipal 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) extents. 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 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).
15. Utility alignments are not permitted within Reserve land unless otherwise approved by Parks, as per section 2.1 of Calgary Parks- Development Guidelines and Standard Specifications - Landscape Construction (current edition). All stormwater related infrastructure and rights-of-way designed with the purpose of accommodating the overland drainage from private property shall be located within Public Utility Lots or road rights-of-way and must be outside of the extents of Reserve land.
16. Reserve lands proposed next to private development sites shall not be used to accommodate a significant variation in grade to primarily benefit the private development. Backsloping proposed within Reserve shall not be a detriment to the function and design of the subject Reserve lands. **Prior to approval** of the tentative plan of subdivision or development permit for excavation, stripping and

grading, whichever comes first, provide a cross section(s) to illustrate the interface between the Reserve and the development sites for further review.

17. **Prior to approval** of the tentative plan of subdivision, provide a plan indicating where private residential rear lot drainage is requested to sheet-flow into Municipal Reserve (MR) extents with accompanying cross-sections:
 - a. Showing existing and proposed grades.
 - b. A vegetated swale located within private property.
 - c. A minimum of 300mm to 600mm of topsoil in the backyard.
 - d. A note indicating that roof drainage is directed to the front yard/street.
 - e. A note indicating that the drainage into Environmental Reserve extents will be sheet flow, not point source.
 - f. Additional landscape mitigation measures will be required if overland drainage is to cross a regional pathway.
18. Municipal Government Act (MGA) - Municipal Reserve (MR): Upon future subdivision MR is to be dedicated in the amount of 10 per cent of the developable land as per Section 666 and 671 of the MGA.
19. Stormwater or other drainage from privately-owned parcels onto adjacent Municipal Reserve (MR) parcels is not permitted unless approved by the Director of Parks. Any damage resulting from such drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector at 311 for an inspection.
20. A 1.8 metre wrought iron fence which matches the fencing on the adjacent Municipal Reserve (ASP009) or a suitable equivalent fence, shall be installed (fully within private property) and remain on the property line along all shared boundaries with adjacent Municipal Reserves.
21. No surface or sub-surface encroachments (i.e. retaining walls, utilities, etc.) are permitted within Municipal Reserve park parcels without approval from Calgary Parks.
22. Prior to any tree removal on the site, contact the Parks Planner (julia.bennett@calgary.ca) to arrange a site visit to determine any mature trees on the site that may be retained and incorporated into the future Municipal Reserve.

Utility Engineering

23. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report:
 - Geotechnical Investigation, prepared by Lone Pine Geotechnical Ltd. (File No. 1557), dated December 13, 2024.
24. **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>.

25. Servicing arrangements shall be to the satisfaction of the Manager of Development Engineering.
26. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
27. **Prior to endorsement** of any tentative plan of subdivision or release of any development permit, execute a Development Agreement. Contact the Infrastructure Strategist, Development Commitments for further information at 403-333-6895 or email jamie.greenshields@calgary.ca
28. The Developer shall make satisfactory cost sharing arrangements with Carma Developers Ltd. for part cost of the existing watermains installed in 69 Street SW that was paid for and/or constructed by Carma Developers Ltd. under Christie Park Estates, Phase 01 DA1987-0049.
29. The Developer shall make satisfactory cost sharing arrangements with Elkay Developments (Aspen) Inc. for part cost of the existing sanitary sewer and storm sewer installed in 69 Street SW that was paid for and/or constructed by Elkay Developments (Aspen) Inc. under Aspen Woods, Phase 01 DA2023-0052.
30. The Developer shall make repayment arrangements with the City of Calgary for part cost of the surface improvements in 69 Street SW adjacent to the site, which was installed by QuinnCorp holdings through their Aspen Woods, Phase 1, 2 & 3, DA2002-0056 and financed by (Calgary Roads - Program 204 project number 432540).
31. The Developer shall make satisfactory cost sharing arrangements with Elkay Developments (Aspen) Inc. for part cost of the existing underground utilities (sanitary sewer, storm sewer, and watermains) installed in Aspen Woods Gate SW that was paid for and/or constructed by Elkay Developments (Aspen) Inc. under Aspen Woods, Phase 01 DA2023-0052.
32. The Developer shall make satisfactory cost sharing arrangements with Elkay Developments (Aspen) Inc. for part cost of the existing surface improvements installed in Aspen Woods Gate SW that was paid for and/or constructed by Elkay Developments (Aspen) Inc. under Aspen Woods, Phase 01 DA2023-0052.
33. The Developer shall pay Ronmor Holdings Inc., a portion of the cost of the Updated Springbank Hill Municipal Drainage Plan.

34. The Developer shall make payment as per the requirements of East Springbank Servicing Study.
35. Off-site levies, charges and fees are applicable.
36. 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 69 Street SW along the east boundary 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 within the plan area.
 - f) Construct the multi-use pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

Mobility Engineering

37. **Prior to endorsement of** the legal plan of subdivision, the developer shall bury power lines adjacent to parcel on 69 Street SW to the satisfaction of the Manager of Development Engineering.
38. **Prior to endorsement of** the legal 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 metres 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 metres. 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 of Development Engineering.

39. All intersections shall be designed to appropriate City standards and complete with appropriate corner cuts to the satisfaction of the Manager of Development Engineering.
40. **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 to enter into the agreement and provide executed agreement to the Mobility Generalist prior to Endorsement.
41. No direct vehicular access shall be permitted from parcels to 69 Street SW and a **restrictive covenant** shall be registered concurrent with the registration of the legal plan of subdivision to that effect.
42. No direct vehicular access shall be permitted from parcels to Aspen Woods Gate SW and a **restrictive covenant** shall be registered concurrent with the registration of the legal plan of subdivision to that effect.
43. **Prior to approval** of the applicable tentative plan of subdivision or development permit, a noise attenuation study for the residential adjacent to 69 Street SW certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Development Engineering for approval.

Note that where sound attenuation is not required adjacent to Arterial roadways, a uniform screening fence shall be provided, in accordance with the 2020 Design Guidelines for Subdivision Servicing.

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.

44. **Prior to construction permission**, the developer shall provide a statement on the condition of the adjacent 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. If the development causes excess wear and tear on adjacent existing roads directly attributable to the subject site construction traffic, the developer will be responsible for the additional maintenance and/or upgrade of the roads, or for paying to the City the costs caused by such excess wear and tear.
45. With the proposed layout of this outline plan, Aspen Meadows Way North of

Aspen Meadows Green SW can be closed at the sole expense of the developer(s). This road connection would no longer be used with the proposed cul-de-sac layout to the north. **Prior to approval** of the first tentative plan, close this section of roadway. Include the physical closure and rehabilitation of this road with the construction drawing submission.

APPROVED BY CPC