

Conditions of Approval

The following Conditions of Approval shall apply:

Planning:

1. If the total area for Municipal Reserve dedication is over 10%, 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.
2. If the total area for Roads & Public Utility Lot dedication is over 30%, note that compensation in the order of \$1.00 for over dedication is deemed to be provided.
3. **Concurrent with registration of the first subdivision**, a deferred reserve caveat in the amount of 5.26 hectares shall be registered on Lot 2; Block 1; Plan 1013597.
4. **Prior to approval of any applicable tentative plan of the subdivision, and/or of development permit application stage** impacted by the landfill setbacks, the developer shall submit a plan of survey to the satisfaction of the Approving Authority, defining the location of the 300 metre permanent setback from the property line of the landfill and confirm if there are any proposed uses including: Hospitals, School, Residential Use, and Food Establishments, as per the *Municipal Government Act – Subdivision and Development Regulation (MGA - SDR)*, will lie within this setback area.
5. **Prior to approval of any applicable tentative plan of the subdivision, and/or of development permit application stage**, a consent for variance from the landfill setbacks for any proposed prohibited uses (Hospitals, School, Residential Use, and Food Establishments) as per the *Municipal Government Act – Subdivision and Development Regulation (MGA - SDR)* with the written consent of the Deputy Minister of Environment and Parks (Alberta Environment and Park) is required.
6. Showhomes and marketing information must contain maps identifying the proximity of the Stoddard landfill site and the 300 metre permanent landfill setback line shall be shown on the community land use signs containing affected lots.
7. A uniform screening fence (with gates where required) of high quality material requiring minimum maintenance, shall be provided at the Developer's expense where required, for parcels abutting 84 Street SE; the design of such fence shall be to the satisfaction of the Approving Authority, at approval of the construction drawing stage.
8. The private land (S-R site, 0.03 hectares/ 0.07 acres) at the northeast corner of 84 Street and 17 Avenue SE is intended solely for the purpose of providing a welcoming entrance to the Belvedere Neighborhood. As per the letter from Tristar Communities Inc, dated 2018 August 14, the maintenance of the community entrance feature will be the responsibility of the Developer until such time as the obligation is transferred to the Commercial Development contained within the proposed C-C2 parcel (1.52 hectares) immediately east of the required stormwater pond.
9. There shall be no third-party advertising located on the Community Entrance Feature including, but not limited to, the name or logo of the developer, builder or architect.

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10. A Public Access Easement Agreement and right of way plan, for all walkways identified on the approved Outline Plan, shall be executed and registered on title **concurrent with the registration of the final instrument.**
11. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for all semi-detached dwellings, row houses, or townhouses shall be executed and registered against the titles **concurrent with the registration of the final instrument.**
12. 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 in accordance with the Area Structure Plan.
13. The Developer is responsible for all costs associated with the road closure including all necessary physical construction, removal, rehabilitation, utility relocation, etc.
14. **Prior to approval of the first tentative plan and submission of construction drawings,** an application for street names shall be approved by City Council.
15. Existing building(s) that are to be removed are to be done so prior to endorsement of the instrument.

Development Engineering:

16. **Prior to approval and endorsement of the first tentative plan,** finalize the interim fire response plan submitted by the applicant through mutual agreement to the terms by CPAG and the applicant. This may include a temporary and/or permanent site for fire service.
17. **In conjunction with the applicable tentative plan,** the Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development.
18. This Outline Plan contains a stormwater management pond, however, the entire plan area cannot be developed until such time that all servicing (including Fire) is available. The Staged Master Drainage Plan (SMDP) developed for this Outline Plan has an expiry date of November 23, 2022 because guidelines, standards, and regulations may change from time to time. If subdivision of the first comprehensive phase and construction of the pond does not commence prior to the previous noted expiry date, the Developer shall be required to update the SMDP as may be deemed appropriate, to the satisfaction of the Manager of Infrastructure Planning. If such an update impacts the layout or size of the ponds/wetlands, 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 a significant change is necessary.
19. **Prior to endorsement of any affected tentative plan** the applicant shall provide documentation for the removal of the abandoned pipelines within the affected lands. All documentation shall be prepared by a qualified professional and shall be reviewed to the satisfaction of The City of Calgary (Environmental and Safety Management).

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20. **Prior to endorsement of any affected tentative plan**, the applicant shall provide documentation that the conditions of the areas where the pipelines have been removed are 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 (Environmental and Safety Management).
21. **Prior to approval of the first tentative plan**, provide a letter, for review and acceptance, under seal and permit to practice stamp, from a qualified Geotechnical Engineer that verifies the existing Geotechnical Report prepared by McIntosh-Lalani (File No. M-L 2047), dated January 2004 remains valid based on the latest information/details for the proposed development. A slope stability report shall be provided if any existing or final design slopes on or adjacent to the development exceed 15%.

OR

Submit an electronic version of a Geotechnical Report to the Development Engineering Generalist. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument/prior to release of the development permit, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Geotechnical Report.

22. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Off-site levies, charges and fees are applicable. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
23. **Prior to endorsement of the affected Tentative Plans /prior to release of a Development Permit**, make satisfactory cost sharing arrangements with Riotrin Properties (Calgary East) Inc for part cost of the existing underground utilities installed in 84 Street SE that were constructed by Riotrin Properties (Calgary East) Inc under East Hills, Phase 1 (2010-110).
24. **Prior to endorsement of the affected Tentative Plans /prior to release of a Development Permit**, make satisfactory cost sharing arrangements with Riotrin Properties (Calgary East) Inc for part cost of the existing surface improvements installed in 84 Street SE and 17 Avenue SE that were constructed by Riotrin Properties (Calgary East) Inc under East Hills, Phase 1 (2010-110).
25. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
26. 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 with the City to:

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- 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. 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 the full width of 17 Avenue SE (Parkway standard) along the south boundary of the plan area.
 - c) Construct the underground utilities and surface improvements within the boundary of the plan area.
 - d) 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.
 - e) Construct a wood screening fence or chain link fence, whichever may be required, inside the property line of the residential lots where they abut Municipal Reserve, Environmental Reserve, or Public Utility Lots within and along the boundary of the plan area.
 - f) Construct the MSR/MR within the plan area.
 - g) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
 - h) Rehabilitate the portions of public or private lands and/or infrastructure that are damaged as a result of this development, all to the satisfaction of the City of Calgary.
27. **Concurrent with the registration of the final instrument**, 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 Manager, Infrastructure Planning and the City Solicitor **prior to endorsement of the final instrument**. A standard template for the agreement will be provided by Development Engineering.

Transportation:

28. In conjunction with the applicable tentative plan, the Developer is responsible to ensure all infrastructure can be constructed in accordance with the applicable standards and regulations at the time of development.
29. **Prior to approval of the first tentative plan**, it must be demonstrated to the satisfaction of the Director, Transportation Planning that a Regional Transportation Network Infrastructure is "available," and connects the Outline Plan area, in accordance with the approved Calgary Transportation Plan (CTP) and Municipal Development Plan (MDP).

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“Available” includes any or all of the following:

- The ability to construct or contribute towards construction of a Regional Transportation Network infrastructure required to provide a connection to the Tentative Plan.
- The ability to construct or provide financial contribution for construction of a pedestrian / active modes system to service the Tentative Plan.

The Regional Transportation Network Infrastructure required to support development throughout the Tristar Belvedere Outline Plan is as follows:

- 4 general purpose lanes as per parkway standard on 17 Avenue between Stoney Trail east intersection and east plan boundary
 - 84 Street 4 lane arterial cross section
30. 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 with the City to:
- Construct the northern half of 17 Avenue between 84 Street east intersection and east plan area.
 - i. This shall include curb and gutter along the northern curb line of the road.
 - Construct dual left turn bays for the eastbound left turn at 17 Avenue and Belvedere Street.
31. 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 Transportation Planning and Roads, 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 Director, Transportation Planning. Additional road Right-of-way may be required to accommodate transitions and local widenings at intersections.
32. In conjunction with each Tentative Plan, Transit service shall be provided to the satisfaction of the Director, Transit and the Director, Transportation Planning
33. In conjunction with the applicable Tentative Plan or Development Permit for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transportation Planning. All bus zones shall be located:
- Where commercial areas are concentrated;
 - Where the grades and site lines are compatible to install bus zones; and
 - Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.
34. In conjunction with the applicable Tentative Plan or Development Permit, accesses for all multi-family sites and commercial sites shall be designed and located to the satisfaction of the Director, Transportation Planning.

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35. At the **affected tentative plan**, a mutual access easement shall be registered for the M-H1, M-2 and M-G parcels east of Belvedere Blvd north of 17 Avenue and south of Belvedere Avenue to share the two access onto Belvedere Blvd as shown on outline plan. Access for the M-2 parcels shall be shared with the north or south parcel if a second access is required. No access to the two M-2 sites east and west of Belvedere Boulevard between Belvedere Park and Belvedere Common.
36. At the **affected tentative plan** or **Development Permit**, pedestrian connection to 84 Street through the R-2M parcel (site 2) shall be provided for better access to transit service on 84 Street.
37. At the **affected tentative plan**, guard rails may be required along 84 Street and Belvedere Drive surrounding the wetland, and along 84 Street and 17 Avenue surrounding the proposed storm pond.
38. All crosswalks where Regional Pathways or Multi-use pathways intersect with the street shall be designed to the satisfaction of the Director, Transportation Planning. At the effected tentative plan, the installation of pedestrian-actuated crossing signals or other treatments such as a rapid flash beacon may be required if warranted, at the expense of the developer.
39. **In conjunction with the applicable Tentative Plan or Development Permit**, a noise attenuation study is required for the residential adjacent to 84 Street SE and 17 Avenue SE, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning 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 2014 Design Guidelines for Subdivision Servicing.

40. 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.
41. In conjunction with the applicable Tentative Plan, sidewalks along the school site frontages shall be designed and constructed as mono-walks, with a minimum width of 2.0 meters.
42. In conjunction with the applicable Tentative Plan, collector standard roads (and below) shall be built to their full width to the satisfaction of the Director, Transportation Planning.
43. 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, Transportation 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.

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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.

44. In conjunction with the applicable Tentative Plan, detailed engineering drawings and turning templates shall be submitted and approved to the satisfaction of the Director, Transportation Planning 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.
45. In conjunction with the applicable Tentative Plan, all roads and intersections within the plan area shall be located, designed, and constructed at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
46. Any proposed community entrance features shall be located on private sites, not within public land or rights-of-way.
47. No direct vehicular access or front driveways shall be permitted to or from the following locations:
 - Belvedere Avenue;
 - Belvedere Boulevard;
 - Belvedere Common between Belvedere Park and Belvedere Common;
 - Belvedere Drive south side between Belvedere Point and Belvedere Terrace;
 - and
 - Belvedere Park between Belvedere Point and Belvedere Common.

A restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.

48. **Prior to the Endorsement of the applicable Tentative Plan**, the Developer shall provide a Letter of Credit for pedestrian-activated crossing signals at the intersection of **Belvedere Avenue SE and Belvedere Boulevard SE**. Note that 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.
49. A restrictive covenant shall be registered against the specific lot(s) identified by the Director, Transportation Planning **concurrent with the final instrument** prohibiting the construction of front driveways over the bus loading area(s).
50. No direct vehicular access shall be permitted to or from 17 Avenue SE or 84 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.

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51. 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, Transportation Planning.
52. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
53. Prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements (and Ministerial Consent) for any back sloping that is to take place on adjacent lands.

Parks:

54. The wetland(s) identified within the Outline Plan area are subject to The City of Calgary's Calgary Wetland Conservation Plan (the "Plan") and its "no net loss" policy. All Class III and above wetland(s) (as defined by the Stewart and Kantrud Wetland Classification System) identified within the Outline Plan area qualify as Environmental Reserve ("ER") pursuant to the Municipal Government Act (Alberta) ("MGA") and are to be dedicated to The City of Calgary as ER, pursuant to the MGA. Pursuant to the Plan, the Subdivision Authority may permit an applicant to damage or destroy Class III and above wetland(s) provided that prior to the approval of the affected Tentative Plan and/or Development Permit, the applicant shall provide the City of Calgary Parks department with a copy of the agreement entered into with the Province of Alberta or its agent that provides for compensation for the loss or alteration of the Class III and above wetland(s); and

Pursuant to Part 4 of the Water Act (Alberta), the applicant shall promptly provide a copy of the Water Act approval from Alberta Environment and Parks to The City of Calgary Parks department.
55. Until receipt of the Water Act approval by the applicant from Alberta Environment and Parks, the wetland(s) shall not be developed or disturbed in anyway and shall be protected in place.
56. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels to the satisfaction of the Director, Calgary Parks.
57. 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 (Office 403-268-1348 or Mobile 403-804-9417) to approve the location of the fencing prior to its installation.
58. The developer shall minimize stripping and grading within the Environmental Reserve. 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**.

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59. Rehabilitate all portions of the MSR/MR/ER lands along the boundaries of the plan area that are damaged as a result of this development, all to the satisfaction of the Director, Parks.
60. 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.
61. With the submission of Landscape Construction Drawings, the developer shall include a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan should indicate how it will be rehabilitated and restored, identifying the proposed vegetation species and planting methods for the ER habitat disturbance. This is to follow the City's Vegetation Guidelines:
<http://www.calgary.ca/CSPS/Parks/Documents/Planning-and-Operations/seed-mixes.pdf>
The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
62. The Low Impact Development (LID) component drainage is not to conflict with the pathways in any part of the subdivision.
63. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks' **Development Guidelines and Standard Specifications – Landscape Construction** (to the applicable standards at the time of development), including setback requirements, to the satisfaction of the Director, Parks.
64. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
65. **Prior to the approval of the affected tentative plan**, finalized concept plans for all MR and MSR sites shall be submitted for Parks' review and approval.
66. **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 existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.
67. **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 area meet Parks' approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting.
68. Storm water or other drainage from privately-owned parcels onto adjacent municipal reserve, environmental reserve or municipal school reserve parcels is not permitted unless otherwise approved by Parks. Any unauthorized drainage from private parcels onto adjacent municipal reserve, environmental reserve or municipal school reserve parcels must be resolved to the satisfaction of the Director, Parks and any damage resulting from such drainage will require restoration at the developer's

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expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector at 403-268-4760 for an inspection.

69. Point source drainage from development sites shall not be permitted into ER or MR/MSR extents. Sheet flow drainage or its equivalent towards Reserve extents shall be reviewed on a case by case basis, and will only be accepted if the runoff is required to supplement the wetland habitat.
70. All stormwater related infrastructure that is required to handle drainage from private lots (including pipes, catch basins and concrete swales, etc) shall be located in PUL, road right of way(s) or on private property and not on MR or ER lands throughout the entire Outline Plan area.
71. When a regional pathway or green corridor is located adjacent to residential walkout lots, overland drainage (including sheet flow) from the residential lots over the pathway is prohibited unless roof water drainage to front street(s) is guaranteed and when appropriate mitigation measures approved by Parks are applied. Concrete swale or its equivalent at the back of residential lots may be required to prevent overland drainage if the aforementioned requirements cannot be met.
72. A restrictive covenant shall be registered against the walkout lot(s) backing onto a regional pathway or green corridor, as identified by the Director of Calgary Parks **concurrent with the final instrument** prohibiting roof water drainage over the pathway or green corridor by directing at least 80% of roof water to the front street(s), at the time the tentative plan is presented for approval.