

Conditions of Approval

Prior to Release Requirements

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

Planning:

1. Submit a total of six (6) complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively address the Prior To Release conditions of all Departments as specified below.

In order to expedite the review of the Amended Plans, please include the following in your submission:

- a. Four (4) of the plan set(s) shall highlight all of the amendments.
- b. Four (4) detailed written response(s) to the Conditions of Approval document that provides a point by point explanation as to how each of the Prior to Release conditions were addressed and/or resolved.

Please ensure that all plans affected by the revisions are amended accordingly.

2. Payment in the amount of \$187,494.88 to the Beltline Community Investment Fund (BCIF) in the form of a certified cheque payable to the City of Calgary, based on Council approval of the proposed heritage density transfer through LOC2018-0204.

Development Engineering:

3. Consolidate the subject parcels. Submit a copy of the registered plan and certificate of title, confirming the consolidation of subject parcels onto a single titled parcel, to the Development Engineering Generalist.
4. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact developmentservicing2@calgary.ca for additional details.

For further information, refer to the following:

Design Guidelines for Development Site Servicing Plans

http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf

Development Site Servicing Plans CARL (requirement list)

<http://www.calgary.ca/PDA/pd/Documents/development/development-site-servicing-plan.pdf>

NOTE: The trapped low in the rear lane appears to spill through this property provide modeling showing rear lane ponding that demonstrates that no additional stormwater will spill to neighboring properties

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5. **After the Development Permit is approved but prior to its release**, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 2M2016.

As per the **current** application (34 - 2 bedroom units and 143 - 1 bedroom units) and based on **2018** rates, the **preliminary estimate** for this application is **\$92,998.64**. (as the project qualifies for the density incentive program)

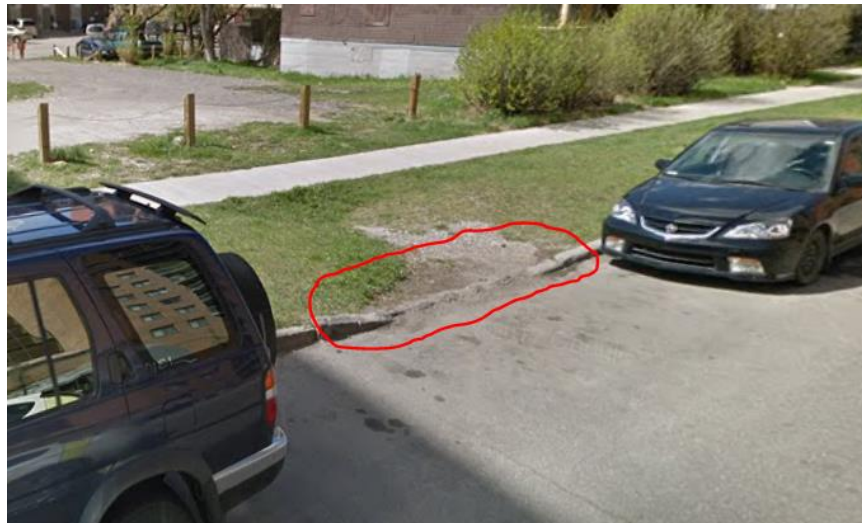
Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.

To obtain the off-site levy agreement, contact the Calgary Approvals Coordination, Infrastructure Strategist at 403-268-5782 or email jill.a.thomson@calgary.ca.

6. Remit payment (certified cheque) for the infrastructure upgrades for the Centre City communities, in the amount of \$83, 210.40 to Development Engineering. This levy includes the Centre City Utility approved under the Centre City Utility Levy Bylaw 38M2009. The amount identified above is determined using \$2184 per metre of site frontage (on avenues only) for the proposed development (14 Avenue SW – 38.10 m frontage).

Transportation:

7. Amend the plans to clearly note that residents will be able to use the elevators to gain access to the class #1 bike facilities on the P1 and P2 to bring them up to the lobby. Be aware that this will be a permanent condition of this development.
8. Amend plans to show the existing curb cut on 14 Avenue S.W., and note that it is to be "closed and rehabilitated at the Developers expense" (See image below).



NOTE: Although a note has been added to the site plan, amend the plans to clearly show the location of the existing curb cut, and add a note and arrow pointing the area out more clearly.

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9. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

Roads

- a. Closure and removal of existing driveway crossings on 14 Avenue S.W.,
 - b. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
10. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

The developer is responsible to coordinate the timing of the construction by City forces. The payment is non-refundable.

Roads

- a. Street lighting upgrading adjacent to site frontage (If required).
11. Provide the City with a letter of agreement on corporate letterhead indicating that for each dwelling unit that does not have a vehicle parking stall (32 dwelling units), the developer shall provide at occupancy:
- a. \$250 in credit with a vehicle sharing (eg car2go), rideshare (eg uber, lyft), and/or taxi (eg Mayfair, Yellow) service; and
 - b. One year of Calgary Transit adult passes (12 monthly passes) or equivalent credit with Calgary Transit.

Parks:

12. Amend Site and Landscape plans (DP1.00 and L1.0) to indicate an existing public tree within 6.0m of the development site. It is located near the NW corner of the site (also refer to DP0.3). As per the Tree Protection Bylaw, provide the following information:
- a. Tree species Trembling aspen
 - b. Caliper of tree trunk (dbh) 3cm
 - c. Height of tree 2m
 - e. Scaled outline of the tree canopy drip line 1m
 - f. **Indicate whether the tree is to remain or to be removed**

Note: This existing public tree is dead. There are no immediate plans for its removal/replacement so Urban Forestry has no issues with this development.

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13. Amend L1.0:
- a) Indicate the curb (LOG and BOC), grass boulevard, and existing sidewalk clearly.
 - b) Indicate the proposed boulevard tree species and size on L1.0. Parks prefers street tree species are American Elm, Green Ash, Prairie Spire Green Ash, Bur Oak, or Dropmore Linden and the tree size should be between 60mm to 80 mm.
 - c) Indicate the setbacks between proposed boulevard trees and the existing or proposed utilities/servicing connections. This is to ensure no conflicts exist between the proposed boulevard trees and servicing connection. It appears two proposed boulevard trees may be too close to proposed servicing connections (see Site Servicing Plan SP1).
 - d) Clarify if there will be a walkway from the main entrance to the curb. If yes, indicate the setbacks between proposed boulevard trees and the proposed walkway.

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Provide the minimum setback requirements as identified in Section 4.1.2 and Section 4.1.3 of Parks "Development Guidelines and Standard Specifications: Landscape Construction (current edition)":

http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/Landscape2018.pdf

Permanent Conditions

The following permanent conditions shall apply:

Planning:

14. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
15. No changes to the approved plans shall take place unless authorized by the Development Authority.
16. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
17. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
18. No changes to the approved plans shall take place unless authorized by the Development Authority.
19. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
20. The grades indicated on the approved Development Permit plans must match the grades on the Development Site Servicing Plan for the subject site as per the Lot Grading Bylaw.

Development Engineering:

21. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
 - a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).

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22. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: www.calgary.ca/ud (under publications).

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.

23. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
24. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
25. Pursuant to Bylaw 2M2016, off-site levies are applicable.
26. **Prior to issuance of a Development Completion Permit or any occupancy of the building**, payment shall be made for off-site levies pursuant to Bylaw 2M2016. **To obtain a final estimate**, contact the Calgary Approvals Coordination, Infrastructure Strategist at 403-268-5138 or email rob.hirber@shaw.ca or offsitelevy@calgary.ca.

Transportation:

27. Residents shall be able to use the elevators to transport their bicycles from the class #1 bike facilities on the P1 and P2 level, to bring them up to the Lobby for the life of this development.

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28. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
29. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. **Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.**

Parks:

30. Public trees located on the boulevard adjacent to the development site shall be retained and protected unless otherwise authorized by Urban Forestry or removed by Urban Forestry Operations.
31. As per the City of Calgary Tree Protection By-law, a letter of authorization to remove public trees is required from Parks Urban Forestry. The applicant is to contact Urban Forestry at 311 or email tree.protection@calgary.ca to make arrangements for the letter.
32. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector (at 403-620-3216 or at 403-268-5204) to arrange an inspection.

Parks:

33. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the Director, Parks. A copy of the bylaw can be found at www.calgary.ca. Parks does not permit the removal of public trees to facilitate development unless all options to retain and protect are exhausted.
34. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. The Public Tree(s) adjacent to this development is/are valued at \$NIL. Applicants that are unfamiliar with tree protection or tree appraisal are advised to consult an arborist. Arborists are found in the telephone directory under "Tree Service".
35. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks.
36. No stockpiling or dumping of construction materials is permitted on the adjacent boulevard.