

Conditions of Approval

Subdivision Services:

1. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
2. The developer, at its expense, shall install decorative street lighting, known as the McKenzie Towne Style or the 5 metre Traditional 17 Ave Style. The style of street light shall be consistent with the adjacent developments.
3. The existing building shall be removed prior to endorsement of the final instrument of the subdivision application.

Development Engineering:

4. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Report, East Springbank Subdivision, prepared by McIntosh Lalani Engineering Ltd. (File No ML 8718), dated July 11, 2018.
5. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
6. **Prior to approval of the Tentative Plan**, submit two (2) copies of Structural Design Drawings and cross-sections for the retaining wall(s) prepared by a qualified Structural Engineer under seal and permit to practice stamp to the satisfaction of the Chief Structures Engineer, Roads. The intent of the drawings is to show the feasibility of the proposed retaining wall(s) at the location(s) indicated.

Note: This condition is intended for the two terraced retaining walls on the west side of the site with a cumulative height (including 1.5m long 3:1 slope between walls) of approximately 2.5m.

7. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
8. The Developer shall make repayment arrangements with the City of Calgary for part cost of the surface improvements constructed in Elmont Drive SW adjacent to the site, which were constructed by 1089302 Alberta Inc through their Springbank Hill, Phase 1 (2005-097) subdivision.
9. The developer shall make satisfactory cost sharing arrangements with Springbank Hill Development Corporation for part cost of the existing watermain installed in Elmont Drive SW, which was constructed by Springbank Hill Development Corporation under Springbank Hill, Phase 3 (2001-075).
10. The developer shall make satisfactory cost sharing arrangements with 1089302 Alberta Inc for part cost of the existing storm and sanitary sewers installed in Elmont Drive SW, which were constructed by 1089302 Alberta Inc under Springbank Hill, Phase 1 (2005-097).

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11. The Developer shall make payment to the City for their share of the East Springbank Servicing Study.
12. 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.
13. 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. 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 and along the boundaries of the plan area.
 - c) Construct a wood screening fence, chain link fence, or sound attenuation fence, whichever may be required, inside the property line of the residential lots along the boundaries of the plan area.
 - d) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development

Transportation:

14. No direct vehicular access shall be permitted to or from Elmont Dr. SW and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
15. All roads and intersections shall be designed to the satisfaction of Director Transportation Planning.
16. The cul-de-sac is to be built to City of Calgary standard 454.1004.004 in the Calgary Design Guidelines for Subdivision Servicing.

Parks:

17. As identified in PE2018-00446, and as per Section 4.4 Open Space Network Policy 12, of the Springbank Hill ASP, "*Developments should be designed to reduce energy costs (e.g. sunlight exposure, retention of trees, orientation of buildings)*". The Developer is encouraged to retain existing tree stands (possibly along the north boundary in the back of lots) **prior to approval of the stripping and grading permit or tentative plan approval**, whichever comes first.
18. **Prior to approval of the stripping and grading permit or tentative plan approval**, whichever comes first, the developer shall install and maintain a temporary construction fence on the private property line with private trees to be retained (if required).