

Conditions of Approval

The following Conditions of Approval shall apply:

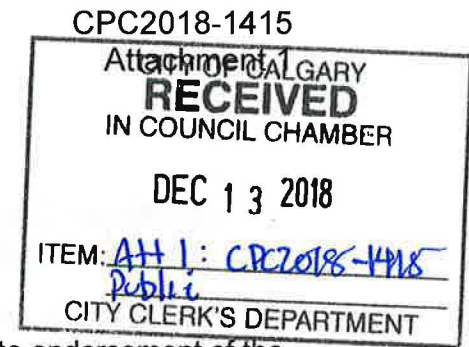
Planning Services:

1. Existing buildings that are to be removed are to be done so prior to endorsement of the instrument.
2. The relocation of any electrical and telecommunications installations shall be at the Developer's expense to the appropriate standards.
3. 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 final instrument.
4. Prior to affected Tentative Plan approval (and submission of construction drawings), the proposed community and street names be submitted/approved to the satisfaction of the Subdivision Authority.
5. Given the fragmented ownership pattern, the subdivision design is predicated on the Outline Plan proceeding by way of an initial comprehensive tentative plan that allows for the dedication of consolidated municipal reserve lands, public utility lots and rights-of-way across multiple parcels. The initial comprehensive tentative plan shall provide for the dedication of all required municipal reserve lands, public utility lots, rights-of-way and block layouts at the outset. A subsequent outline plan application shall be required should the initial tentative plan not provide for these elements. Minor deviations from this approach that still meet the overall intent may be considered subject to detailed review by the Subdivision Authority. Subsequent tentative plans may be applied for to provide lotting within the block layouts established by the initial plan.

Development Engineering:

6. Prior to approval of any tentative plan, approval of a Staged Master Drainage Plan (SMDP) that identifies the required capacity, alignments and land requirements for the storm water infrastructure is required. The report is to be prepared by a qualified Professional Engineer under seal and permit to practice stamp to the satisfaction of the City of Calgary, Water Resources.

For further information contact Water Resources – Development Approvals, 403-268-4993.
7. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
8. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Based on the Watershed Management Plan stormwater discharge is limited to 1.257 L/s/ha and average annual runoff volume is limited to 90mm. Low Impact Development and stormwater source control is recommended.
9. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Subdivision Development



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Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.

10. 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.
11. 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 Triovest Realty Advisors through their Saddleridge Industrial, Phase 01 (2014-044) subdivision and financed by The City of Calgary.
12. 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 84 Avenue NE along the south boundary of the plan area.
 - c) Construct the underground utilities and surface improvements within 88 Avenue NE along the north boundary of the plan area.
 - d) Construct the surface improvements (lanes and walkways) along the boundaries of the plan area.
 - e) 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.
 - f) Construct the Municipal Reserve (MR/S-SPR) within the plan area.
 - g) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots/lane/walkway/roadway/(other) where they abut the boundary of the plan area.
 - h) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
13. **Prior to approval of the affected tentative plan**, the Applicant shall address the recommendations made in the following report - specifically the preparation and submission of a Remedial Action Plan (RAP): "Phase II Environmental Site Assessment 4715 88 Avenue NE Calgary, Alberta" by Pinchin West Limited, dated November 29, 2016.

All report(s) are to be prepared by a qualified professional and will be reviewed to the satisfaction of The City of Calgary (Environmental & Safety Management).

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Transportation:

14. In conjunction with the initial Tentative Plan, the developer shall register a road plan to the satisfaction of the Director, Transportation Planning, for 88 Avenue from the east boundary of the Outline Plan to the west boundary of the Outline Plan, inclusive.
15. The developer shall make repayment arrangements with the City of Calgary (Transportation Infrastructure) for a portion of the cost of the Metis Trail upgrades between 80 Avenue and 88 Avenue.
16. **Prior to approval of Construction Drawings and Permissions to Construct Surface improvements:** The developer shall provide signed copies of backsloping agreements for any backsloping that is to take place on adjacent lands (owned privately or owned by the City).
17. In conjunction with the initial Tentative Plan (and subsequent tentative plans, if necessary), 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 two points of public access around the tentative plan boundary to the arterial road network.

The continuous collector road network is required to ensure that emergency access and efficient Transit routing through the plan area(s) can be accommodated, while the two points of access to the plan area(s) ensures residents will have two routes into and out of the area, in the event of emergencies or road closures, and to ensure availability of capacity at the plan area access points.

18. In conjunction with the applicable Tentative Plan, detailed engineering drawings, turning templates, and fastest path analysis 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.
19. For R-G, laned residential lots, no direct vehicular access shall be permitted to or from collector or higher classification roadways. Vehicular access shall be provided via rear lanes or private internal drive aisles. Restrictive covenants **shall be registered on all applicable titles** concurrent with the registration of the final instrument **to that effect at the Tentative Plan stage.**
20. Pedestrian crossings are to be designed and constructed by the developer in conjunction with the applicable phase of development. Treatments to be confirmed on applicable construction drawings and may include bulb-outs, rapid flashing beacons, pedestrian corridors as required to the satisfaction of the Director, Transportation Planning. This applies to potential regional pathway and local pathway crossings of 47A Street NE and 84 Avenue NE.
21. In conjunction with the applicable Tentative Plan, the developer shall provide a Letter of Credit for pedestrian-actuated crossing signals that are agreed upon by the developer and the Director, Transportation Planning. Pedestrian-actuated crossing signals shall be considered to the satisfaction of the Director, Transportation Planning:

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- where regional pathways or multi-use pathways intersect with the street;
- at mid-block crossings; and
- at intersections or pedestrian crossings adjacent to Joint Use sites.

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, and is required to submit payment in support of the proposed Tentative Plan applications.

22. Access to the Guru Nanak Gate is restricted to right turns in and out only and a restrictive covenant shall be registered against all adjacent parcels **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
23. No direct public vehicular access shall be permitted to 88 Avenue NE for any residential or multi-family sites. A restrictive covenant shall be registered concurrent with the registration of the final instrument.
24. A Mutual Access Easement Agreement and right of way plan shall be executed and registered on title for the MX-2 and C-N1 sites on the west side of Guru Nanak Gate **concurrent with the registration of the final instrument** at the Tentative Plan stage.
25. A Mutual Access Easement Agreement and right of way plan shall be executed and registered on title for the MX-2 and C-N1 sites on the east side of Guru Nanak Gate **concurrent with the registration of the final instrument** at the Tentative Plan stage.
26. 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).
27. 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.
28. 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.
29. In conjunction with each Tentative Plan, Transit stops shall be provided to the satisfaction of the Director, Transit and the Director, Transportation Planning.
30. In conjunction with the applicable Tentative Plan(s) and/or Development Permit(s), Transit shelter(s) shall be provided as stipulated by the Director, Transit and the Director, Transportation Planning and shall be supplied and installed at the Developer's sole expense. The shelter(s) shall be installed by Transit upon receipt of satisfactory payment.
31. All bus stops adjacent to roundabouts are to be located outside the curb flares influence zone and along the curb lanes where there is on-street parking.
32. Saddlepeace Crescent, Saddlepeace Way to the north of the regional pathway, and the east-west portion of Saddlepeace Road across from the 0.20ha S-SPR site must be constructed to the 9.0m/16.0m Residential Street standard.

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33. All sidewalks adjacent to institutional sites shall be designed as mono-walks, and be a minimum 2.0 meters wide.
34. In conjunction with the applicable Tentative Plan or Development Permit, access to multi-residential and commercial sites shall be located and designed to the satisfaction of the Director, Transportation Planning.
35. In conjunction with the applicable Tentative Plans for single family lots and development permit applications for multi-family sites, a noise attenuation study is required for the development adjacent to 88 Avenue NE certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning. This study shall be submitted to Transportation Planning for approval.

Note: where sound attenuation is not required adjacent to Arterial and Skeletal roadways, a uniform screening fence shall be provided, in accordance with the 2014 Design Guidelines for Subdivision Servicing.

36. 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.
37. 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.
38. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
39. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.

Parks:

40. In conjunction with the first tentative plan, the Developer will be required to dedicate all Municipal Reserve (MR) lands within the Outline Plan area to the satisfaction of the Director, Calgary Parks.
41. Construct all pathway routes within and along the boundaries of the plan area according to Parks' **Development Guidelines and Standard Specifications – Landscape Construction** (current version), including setback requirements, to the satisfaction of the Director, Parks.
42. Plant all public trees in compliance with the approved Public Landscaping Plan.

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43. **Prior to the approval of the affected Tentative Plan**, finalized concept plans for all MR sites shall be submitted for Parks' review and approval.
44. **Prior to the approval of the affected Tentative Plan**, the developer shall confirm fencing requirements adjacent to MR parcels to the satisfaction of the Director, Calgary Parks.
45. It will be the developer's responsibility to construct the Municipal Reserve (MR) sites, subject to the terms and conditions of a Standard Development Agreement.
46. No backsloping from private lots onto adjacent Municipal Reserve (MR) lands will be permitted.
47. Drainage from proposed lots onto adjacent Municipal Reserve (MR) lands will not be permitted unless otherwise approved by the Director, Parks and Director, Water Resources.
48. Compensation for dedication of reserves in excess of 10% is deemed to be \$1.00.
49. 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
50. Pursuant to Part 4 of the *Water Act* (Alberta), the applicant shall promptly provide a copy of the *Water Act* approval from Alberta Environment to The City of Calgary Parks department.
51. Until receipt of the *Water Act* approval by the applicant from Alberta Environment, the wetland(s) shall not be developed or disturbed in anyway and shall be protected in place.