

## 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 7 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. 4 of the plan set(s) shall highlight all of the amendments.
- b. 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. Approval and endorsement of subdivision SB2018-0367 is required as a Prior to Release.
3. Provide confirmation through a land title certificate that the finalization of the land transaction between Trico and Real Estate & Development Services (the land swap).
4. Upon subdivision approval, amend plans to provide consistent subdivision lines to those in SB2018-0367.
5. Amend the landscaping plans to refer to 'FUTURE SITE SIGNAGE LOCATION' on Building 1 as BLDG. B1 SIGN FEATURE to be consistent with plan drawings.
6. Amend the landscaping plans to refer to "FUTURE SITE SIGNAGE LOCATION" next to Building 2 as "PROPOSED SITE SIGN LOCATION" to be consistent with plan drawings.
7. Drawing B-1DD9.1 and B2-DD9.1 say "EXTERIOR LIGHTS – AS PER ELECT. DWGS". Drawing LM-100 does not show down lights on the ramps. Amend plans to clearly indicate lighting type on Drawings B-1DD9.1, B-2DD9., LM-100 and all other plans as required.
8. Submit a cheque payable to The City of Calgary for a total of \$245.00 for the cost of 1 additional Development Completion Inspections (\$245.00 per phase) that was not paid for at the time of the Development Permit submission. If the number of Phases changes, calculate accordingly.
9. Submit a cheque payable to The City of Calgary for a total of \$653.00 for the cost of the Calgary Planning Commission fee.

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### Development Engineering:

10. Amend the plans to:

#### Waste & Recycling Services - General

- a. Indicate a screened location for the grease waste storage area with dimensions (1.5m x 2.0m minimum). (bldg2)
- b. Provide an overhead door (min. size of 3.0m wide X 2.1m high) and a separate man door with keypad access for the waste facilities.
- c. Provide metric dimensions and scale on all drawings for waste facilities.
- d. Provide protection details for all overhead door components, including the frame and tracks, from all directions of travel.
- e. Provide protection to ensure all parts of the storage area do not come into contact by any part of a container. Refer to the "Development Reviews: Design Standards for the Storage and Collection of Waste"
- f. Found at: <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx> Waste & Recycling Services - Collection Vehicle Access

#### Waste & Recycling Services - Collection Vehicle Access

- a. Indicate that all portions of the collection vehicle route / parking structures are structurally capable of supporting a minimum weight of 25,000 kg. (Bldg 1 the waste staging area and vehicle travel route)

#### Waste & Recycling Services – Multi-Family

- a. Indicate how:  
Bldg 1 - 33.6 yd<sup>3</sup>, Bldg 2 – 22.2 yd<sup>3</sup>, Bldg 3 – 39.3 yd<sup>3</sup>, of waste will be accommodated between the containers for garbage, recyclable materials and food and yard waste materials.
  - Provide 0.5m clearance around each container for access and maneuvering (i.e. a single 3yd<sup>3</sup> or 4yd<sup>3</sup> container requires 1.45m x 2m plus 0.5m clearance on all sides = 2.45m x 3.0m)
  - Ensure each waste stream can be maneuvered independently of the other two.

Multi-family residential dwelling units are calculated to produce 0.23m<sup>3</sup> (0.3yd<sup>3</sup>) of combined waste per week. Industrial, Commercial and Institutional developments are calculated to produce 1.0m<sup>3</sup> for every 1000m<sup>2</sup> of development of combined waste per week.

**NOTE: The amount of waste storage currently provided will require a collection vehicle on site 6 times per week.**

11. 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](mailto: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](http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf)

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### Development Site Servicing Plans CARL (requirement list)

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

12. Off-site Levies are not owing on this project.

### Transportation:

13. Amend the plan DD1.7 to remove note of curb extensions at mid-block location on 78 Avenue east of 4A Street SW.
14. Revised on-street signage, traffic signal reprogramming, and road markings are required to support the subject development as per the site plan. Provide a letter under corporate letter head confirming that all costs associated with these changes are to be the developer's sole expense. Contact the Traffic Engineer (403-268-3520) eight (8) weeks prior to occupancy to arrange for the necessary work.
15. 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. Construction of three new driveway crossings, including one emergency access driveway;
  - b. Closure and removal of four existing driveway crossings;
  - c. Construction of new sidewalks adjacent to 4A Street SW, 78 Avenue SW, and Macleod Trail S slip ramp along the subject parcel including new city park;
  - d. Construction of six new wheelchair ramps;
  - e. Construction of two new curb extension on 78 Avenue east leg at 4A Street SW;
  - f. Sidewalk extension at Macleod Trail S / 75 Avenue at NW corner from existing sidewalk to bus zone;
  - g. Construction of type C bus apron on northbound Macleod Trail @ 75 Avenue SW;
  - h. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
16. 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.

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- a. Street lighting upgrading adjacent to 78 Avenue SW, 4A Street SW, Macleod Trail S slip ramp.

### **Parks:**

No comments.

### **Permanent Conditions**

The following permanent conditions shall apply:

### **Planning:**

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 development is 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 garbage enclosures shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.
21. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.
22. All trees located within the subject property and shown on the approved plans, which cannot be retained during development, must be replaced by a tree of a species and size which is acceptable to the Development Authority within twelve months of the issuance of the development completion permit.
23. This approval recognizes 2 phases on the approved plans (with 2 future phases). A Development Completion Permit may be issued for each phase. All the road works, landscaping and provisions for garbage collection shown within each phase shall be completed prior to the issuance of a Development Completion Permit for that phase. Call Development Inspection Services at 403-268-5311 to request site inspections for the Development Completion Permits.
24. Buildings shall be constructed as indicated on the phasing plan, with Building 1 and 2 as part of phase 1 and Building 2 as Phase 2.
25. All roof top mechanical equipment shall be screened as shown on the approved plans.
26. Retaining wall(s) that are 1.0m or greater in height shall be located and constructed as shown on the approved plans released with this permit.

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27. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
28. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
29. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
30. Fascia signage shall be placed only in the designated sign area as indicated on the approved plans. Any damage to the building face, as a result of the sign installation or removal, shall be repaired to the satisfaction of the Development Authority.
31. All electrical servicing for site signage shall be provided from underground.
32. Whenever a tenant panel on a multi-tenant Sign-Class C (Freestanding Sign) is removed, the sign owner shall replace it with a blank panel until such time as a new tenant panel is provided.
33. There shall be no exposed anchor bolts.

### **Development Engineering:**

34. 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).
35. The available fire flow in the adjacent City water main is 15,000 L/min at 15m residual pressure.
36. 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.

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The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://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.

37. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
38. 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.
39. 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.
40. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.

### Transportation:

41. The approved driveway(s) required for this development must be constructed to the ramp grades as shown on the approved Development Permit plans. Negative sloping of the driveway within the City boulevard is not acceptable. If actual grades do not match the approved grades, the developer/owner shall be responsible for all costs to remove and reconstruct the entire driveway ramp in accordance with approved grades.
42. 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.
43. 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.

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44. The subject development is in Residential parking zone KK. Residential units in the development is not eligible for any residential or visitor parking permits.
45. The site has been designed for SU-9 size trucks only. If larger trucks are to be used on site a new Development Permit may be required.

#### Parks:

46. The new proposed Municipal Reserve park lands shall be constructed prior to the construction commencement of Building 4. There shall be no disturbance of the existing park lands until the new park is constructed.
47. At the subdivision stage, revised Final Concept Plans are to be submitted as per Section 2.1 'Concept Plan Requirements' in the *Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition)*; followed by the Landscape Construction Drawings as per Section 2.3 'Construction Plan Requirements' for the Municipal Reserve relocation/dedication.
48. Construct all Municipal Reserve parcels within the boundaries of the plan area according to the approved Concept Plans and Landscape Construction Drawings which are to be inspected as per Parks' Construction Completion Certificate (CCC) and Final Acceptance Certificate (FAC) as noted in the *Parks Development Guidelines and Standard Specifications – Landscape Construction (current version)*.
49. The developer shall endeavour to retain city trees adjacent to the site or on public property as per the Tree Protection Bylaw (23M2002).

Note: Tree protection information given as per the approved Development Permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit [www.calgary.ca](http://www.calgary.ca) or call 311 for more information.

50. There shall be no disturbance or construction access through the adjacent existing or proposed Municipal Reserve lands. All construction access and staging is restricted to the private lands only.
51. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact the Development Inspector at (403) 268-1348 for an inspection
52. As per section 663 of the *Municipal Government Act*, at the subdivision stage, in addition to the land swap and park construction, the Developer shall provide Municipal Reserve (MR) dedication in the amount of 10% of the developable land and/or money in place of reserve land, upon the direction of the Joint Use Coordinating Committee (JUCC). The Land Use application (LOC2018-0045) was presented to JUCC on Thursday, April 19<sup>th</sup>, 2018.

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53. Storm water or other drainage from privately-owned parcels onto the Municipal Reserve space parcel is not permitted. Any unauthorized drainage from private parcels onto adjacent park / open space parcels must be resolved to the satisfaction of Calgary Parks and 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 (403) 268-1348 for an inspection.