

Conditions of Approval

Subdivision Services:

1. A maximum of 26 residential units are permitted within the outline plan area.
2. The standard City of Calgary Party Wall Agreement for semi-detached units shall be executed and registered against the titles concurrently with the registration of the final instrument.
3. Any portion of the bare land condominium that is not considered as a unit containing a dwelling shall be registered as common property.
4. Decorative street lighting, known as the McKenzie Towne Style or the 5 metre Traditional 17 Ave style, shall be installed at the developer's expense. The style of street light shall be consistent with the lights installed in the developments to the north and west of the plan area.
5. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
6. Existing buildings shall be removed prior to endorsement of the final instrument.
7. Prior to approval of a Tentative Plan and / or submission of construction drawings, the proposed street names shall be submitted and approved by City Council.

Development Engineering:

8. **Prior to endorsement of the Tentative Plan**, 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 developmentsservicing2@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>

9. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - a.) Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd (File No 8921), dated December 4, 2018.
10. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

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11. **Prior to endorsement of any Tentative Plan**, execute a Development Agreement. Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.

Note: It is understood from the applicant's response that an Indemnification Agreement is preferred over a Development Agreement. If all cost sharing/payment conditions (described in the conditions below) are resolved prior to endorsement of the tentative plan, then an Indemnification Agreement can be used.
12. The Developer shall make cost sharing arrangements with Springbank Development Corporation for part cost of the watermain in Elmont Drive SW, which was constructed by Springbank Development Corporation through Springbank Hill Phase 3, (2001-075).
13. The Developer shall make cost sharing arrangements with Spring Willow Development Corporation for part cost of the sanitary sewer, storm sewer and watermain in Elkton Drive SW, which was constructed by with Spring Willow Development Corporation through Springbank Hill, Phase 02 (2010-014).
14. The Developer shall make cost sharing arrangements with Springbank Hill Development Corporation for part cost of the watermain in Elkton Drive SW in the southwest boundary, which was constructed by with Springbank Hill Development Corporation through Springbank Hill Phase 2, (2001-033).
15. The Developer shall make repayment arrangements with the City of Calgary for part cost of the existing storm water wet pond constructed in 69 Street SW (Strathcona) (13WPA), that was financed by the City of Calgary.
16. Make repayment arrangements with the City of Calgary for part cost of the surface improvements in Elkton Drive SW adjacent to the site, which was installed by Springbank Hill Development Corporation through their Springbank Hill Phase 2 (2001-033) subdivision and financed by Calgary Roads.
17. Make repayment arrangements with the City of Calgary for part cost of the surface improvements in Elkton Drive SW adjacent to the site, which was installed by Spring Willow Development Corporation through their Springbank Hill Phase 2 (2010-014) subdivision and financed by Calgary Roads.

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18. 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.
19. 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;

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- b) Construct the underground utilities and surface improvements within the full width of Elkton Drive SW along the Southwest boundary of the plan area;
- c) Construct the underground utilities and surface improvements within the full width of Elmont Drive SW along the East boundary of the plan area;
- d) Construct the underground utilities and surface improvements within and along the boundaries of the plan area;
- e) Construct the onsite and offsite storm water management facilities 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 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; and
- g) The Developer shall make repayment for the East Springbank Study.

Transportation:

- 20. In conjunction with the affected Tentative Plan/Subdivision/Development Permit, the Developer shall construct Elkton Drive SW and Elmont Drive SW adjacent to their site complete with sidewalks. Developer's share of cost to be determined.
- 21. No direct vehicular access shall be permitted to or from Elkton Drive SW and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
- 22. No direct vehicular accesses from the bare land units shall be permitted to or from Elmont Drive SW and a restrictive covenant shall be registered concurrent with the registration of the final instrument to that effect at the Tentative Plan stage.
- 23. All roads, driveways and intersections to be built to City standards. Maximum longitudinal grade is 8%. Maximum approach grade is 4%.
- 24. **Prior to Release of any permits or Permissions to Construct**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
- 25. Public Access Easements for proposed Public Access Easement Areas as indicated on the approved outline plan, shall be executed and registered on title **concurrent with the registration of the final instrument** for the affected Tentative Plan.
- 26. Construction of lots and roads is to be completely contained within the limits of the outline plan unless agreements have been made with other parties for use of their property.
- 27. All community entrance features must be located on a private site.

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28. Future revisions, addendums, or submissions within the development area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Director, Transportation Planning and in accordance with the Area Structure Plan policy

Parks:

29. The developer shall install and maintain a temporary construction fence delineating the private trees to be retained and to protect the trees **prior to the commencement of any stripping and grading related to the site** and during all phases of construction.
Contact the Parks Development Inspector Jacqueline Swartz -
Jacqueline.Swartz@calgary.ca (403) 620-3216 to approve the location of the fencing prior to its installation.
30. **Concurrent with the registration of the final instrument**, the developer shall register a restrictive covenant (if feasible, subject to future grades on the site) to protect the existing tree stands within private lots.