

Conditions of Approval

Planning/Subdivision Services:

1. The existing buildings shall be removed prior to subdivision endorsement.
2. The Developer shall submit a density phasing plan with each Tentative Plan submission, showing the proposed phasing within the Outline Plan area and the projected number of dwelling units within each phase to demonstrate compliance with the minimum required densities of the Area Structure Plan and Municipal Development Plan.

Development Engineering:

3. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Geotechnical Report, prepared by McIntosh-Lalani (File No ML8286, dated November 22, 2017.)
4. Submit an electronic version of a post-development Slope Stability Report to the Development Engineering Generalist at the affected Tentative Plan or Development Permit stage. The report must be prepared by a qualified Geotechnical Engineer under seal and permit to practice stamp to the satisfaction of the Geotechnical Engineer, Roads.

OR

If the proposed development does not have existing or proposed grades in excess of 15%, submit a letter to that effect signed and sealed by a professional Geotechnical Engineer.

If required, a Development and Geotechnical Covenant may be registered against the affected lot(s) concurrent with the registration of the final instrument/prior to release of the development permit, prohibiting the development of the lot(s), except in strict accordance with the development restriction recommendations in the Slope Stability Report.

5. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Refer to the Glacier Ridge SMDP for allowable release rates and average annual runoff volume limits. Low Impact Development and stormwater source control is recommended.
6. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.

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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. 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.
9. 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 37 Street NW along the west boundary of the plan area.
 - c) Construct the underground utilities and the west 2 lanes of Symons Valley Road NW along the east boundary of the plan area.
 - d) Construct the north 3 lanes of 144 Avenue NW along the south boundary 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 MR within the plan area.
 - g) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.
10. Make satisfactory cost sharing arrangements with United Acquisition II Corp for part cost of the existing sanitary and storm sewers installed in 144 Avenue NW that was paid for and/or constructed by United Acquisition II Corp under Sage Hill, Phase 01 DA2007-0053.
11. Make satisfactory cost sharing arrangements with Brookfield Residential (Alberta) LP for part cost of the existing surface improvements constructed in 144 Avenue NW that was paid for and/or constructed by Brookfield Residential (Alberta) LP under Sage Hill, Phase 02 DA2014-0017.

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12. Make satisfactory cost sharing arrangements with Dundee Evansridge (GP) Inc. for part cost of the existing storm pond 201WPA that was paid for and/or constructed by Dundee Evansridge (GP) Inc. under Evanston, Phase 02 DA2010-0040.
13. Make satisfactory cost sharing arrangements with United Acquisition II Corp for part cost of the existing storm pond in Lot 67PUL in Block 2 that was paid for and/or constructed by United Acquisition II Corp under Sage Hill, Phase 01, DA2007-0053.

Transportation:

14. In conjunction with the initial Tentative Plan or Development Permit, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for 144 Avenue NW from Symons Valley Road NW to 37 Street NW, inclusive. The road plan is to be based on the requirements determined by the City's 2019 functional planning study for the 144 Avenue creek crossing.
15. In conjunction with the initial Tentative Plan or Development Permit, the Developer shall construct the boundary half of 144 Avenue NW, from Symons Valley Road NW to 37 Street NW along the south boundary of the Outline Plan, inclusive. 144 Avenue NW and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense, subject to normal oversize.
16. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for the boundary half of Symons Valley Road NW, from 144 Avenue NW to the north boundary of the Outline Plan.
17. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall construct the boundary half of Symons Valley Road NW, from 144 Avenue NW to the north boundary of the Outline Plan, inclusive. Symons Valley Road NW and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense, subject to normal oversize and boundary cost recoveries.
18. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall construct the entirety (full width) of Symons Valley Plaza NW. Symons Valley Plaza NW and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense.

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19. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall construct 37 Street NW, from 144 Avenue NW to the north boundary of the Outline Plan. 37 Street NW and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense.
20. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall submit detailed construction drawings with cross-sections, for the interim and ultimate grades for both Symons Valley Road and 144 Avenue NW adjacent to and within the outline plan boundary. Cross-sections shall indicate and provide dimensions for any proposed road widening to accommodate grades. Adjustments to the tentative plan boundary may be required to accommodate all necessary right-of-way requirements, to the satisfaction of the Director, Transportation Planning.
21. In conjunction with the applicable Tentative Plan or Development Permit, the developer shall submit scale (1:500) construction drawings showing the geometry of and vehicle templating for the roundabout at 37 Street and Symons Valley Plaza NW. The design and right-of-way for the roundabout will be completed to the satisfaction of the Director, Transportation Planning.
22. In conjunction with the applicable Tentative Plan or Development Permit, to the satisfaction of Transportation, the developer shall remit payment in the form of cash or a Letter of Credit for pedestrian-actuated crossing signals at the approved mid-block crossing location of Symons Valley Plaza NW, located mid-way along the MR lands.

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.

23. Accesses to Symons Valley Plaza NW shall align centerline to centerline across the street.
24. At the applicable tentative plan or development permit stage, 9.0m wide mutual access easements shall be registered as generally indicated on the outline plan to provide access to Symons Valley Plaza NW for Site 2 (N) and Site 2 (E). An Access Easement Agreement and right of way plan shall be executed and registered on the applicable title(s) concurrent with the registration of the final instrument at the applicable tentative plan or development permit stage.
25. With the exception of two accesses to Symons Valley road for the proposed market development, no direct vehicular access is permitted to Symons Valley Road and 144 Avenue NW from the subject lands. Restrictive covenants shall be registered to that effect concurrent with the registration of the final instrument.

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26. In conjunction with the applicable Tentative Plan or Development Permit for the staged construction of the road network, transit stops shall be provided to the satisfaction of the Director, Transportation Planning. All bus zones shall be located:
 - Where commercial areas are concentrated;
 - Where the grades and site lines are compatible to install bus zones; and
 - Where pedestrian walkways, pathways, and roadway crossing opportunities are provided.
27. 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).
28. Transit stops along 144 Avenue and Symons Valley Road NW are to be developed as bus bays to the satisfaction of the Director, Transit and the Director, Transportation Planning.
29. In conjunction with the applicable Tentative Plan or Development Permit, a noise attenuation study is required for the residential adjacent to 144 Avenue NW and Symons Valley Road NE, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, shall be submitted to Transportation Planning for approval.
30. 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.
31. 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.
32. In conjunction with the applicable Tentative Plan, detailed engineering drawings and turning templates 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.
33. 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.

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34. In conjunction with the applicable Tentative Plan or Development Permit, access to multi-family and commercial sites shall be located and designed to the satisfaction of the Director, Transportation Planning.
35. 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.
36. In conjunction with the applicable Tentative Plan or Development Permit, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
37. In conjunction with the applicable Tentative Plan or Development Permit, all community entrance features must be located outside the public right-of-way.
38. Prior to approval of construction drawings and permission to construct surface improvements, the Developer shall provide signed copies of back sloping agreements (and Ministerial Consent, if applicable) for any back sloping that is to take place on adjacent lands.

Parks:

39. The subdivision application for the Symons Valley Farmers Market D-C (C-C2) site shall include the abutting S-SPR (MR) parcel.
40. Prior to endorsement of the affected tentative plan, under separate cover, the developer shall submit Landscape Construction drawings, for all Municipal Reserve lands within the Outline Plan area to Parks for review and approval. Landscape Construction Drawings shall follow the submission requirements outlined in the Parks' Development Standard Specifications: Landscape Construction (current version).
41. Prior to endorsement of the affected tentative plan, for the Symons Valley Farmers Market DC (C-C2) site, a 5.0m wide Public Access Easements shall be executed and registered on the applicable title(s) as indicated on the outline plan to provide Public Access to the Regional Pathway along the south side of Symons Valley RD NW.
42. Prior to approval of the first tentative plan or stripping and grading permit (whichever comes first), it shall be confirmed that the proposed grading of the development site will provide a satisfactory interface with proposed grades of adjacent Municipal Reserve lands, to the satisfaction of Parks.

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43. Prior to endorsement of the affected tentative plan, protection fencing may be required and installed completely within the subject site along the shared property line with adjacent reserve lands. If deemed necessary by Parks, an onsite meeting shall be arranged to confirm that the fencing has been installed to the satisfaction of Parks Development Inspector. The protection fencing shall be maintained along shared property line until construction activity of the subject site has been completed.
44. Plant all public trees in compliance with the approved Public Landscaping Plan.
45. The developer shall submit under separate cover, Utility Line Assignment Construction Drawings for trees installed within City of Calgary boulevards and/or right of ways to Utility Line Assignment and Parks for review and approval.

No person shall plant trees or shrubbery on City Lands without prior written authorization from the Director, Calgary Parks and in the case of walkways, medians, boulevards, and road rights of way, without additional prior written authorization from the Director, Development Engineering

46. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version).
47. Low Impact Development (LID) drainage components shall not to conflict with pathways.
48. Development activities must ensure that suitable erosion and sedimentation controls are being implemented to protect our environment and drainage systems.

Please refer to The City of Calgary's Guidelines for Erosion and Sediment Control: <http://www.calgary.ca/UEP/Water/Documents/Water-Documents/escguidelines2001-02-12.pdf>

49. Construct all regional pathway routes within and along the boundaries of the plan area according to Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version), including applicable setback requirements, to the satisfaction of Parks.
50. Any damage to Municipal Reserve lands as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.

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51. Any damage to Environmental Reserve lands as a result of this development shall be restored to natural state at the developer's expense, to the satisfaction of Parks.

If disturbance occurs to Environmental Reserve lands, a Restoration Plan shall be submitted to Parks to the satisfaction of the Urban Conservation Lead.
52. Any damage to Environmental Reserve lands as a result of drainage or storm water infrastructure shall be restored to natural state at the developer's expense, to the satisfaction of Parks.
53. Any damage to boulevards or public trees as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
54. Any damage to the existing regional pathways within and along the boundaries of the plan area must be repaired at the developer's expense, to the satisfaction of Parks.
55. All impacts to pathways including Regional Pathways required for project execution shall adhere to the Pathway Closure and Detour Guidelines. Coordinate with Parks Pathways Lead, Ian Tucker at ian.tucker@calgary.ca or 403-573-7504, prior to the start of construction that impacts to the existing pathway system.
56. All landscape rehabilitation on Parks land and assets shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications: Landscape Construction (current edition). The disturbed area shall be maintained until establishment and approved by the Parks Development Inspector.
57. All proposed site fencing required adjacent to reserve lands (MR/ER), including footings, shall be installed completely within private property, unless otherwise approved by Parks.
58. A 1.2 m fence (or Parks approved alternative) shall be maintained along the boundary of the adjacent reserve lands for the duration of the development.
59. Construction access through reserve lands is not permitted, unless otherwise authorized by Parks.
60. Stockpiling or dumping of construction materials on reserve lands is not permitted, unless otherwise authorized by Parks.

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61. Retaining walls within reserve lands is not permitted, unless otherwise authorized by Parks.
 - a. As per Parks DGSS Section 7.12, a Professional Engineer shall stamp all drawings for retaining walls 1.0m in height and higher. The Developer must ensure that the proposed retaining wall conforms to all applicable City Bylaws and provincial building codes.
 - b. The requirement for handrails shall be determined through the landscape construction drawing (LCD) process.
62. Site grading of the development site shall match the grades of adjacent reserve lands with all grading confined to private property, unless otherwise authorized by Parks.
63. Drainage from the development site onto reserve lands is not permitted, unless otherwise authorized by Parks.
64. Backsloping from the development site into reserve lands is not permitted, unless otherwise authorized by Parks.
65. All proposed planting within the subject lands may be required to be native species only due to the environmental significances and sensitivity of the region. Approval of all proposed planting species is at the discretion of Parks at Development Permit and Landscape Construction Drawing stage.
66. All landscape construction shall be in accordance with the City of Calgary Parks' Development Guidelines and Standards Specifications: Landscape Construction (current version).
67. Landscape proposals for Municipal Reserve lands exceeding the requirements detailed in Parks' Development Guidelines and Standards Specifications: Landscape Construction (current version) may be subject to a maintenance agreement deemed appropriate by Parks through the Landscape Construction Drawing submission process.
68. The alteration of any water body (including Class 1 – 6 wetlands) is subject to a Water Act approval from the Province. 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.