

## Conditions of Approval

### Planning:

1. 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/Community Plan and Municipal Development Plan.
2. If the total area for Roads & Public Utility Lot dedication is over 30%, note that compensation in the order of \$1 for over dedication is deemed to be provided.
3. Land Purchase Option Agreement is required for the Park and Ride site along the east boundary of the Plan Area for future LRT Park and Ride facilities prior to the registration of the final instrument.
4. The standard City of Calgary Party Wall Agreement shall be registered for all rowhouse, townhouse, and semi-detached dwellings in the DC(R-Gm), R-G, R-Gm, and M-2 Land Use District areas concurrent with registration of the final instrument.

### Development Engineering:

5. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Geotechnical Report, prepared by AMEC Environmental & Infrastructure (File No CG08919), dated February 2013.
6. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
7. **Concurrent with the registration of the final instrument**, execute and register on all parcels with double frontage lots that are adjacent to a collector road, a neighbourhood boulevard, an urban boulevard, an arterial road, a skeletal road, or a Transportation Utility Corridor, a Screening Fence Access Easement Agreement with the City of Calgary. The agreement and registerable access right of way plan shall be approved by the Manager, Infrastructure Planning and the City Solicitor **prior to endorsement of the final instrument**. A standard template for the agreement will be provided by the Development Engineering Generalist. Prepare and submit three (3) copies of the agreement for the City's signature.
8. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-5706 or email [galina.karadakova-mineva@calgary.ca](mailto:galina.karadakova-mineva@calgary.ca).
9. Make satisfactory cost sharing arrangements with Saddlecrest Land Inc. for part cost of the existing sanitary and storm sewer installed in 60 Street NE that was constructed by Saddlecrest Land Inc. under Saddle Ridge, Phase 02 (DA2003-0030)
10. Make satisfactory cost sharing arrangements with Saddlecrest Land Inc. for part cost of the existing storm pond installed in Lot 2PUL in Block 4 that was constructed by Saddlecrest Land Inc. under Saddle Ridge, Phase 02 (DA2003-0030)

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11. Off-site levies, charges and fees are applicable. Contact the Public Infrastructure Coordinator, Calgary Approvals Contact the Infrastructure Strategist, Calgary Approvals Coordination for further information at 403-268-5706 or email [galina.karadakova-mineva@calgary.ca](mailto:galina.karadakova-mineva@calgary.ca).
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 in the west two lanes of the four (4) lane divided road in 60 Street NW, along the east boundary of the plan area.
  - c) Construct the underground utilities and surface improvements within the full width of Savanna Street NE, Savanna Terrace NE, Savanna Boulevard NE, Savanna Drive NE, and Savanna Crescent NE along the boundaries of the plan area.
  - d) Construct the underground utilities and surface improvements (including lanes) within and 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 a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots along the boundaries of 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.

### Transportation:

13. No direct vehicular access shall be permitted to or from 60 Street NE and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
14. No direct vehicular access shall be permitted to or from Airport Trail NE and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
15. One (1) access only will be permitted to or from Savanna Crescent, between 88 Avenue and Savanna Boulevard NE. This access is to align centreline to centreline with the private road extension of Savanna Road NE through Sites 5-7. A restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.

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16. **Concurrent with the registration of the final instrument** of the affected tentative plan for the DC(MU-1) site, a 5m wide public access easement and right of way plan shall be executed and registered on title.

The 5m public access easement shall connect between Savanna Crescent and the 60 Street NE/LRT right-of-way. The public access easement shall be located in alignment with the pathway on the north side of Savanna Boulevard, and is required to provide pedestrian access to the LRT Station.

17. **Concurrent with the registration of the final instrument** of the affected tentative plan for the DC(MU-1) site, a 5m wide public access easement and right of way plan shall be executed and registered on title.

The public access easement shall be registered along the easterly property line adjacent to the LRT Station to accommodate the multi-use pathway connection between 88 Avenue NE and Savanna Boulevard NE.

18. **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, Transit and 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;
- where pedestrian walkways, pathways, and roadway crossing opportunities are provided.

19. **In conjunction with the applicable Tentative Plan or Development Permit**, bus bays shall be provided on roadways identified by Calgary Transit and Transportation Development Services.

20. 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.

21. A Traffic Noise Analysis Report for the development(s) adjacent to Airport Trail and 60 Street NE, certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, and including finalized lot and building grades, shall be submitted to Transportation Planning for approval at the applicable Tentative Plan or Development Permit stage.

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

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22. 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.
23. **In conjunction with each Tentative Plan or Development Permit**, further traffic and transportation analysis (Transportation Impact Assessment) is required to demonstrate and confirm that capacity is available on the network to support the proposed application, that the application does not exceed the development cap in place at that time, and that all travel modes are accommodated in a contiguous, consistent manner. Any upgrades to the local and regional transportation network required to support the proposed application shall be designed and constructed at the Developer's sole expense, to the satisfaction of the Director, Transportation Planning, and the Director, Roads subject to normal oversize, endeavours to assist, and boundary cost recoveries.
24. **In conjunction with the applicable Tentative Plan**, the developer shall provide a Letter of Credit for a pedestrian-actuated crossing signal at the regional pathway crossing of Savanna Crescent along the north side of Savanna Boulevard.

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.

#### Parks:

25. 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 setback requirements, to the satisfaction of the Director, Parks.
26. Plant all public trees in compliance with the approved Public Landscaping Plan.
27. **Concurrent with Registration of the Final Instrument**, public access easements shall be registered on any pathway routes located on private lands.
28. **Concurrent with Registration of the Final Instrument**, public access easements shall be registered on any publicly accessible private open space.