

Conditions of Approval

The following Conditions of Approval shall apply:

Subdivision Services:

1. The existing buildings shall be removed prior to endorsement of the final instrument.
2. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
3. 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 development to the north of the plan area.

Development Engineering:

4. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Slope Stability Assessment (Post-Development), prepared by McIntosh Lalani Engineering Ltd. (File No. ML 8691), dated March 8, 2019.
 - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd. (File No ML 8691), dated July 17, 2018.
5. **Concurrent with the registration of the affected final instrument**, execute and register on title an Access Agreement for the purpose of emergency and waste and recycling vehicle access within the turnaround area indicated on the drawing entitled Concept Plan 10.0. The agreement and access right of way plan shall be approved **prior to endorsement of the final instrument**.
6. **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.
7. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
8. **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.

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9. 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.
10. The Developer shall make cost sharing arrangements with Dundee Development Corp. for part cost, less the payment for oversize, of the existing water main in 11th Avenue SW along the north boundary of the Development Area installed by Dundee Development Corp. through their West Springs Phase 1(1990-003).
11. The Developer shall make cost sharing arrangements with 181033 Alberta Ltd. for part cost of the construction of 11th Avenue SW, including storm and sanitary upgrades along the north boundary of the Development Area installed by 181033 Alberta Ltd., through their West Springs Phase 5 development (2017-0031).
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 of all roads within and along the plan area.
 - c. 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.
 - d. 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.
 - e. The Developer shall make repayment for the East Springbank Study.
 - f. The Developer shall construct the MR within the plan area.

Transportation:

13. No direct vehicular access shall be permitted to or from Bow Trail and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
14. At the tentative plan stage, a Traffic Noise Analysis Report for the development adjacent to Bow Trail, 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.

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15. All noise attenuation features (noise walls, berms, etc.) and ancillary facilities required in support of the development shall be constructed entirely within the development boundary (location of noise walls, berms, etc and associated ancillary works shall not infringe onto the road right-of-ways).
16. Construction/cost obligations for the Southerly half of 11 Avenue SW adjacent to the outline plan area are to be confirmed with Transportation Planning **prior to the endorsement of the first Tentative Plan**. The Developer shall enter into an agreement as required.
17. **In conjunction with the applicable Tentative Plan**, detailed engineering drawings and turning templates shall be submitted and approved by Directors, Roads and Transportation Planning for:
 1. West Grove Link SW
 2. West Grove Lane SW
 3. West Grove Common SW
18. In conjunction with the initial Tentative Plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for:
 1. West Grove Link SW
 2. West Grove Lane SW
 3. West Grove Common SW
19. In conjunction with the initial Tentative Plan, the Developer shall register 1.15m road widening along 11 Ave SW to the satisfaction of the Director, Transportation Planning.
20. All roads, intersections, driveways and spacing shall be designed to Calgary Design Guide for Subdivision Servicing Standards, constructed at the expense of the developer, and to the satisfaction of Directors, Roads and Transportation Planning.
21. **Prior to Release of any permits or Permissions to Construct**, the Developer shall enter into a Construction Access Roads Agreement with Roads Maintenance.
22. All community entrance features must be located on a private site.
23. Graveled and oiled turnaround is required for the western temporary dead-end street (West Grove Lane SW). Post and cable fence is required where the temporary turnaround is anticipated to be required for a period greater than 1 year. Temporary turnarounds shall be designed to the satisfaction of the Director, Transportation Planning.
24. 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.
25. The road and pedestrian network for future development in the area is subject to further review and analysis in conjunction with future outline plan revisions and Tentative Plan submissions.

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26. **Concurrent with the registration of the final instrument for the affected Tentative Plan**, signage shall be placed at the terminus of Roads that are intended to continue with future planning. Placement should occur within Public ROW. The intent is to ensure persons in the area are aware of the future plans for any road extensions.

Parks:

27. Plant all public trees in compliance with the approved Public Landscaping Plan.
28. **Prior to the approval of the affected tentative plan**, URW 0611172 is to be discharged. Parks does not accept existing or proposed URW's within proposed park parcels.
29. **Prior to endorsement of the affected tentative plan** Landscape Construction Drawings that are reflective of the subject Tentative Plan for the proposed Municipal Reserve lands are to be submitted to the Parks Development Coordinator for review and approval prior to construction. Provide the following notes on these drawings:
- Natural playgrounds shall comply with Canadian Standards Association (CSA) standards on children's play spaces and equipment.
 - All fences shall be located on private property and that any provided gates shall swing inwards towards the private parcel.
 - All concrete gutters shall be located on private property.
30. **Prior to the approval of the affected tentative plan**, finalized concept plans for the MR sites shall be submitted for Parks' review and approval.
31. **Prior to the approval of the affected tentative plan**, the developer shall confirm fencing requirements adjacent to MR, MSR and ER parcels to the satisfaction of the Director, Calgary Parks.
32. **Prior to approval of the first tentative plan or stripping and grading permit** (whichever comes first), it shall be confirmed that grading of the development site will match the existing grades of adjacent parks and open space (MR and/or ER), with all grading confined to the private property, unless otherwise approved by Parks.