

Conditions of Approval

If this Application is approved, the following Conditions of Approval shall apply:

Planning & Subdivision Services:

1. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for semi-detached dwellings or rowhouse buildings shall be executed and registered against the titles concurrently with the registration of the final instrument.
2. With each Tentative Plan, the developer shall submit a density phasing plan indicating the intended phasing of Subdivision within the Outline Plan area and the projected number of dwelling units within each phase and demonstrating compliance with minimum required densities in accordance with the Springbank Hill Area Structure Plan.
3. Prior to endorsement of the final instrument, the existing buildings shall be removed.
4. Relocation of utilities shall be at the developer's expense and to the appropriate standards.
5. 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 south of the plan area.

Development Engineering:

6. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
 - Pre-Development Slope Stability Report, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 8735), dated May 15, 2019.
 - Post-Development Slope Stability Report, prepared by McIntosh Lalani Engineering Ltd. (File No. ML 8735), dated May 15, 2019.
 - Geotechnical Report, prepared by McIntosh Lalani Engineering Ltd. (File No ML 8735), dated April 29, 2019.
 - Deep Fills Report, prepared by McIntosh Lalani Engineering Ltd. (File No ML 8735), dated April 29, 2019.

Note: The Slope Stability Reports and the Geotechnical Report are to be revised and resubmitted for approval **Prior to approval of the first tentative plan**. The Slope Stability Reports and Geotechnical Report noted above are the most recently reviewed versions of the reports however they have not been accepted.

7. **Prior to approval of the first tentative plan**, provide a final version of the Geotechnical Evaluation Report addressing the items noted to Jeremy Nutma via email on May 13, 2019.
8. **Prior to approval of the first tentative plan**, provide a final version of the Pre-Development Slope Stability report (i.e. slope analysis based on current site conditions) and the Post-Development Slope Stability Report (i.e. slope analysis based on proposed site conditions with anticipated surcharge loading from infrastructure). The final versions

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of both reports are to address review comments provided to Jeremy Nutma of Urban Systems on May 22, 2019.

9. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
10. Restrictive covenants shall be registered **concurrent with the registration of the final instrument** on all lots adjacent to trapped lows with spill depths exceeding 0.3m. The Development Engineering Generalist will specify which lots require covenants **prior to endorsement of the final instrument**.
11. Separate service connections to a public main shall be provided for each proposed lot.
12. **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.
13. 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
14. The Developer shall make cost sharing arrangements with 5922422 Alberta Ltd and 866546 Alberta Ltd for part cost of the existing storm water wet pond Montreux Phase 1 (46WPA) constructed in Springbank Hill Phase 1(1999-091).

Contact the Subdivision Development Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
15. 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 the full width of 85 Street SW along the west boundary of the plan area.
 - c) Construct the underground utilities and surface improvements within the full width of Timberline Point SW.
 - d) 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.
 - e) 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.

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- f) The Developer shall make repayment for the East Springbank Study.
- g) The Developer shall construct the MR within the plan area.

Transportation:

16. Vehicular Access:

- No direct vehicular access shall be permitted to or from 85 Street SW.
- No direct vehicular access shall be permitted to or from the portion of Timberline Point SW between 85 Street SW and Timberline Way SW.

A restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.

17. **In conjunction with the initial Tentative Plan**, the Developer shall dedicate and construct the upgrades to 85 Street SW along the west boundary of the Outline Plan. Appropriate transitions to existing 85 Street SW shall be determined through detailed Construction Drawings. 85 Street SW and ancillary works to support the roadway shall be designed and constructed at the Developer's sole expense, subject to normal oversize, endeavours to assist, and boundary cost recoveries.

Note that confirmation of the proposed cross section for 85 Street SW is required prior to Construction Drawings Approval.

18. Construction/cost obligations for the multi-use pathway along 85 Street 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.
19. **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.
20. In conjunction with the initial Tentative Plan, the Developer shall register a road plan to the satisfaction of the Director, Transportation Planning for:
- NW portion of 3118 85 Street SW (Plan 3530AK; Block D; Lot 11)
21. **In conjunction with the applicable Tentative Plan**, all roads and intersections within the plan area shall be located, designed, constructed and dedicated at the Developer's sole expense to the satisfaction of the Director, Transportation Planning.
22. **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.
23. In order to minimize impact to pedestrians and the public realm, curb cuts shall not be permitted on residential streets with rolled curb and monolithic sidewalk.

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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. All community entrance features must be located on a private site.
26. **Prior to approval of construction drawings and permission to construct surface improvements**, the Developer shall provide signed copies of back sloping agreements for any back sloping that is to take place on adjacent lands.
27. No direct vehicular access shall be permitted to crosswalk/wheel chair ramp locations for any proposed T intersections. Restrictive covenant shall be registered on all applicable titles **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
28. Graveled and oiled turnarounds are required for all temporary dead-end streets. 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.
29. **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:

30. The BIA – Biophysical Impact Assessment has been conditionally approved. **Prior to stripping and grading or tentative plan approval**, whichever comes first a final revised Biophysical Impact Assessment (BIA) is to be submitted to the CPAG Parks Generalist/Natural Areas Specialist Marta Sudyk at (403) 268-4792 or Marta.Sudyk@calgary.ca.
31. **Prior to tentative plan approval**, provide cross-sections:
 - a. To show the interface between the back of lots, proposed MR and ER in order for private lot back of lot drainage only (sheet flow) to be considered.
 - b. To show the drainage interface between the private lots, the proposed MR and the private lots including the depth of the gentle depression within the proposed MR, type of planting and details of the mulch beds within private lots for Calgary Parks review and approval.

Stormwater drainage to park parcels (MR/ER) is subject to review and approval by Calgary Parks.
32. **Prior to tentative plan approval**, revise the Landscape Concepts as follows:
 - a. Provide a note indicating that roof drainage is to be to the front of lots.
 - a) Provide a note that increased topsoil (300 mm or greater) is to be provided in the back of lots.
 - b) Provide a note indicating no point source drainage into ER/MR.

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- c) Remove the note “fencing by others”. Fencing will be provided by the area developer.
 - d) Provide a note indicating that fencing will be on private property.
 - e) Provide a separate Landscape Concept/Restoration Plan Concept for the 5 metre MR that is at the back of the R-1S lots as this is to be a re-established and re-naturalized MR. Contact Natural Areas Specialist Marta Sudyk at (403) 268-4792 or Marta.Sudyk@calgary.ca. to determine the appropriate vegetation in this area.
 - f) Provide a separate Landscape Concept/Restoration Plan Concept for any backsloping of the ER area between the pre and post development slope stability setback lines.
33. All backsloping into future MR/ER extents are to be approved by Calgary Parks.
34. Conflicts between street light cables and boulevard trees on Road Cross-sections Residential “M” Street and Modified Collector – Parking One Side are to be resolved with Calgary Transportation at Engineering Construction Drawing submission and review.
35. Park parcels (MR) shall not be encumbered by any aboveground utilities - Joint Service Pedestals or Pad Mounted Transformers.
36. **Prior to tentative plan approval**, secure Water Act/Public Land Act approval for this property and provide a copy to the Parks CPAG Generalist (if required).
37. **Prior to approval of the tentative plan or stripping and grading permit (whichever comes first)**, an onsite meeting shall be arranged to confirm that the surveyed boundaries of the environmental reserve area meet Parks’ approval. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the onsite meeting. This meeting should be coordinated through the Parks Planning Generalist Curesha Moodley at 403-268-5635.
38. The developer shall install and maintain a temporary construction fence on the private property line with the adjacent Environmental Reserve to protect public lands **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.
39. No disturbance of Environmental Reserve lands is permitted without written permission from the Parks Generalist for this area.
40. **Prior to the approval of a stripping and grading permit, a Development Agreement or a subject area Tentative Plan**, Parks requires details pertaining to the total limit of disturbance resulting from the proposed development in its entirety.
41. **Prior to approval of the related Stripping and Grading Permit or Engineering Construction Drawings**, whichever submitted first, the developer shall install Environmental Reserve (ER) protection measures around the wetlands/ravines/Environmentally Significant Areas to be retained in order to prevent excessive overland drainage and siltation onto said areas during all phases of construction, in accordance with The City’s ‘Guidelines for Erosion and Sediment

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Control', to the satisfaction of the Manager of Urban Development and the Director of Calgary Parks. Contact the Parks Development Inspector Jacqueline Swartz - Jacqueline.Swartz@calgary.ca (403) 620-3216 to approve the location prior to commencement of Stripping and Grading activities

42. **Prior to the approval of the affected tentative plan**, finalized concept plans for all MR sites shall be submitted for Parks' review and approval.
43. Submit detailed Landscape Construction Drawings for the proposed development on municipal reserve / Parks parcel to the Parks Development Coordinator for review and approval. Please contact the Parks Development Coordinator Mary Quinlan at (403) 268-2367 or Mary.Quinlan@calgary.ca for further information.
44. With the submission of Landscape Construction Drawings, the developer shall include a detailed Habitat Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be affected by any construction. The Plan should indicate how it will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Parks prior to Final Acceptance Certificate.
45. The developer shall restore, to a natural state, any portions of the environmental reserve lands along the boundaries of the plan area that are damaged in any way as a result of this development. The restored area is to be maintained until established and approved by the Parks Development Inspector.
46. **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.