

Conditions of Approval

The following Conditions of Approval shall apply:

Planning/Subdivision Services:

1. No stripping and grading permission shall be granted prior to land use approval.
2. A community name and street names must be approved by Council prior to approval of the first tentative plan.
3. If the total area for Roads and Public Utility Lot dedication is over 30%, note that compensation in the order of \$1.00 for over dedication is deemed to be provided.
4. Existing buildings shall be removed prior to endorsement of the final instrument.
5. 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 Area Structure Plan.

The density phasing plan shall include a breakdown of the type of units anticipated within the R-G and R-Gm land use districts.

6. The standard City of Calgary Party Wall Agreement regarding the creation of the separate parcels for all semi-detached dwellings, rowhouses, or townhouses shall be executed and registered against the titles concurrently with the registration of the final instrument.
7. Adequate directional signage shall be provided for developments addressed to walkways. Prior to endorsement of the final instrument, provide detailed signage information, showing text and sign locations, to the satisfaction of the Subdivision Authority and the Addressing Coordinator.
8. Those portions of lanes running parallel to or abutting public roads shall be paved at the developer's expense, unless a screen or sound fence is constructed in between the lane and road.
9. The Developer may be interested in creating an enhanced amenity space that encroaches on the storm pond. When Engineering Construction Drawings are submitted for the storm pond, the Developer may submit a proposal for the enhanced amenity space that includes:
 - Design of the enhanced amenity feature;
 - Estimated cost of installation/construction;
 - Estimated cost of maintenance;
 - Estimated life cycling timeframes;
 - Proposed funding source for installation, maintenance, and life cycling of enhanced amenity feature.

The decision to approve and proceed with the enhanced amenity feature is at the discretion of Manager of Infrastructure Planning.

Conditions of Approval

Development Engineering:

10. Prior to approval of the affected tentative plan(s) and/or stripping and grading, the applicant must submit a report to provide confirmation of the soil and groundwater conditions in the area of the former recycling depot and the AST area of the former homestead.

All report(s) are to be prepared by a qualified professional and be to the satisfaction of The City of Calgary, Environmental and Safety Management.

11. **Prior to endorsement of any Tentative Plan/prior to release of a Development Permit**, execute a Development Agreement. Contact the Public Infrastructure Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
12. Off-site levies, charges and fees are applicable. Contact the Public Infrastructure Coordinator, Calgary Approvals Coordination for further information at 403-268-6739 or email urban@calgary.ca.
13. 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 144 Avenue NW along the south boundary of the plan area.
 - c) Construct the underground utilities and surface improvements within Panorama Road NW along the east boundary of the plan area.
 - d) Construct the underground utilities and surface improvements within "Road Z" along the north 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 a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots/lane/walkway/roadway/(other) along the boundary of the plan area.
 - g) Construct the MSR/MR within the plan area.
 - h) Construct the regional pathway within and along the boundaries of the plan area, to the satisfaction of the Director of Parks Development.

Conditions of Approval

14. The site is within the Spy Hill east pressure zone. The North Ridge feedermain Phase 1 (currently funded, and to be completed by 2020) is required to service the plan area. Low density residential development in the initial phases of the plan area may proceed through the extension of the local distribution network.

The applicant should work with the adjacent developers, provide the conceptual water network design including potential offsite tie in locations and conceptual site grading plan for further evaluation by Water Resources. The hydrant locations should be identified on the water network design drawing (scale 1:4000).

15. This subject plan area is within the boundary of the Nose Creek drainage catchment and subject to stormwater volume control measures. Based on the Nose Creek Watershed Management Plan stormwater discharge is limited to 1.257 L/s/ha and average annual runoff volume is limited to 16mm. Low Impact Development and stormwater source control is recommended.
16. Servicing arrangements shall be to the satisfaction of the Manager of Infrastructure Planning, Water Resources.
17. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
- Geotechnical Report, prepared by McIntosh Lalani Engineering LTD (File No ML 7778), dated September 13, 2017.

Transportation:

18. **In conjunction with the applicable tentative plan** whereby the overall unit count within the outline plan boundary reaches 300 residential units, it must be demonstrated to the satisfaction of the Director of Transportation Planning, that ONE of the following network elements is in place:
- The 144 Avenue NW ultimate alignment between Panorama Road NW and 14 Street NW (including the intersection of 144 Avenue NW and 14 Street NW). Or,
 - The 144 Avenue NW ultimate alignment between Panorama Road NW and Symons Valley Road NW (over West Nose Creek).
19. **Prior to approval of the affected tentative plan**, the full interchange at 14 Street NW and Stoney Trail NW shall be constructed and open to traffic.
20. **Prior to approval of the affected tentative plan**, provide a typical cross-section showing existing and proposed grades, including interim future and ultimate road grades and proposed lot grading adjacent to 144 Avenue NW and Panorama Road NW. The cross-sections are to be drawn to scale and dimensioned to property lines and lip of gutter.
21. **Prior to the approval of the affected tentative plan**, the developer shall submit scale (1:500) drawings showing the geometry of and vehicle templating for the proposed roundabout(s). The drawings shall demonstrate that the proposed right-of-way will accommodate the roundabout design(s) to the satisfaction of the Director of Transportation Planning.

Conditions of Approval

22. **Prior to the approval of the affected tentative plan**, a noise attenuation study is required for the residential developments adjacent to 144 Avenue NW. The study must be certified by a Professional Engineer with expertise in the subject of acoustics related to land use planning, and shall be submitted to Transportation Planning for approval.
23. 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.
24. **Prior to approval of the initial tentative plan**, the alignment of 144 Avenue NW and the associated intersection with Panorama Road NW must be designed to the satisfaction of the Director of Transportation Planning.
25. **Concurrent with the initial tentative plan**, two connections to the adjacent public road network shall be provided.
26. **In conjunction with the initial tentative plan**, the Developer shall register a road plan or dedicate the north half of 144 Avenue NW from Panorama Road NW to the east boundary of the outline plan area, to the satisfaction of the Director, Transportation Planning.
27. **In conjunction with the applicable tentative plan**, the design for the regional pathway mid-block crossing of "Road U", between "Road W" and "Road Y" will be determined to the satisfaction of the Director of Transportation Planning. Maximum grade on any block across which a mid-block crossing is proposed cannot exceed 4%.
28. **In conjunction with the applicable tentative plan**, the Developer shall provide a Letter of Credit for pedestrian-actuated signals for the regional pathway mid-block crossing of Road U, between Road W and Road Y.
29. No direct vehicular access shall be permitted to or from 144 Avenue NW and Panorama Road NW and a restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the tentative plan stage.
30. 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).
31. No direct vehicular access shall be permitted from a primary collector road to the R-G residential lots. All direct vehicular access shall be provided via public rear lanes, or as demonstrated in the concept plan provided (R-G lot no rear lane). 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**.
32. In conjunction with each tentative plan, Transit service shall be provided to the satisfaction of the Director, Transit and the Director, Transportation Planning.

Conditions of Approval

33. 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.

Parks:

34. **Prior to approval of the affected tentative plan**, the developer shall submit finalized open space concept plans for all Municipal Reserve (MR), Municipal School Reserve (MSR), and Environmental Reserve (ER) lands within the outline plan area to Parks for review and approval. Concept Plans at tentative plan stage shall follow the submission requirements outlined in Parks' Development Guidelines and Standard Specifications: Landscape Construction (current version), Chapter 2: General Guidelines, Section 2.1 Concept Plan Requirements.
35. **Prior to approval of the affected tentative plan**, layout, programming, building and playfield envelope site areas shall be finalized by Parks and Site Planning Team (SPT) for the MSR high school site within the outline plan area. The MSR high school site concept approved with the LOC2017-0311 outline plan should be considered conceptual and subject to amendment. The developer and its consultants shall work with Parks and SPT to finalize the site layout at the time of submission.
36. **Prior to endorsement of the affected tentative plan**, under separate cover, the developer shall submit Landscape Construction drawings for all Municipal Reserve (MR), Municipal School Reserve (MSR), and Environmental Reserve (ER) lands within the outline plan area to Parks for review and approval. Irrigation drawings, if required, are to be submitted as part of the same landscape construction drawing package. Landscape Construction Drawings shall follow the submission requirements outlined in the Parks' Development Standard Specifications: Landscape Construction (current version).
37. The developer shall submit Engineering Construction Drawings and Landscape Construction Drawings for the proposed storm pond to both Water Resources and Parks for review.
38. **Prior to endorsement of the affected tentative plan OR prior to release of the stripping and grading permit** (whichever occurs first), the developer shall submit a detailed Restoration Plan including a maintenance schedule for each Environmental Reserve proposed to be impacted in any way as a result of this development. The Plan should indicate how it will be rehabilitated and restored and will adhere to the requirements outlined in the City of Calgary Habitat Restoration Project Framework. The restored area(s) shall be maintained by the developer until it is established and approved by Parks.
39. **Prior to approval of the affected tentative plan OR stripping and grading permit** (whichever occurs first), an onsite meeting shall be arranged with Parks to confirm the surveyed boundaries of all Environmental Reserve lands within the subject. A plan illustrating the surveyed ER boundaries must be provided to Parks in advance of the

Conditions of Approval

onsite meeting. Please contact Parks Natural Area Specialist, Dave Hayman at 403-268-1588 or Dave.Hayman@Calgary.ca to schedule this site meeting.

40. **Prior to endorsement of the affected tentative plan OR prior to release of the stripping and grading permit** (whichever occurs first), protection fencing must be installed along surveyed boundaries of Environmental Reserve (ER) lands within the Outline Plan area. An onsite meeting shall be arranged to confirm that the ER protection fencing has been installed to the satisfaction of Parks. The protection fencing shall be maintained along the confirmed surveyed boundaries of the ER lands until construction activity of the subject site has been completed. Contact the Parks Development Inspector at 403-268-1358 to schedule this site meeting.
41. Any damage to Municipal Reserve (MR) and Municipal School Reserve (MSR) lands within and along the boundaries of the plan area as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
42. Any damage to Environmental Reserve (ER) lands within and along the boundaries of the plan area 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.
43. Any damage to Environmental Reserve (ER) lands within and along the boundaries of the plan 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.
44. Any damage to public boulevards or public trees within and along the boundaries of the plan as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
45. Plant all public trees in compliance with the approved Public Landscaping Plan.
46. 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.
47. **Prior to approval of the affected tentative plan or stripping and grading permit** (whichever occurs first), the grading of the development site(s) adjacent to reserve lands shall be confirmed by Parks.
48. Site grading of the development site shall match the grades of adjacent Environmental Reserve lands with all grading confined to private property.
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.

Conditions of Approval

50. A 1.2 metre fence (or Parks approved alternative) shall be maintained along the boundaries of all reserve lands for the duration of the development, unless otherwise authorized by Parks in writing.
51. All proposed site fencing required adjacent to Reserve (MR/ER/MSR) lands, including footings, shall be installed completely within private property, unless otherwise authorized by Parks in writing.
52. Construction access through Environmental Reserve lands is not permitted.
53. Stockpiling or dumping of construction materials on Environmental Reserve lands is not permitted.
54. Retaining walls placed within reserve (MR/MSR/ER) lands is not permitted, unless otherwise authorized by Parks in writing.
55. Drainage from the development site onto reserve (MR/MSR/ER) lands is not permitted, unless otherwise authorized by Parks in writing.
56. Backsloping from the development site into reserve (MR/MSR/ER) lands is not permitted, unless otherwise authorized by Parks in writing.
57. All vegetation within Municipal Reserve lands adjacent to Environmental Reserve lands should use native species of vegetation only, unless otherwise authorized by Parks at Landscape Construction Drawing stage.
58. **Prior to endorsement of the affected tentative plan**, the Developer shall enter into a land purchase agreement with the Joint Use Coordinating Committee (JUCC) to acquire a portion of the Municipal School Reserve High School site that exceeds the 10% Municipal Reserve dedication.
59. All landscape construction and landscape rehabilitation shall be in accordance with the City of Calgary Parks' Development Guidelines and Standards Specifications: Landscape Construction (current version).