

Conditions of Approval

1. 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.
2. An Access Easement Agreement over the site shall be executed and registered on title **concurrent with the registration of the final instrument** at the Tentative Plan stage affecting Site 1, Parcel 1. Once the design of the public plaza component of Site 1, Parcel 1 has been clarified through Development Permit review, the easement area will be refined to reflect the actual design of the area intended for public use and access.
3. If a Residents Association is formed, it shall be comprised of all residents in the community and all impacted titles within the plan area shall have a restrictive covenant registered on title identifying the financial and maintenance responsibility of said parcels to the Residents Association, all to the satisfaction of the Subdivision Authority and the Director, Parks.
4. If applicable, prior to approval of the initial Tentative Plan, the special conditions addressing the formation and maintenance/financial responsibilities of the Residents Association shall be applied as a condition of subdivision approval to the satisfaction of the Approving Authority.
5. Prior to affected Tentative Plan approval (and submission of construction drawings), the proposed community and street names be submitted to the satisfaction of the Subdivision Authority.

Development Engineering:

6. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
7. Submit an updated electronic version of a Geotechnical Report to the Development Engineering Generalist. The report should be updated based on the current site condition and the latest development plan by the Geotechnical Consultant under the new name (name has changed) of the company. For Geotechnical Reports older than two years from the date of issuance, the City will require written confirmation from the Geotechnical Engineering Consultant indicating that the report adequately addresses the geotechnical requirements for the Land Development Application and is therefore suitable for submissions to the City.

Transportation:

8. In conjunction with the applicable tentative plan or development permit, construct the modified southbound to eastbound parallel left turn at the intersection of 37 Street NW (Sage Hill Drive) and Sage Hill Gate NW, as shown on the approved Outline Plan. Construction drawings must be submitted in conjunction with the applicable tentative plan or development permit, and must be approved to the satisfaction of the Director, Transportation Planning.
9. In conjunction with the initial tentative plan, construct Sage Hill Walk, including the intersections with Sage Hill Gate and with Sage Hill Link. Construction drawings must be submitted in conjunction with the initial tentative plan and must be approved to the satisfaction of the Director, Transportation Planning.
10. In conjunction with the applicable tentative plan or development permit, construct the transit laybys and bus pads, as shown on the approved Outline Plan. Construction

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drawings must be submitted in conjunction with the the applicable tentative plan or development permit, and must be approved to the satisfaction of the Director, Transportation Planning.

11. For Site 2, Parcel 4 and Site 3, Parcel 1 a 15.0m X 3.0m public access easement agreement and registerable plan will be required at the location of the existing and Transit Pad along Sage Hill Gate. The public access easement agreement and registerable plan for Site 2, Parcel 4 and Site 3, Parcel 1 shall be executed and registered on the applicable title(s) concurrent with the registration of the final instrument at the applicable Tentative Plan stage.
102. For Site 3, Parcel 1 a 15.0m X 3.0m public access easement agreement and registerable plan will be required at the location of the ~~existing and~~ proposed Transit Pad along Sage Hill Link. The public access easement agreement and registerable plan for Site 3, Parcel 1 shall be executed and registered on the applicable title(s) concurrent with the registration of the final instrument at the applicable Tentative Plan stage.
13. **Prior to approval of the affected tentative plan**, provide cross-sections showing existing and proposed grades, including interim future and ultimate road grades and proposed lot grading adjacent to Sage Hill Boulevard, Sage Hill Gate, Sage Hill Link, and 37th Street NW. The cross-sections are to be drawn to scale and dimensioned to property lines and lip of gutter.
14. No direct vehicular access shall be permitted to Sage Hill Walk from the site 2 (parcels 3 and 4). A restrictive covenant shall be registered concurrent with the registration of the final instrument.
15. In conjunction with the applicable tentative plan, execute and register on title a public access easement for the proposed street connecting Sage Hill Walk to 37 Street NW through Sites 2 and 3. The easement and registerable plan must be approved to the satisfaction of the Director, Transportation Planning, prior to endorsement.
16. 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).
17. One vehicular access (only) will be permitted to or from Sage Hill Gate for the Site 1, at the location shown on the Outline Plan. 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.
18. Vehicular access to 37 Street NW is restricted to one (1) right turns-in and right turns-out only access to be located north of the southbound to eastbound left-turn bay for the intersection with Sage Hill Gardens NW. A restrictive covenant shall be registered **concurrent with the registration of the final instrument** to that effect at the Tentative Plan stage.
19. **In conjunction with the applicable Tentative Plan**: to the satisfaction of the Director of Transportation Planning remit payment (certified cheque, bank draft) OR provide a Letter of Credit for the pedestrian-actuated crossing signals for the proposed crossing at the intersection of Sage Hill Walk and Sage Hill Link NW. 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.

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20. **In conjunction with the applicable Tentative Plan:** to the satisfaction of the Director of Transportation Planning remit payment (certified cheque, bank draft) OR provide a Letter of Credit for signal improvements to accommodate the north leg of the Walmart/Civic & Mixed Use Centre Main Streets and Sage Hill Gate NW intersection. 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:

21. Any damage to Municipal Reserve (MR) lands as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
22. Any damage to Environmental Reserve(ER) 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 (ER) lands, a Habitat Restoration Plan shall be submitted to Parks to the satisfaction of the Urban Conservation Lead.
23. Any damage to Environmental Reserve (ER) lands as a result of this development from drainage or storm water infrastructure shall be restored to natural state at the developer's expense, to the satisfaction of Parks.
24. Any damage to public trees or boulevards as a result of this development shall be restored at the developer's expense, to the satisfaction of Parks.
25. 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.
26. 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.
27. Tree plantings within City of Calgary boulevards and/or right of ways are subject to approval from Utility Line Assignment and Parks. The developer shall submit Utility Line Assignment Construction Drawings for review and approval.
28. Any tree planting in the City of Calgary boulevard shall be performed and inspected in accordance with Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition).
29. Plant all public trees in compliance with the approved Public Landscaping Plan.
30. Drainage from the development site into adjacent reserve (MR/ER) lands is not permitted.
31. Construction access through adjacent reserve (MR/ER) lands is not permitted, unless otherwise authorized by Parks.
32. Stockpiling or dumping of construction materials on adjacent reserve (MR/ER) lands is not permitted.

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