

## Conditions of Approval

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### Prior to Release Requirements

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The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Approving Authority:

#### Planning:

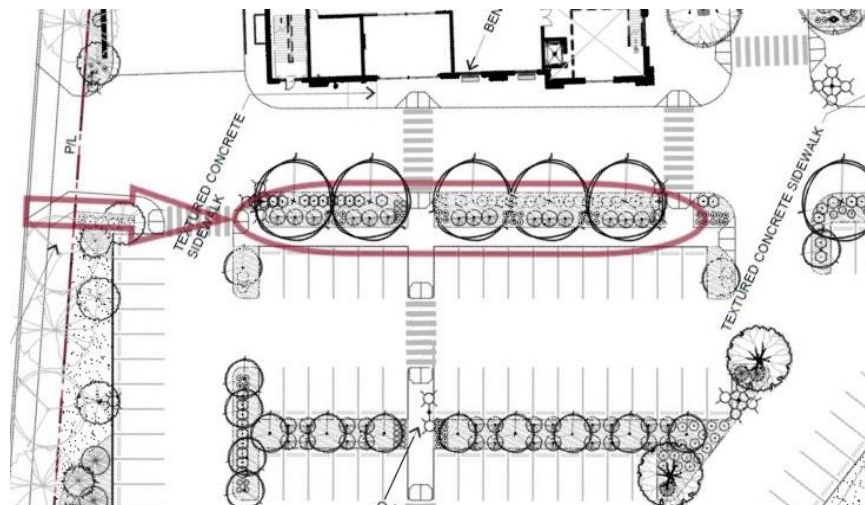
1. Submit a total of 7 complete sets of Amended Plans (file folded and collated) to the Planning Generalist that comprehensively address the Prior To Release conditions of all Departments as specified below.

In order to expedite the review of the Amended Plans, please include the following in your submission:

- a. 4 of the plan set(s) shall highlight all of the amendments.
- b. 4 detailed written response(s) to the Conditions of Approval document that provides a point by point explanation as to how each of the Prior to Release conditions were addressed and/or resolved.

Please ensure that all plans affected by the revisions are amended accordingly.

2. Amend plans to respond to bylaw review of June 11 submitted plan set:
  - a) provide an additional 3 trees and 4 shrubs on required large parking islands.
  - b) indicate the height or spread of shrubs. Shrubs must be min height or spread of 0.60m.
  - c) indicate how the proposed landscaping will be irrigated. All soft surfaced landscaped areas must be irrigated by an underground irrigation system, unless a low water irrigation system is provided.
  - d) As per email July 2 PDF, provide 2 metre pedestrian sidewalk on the west side of the drive aisle in front of the west entrance. The 1.4m parallel sidewalk further west may be eliminated. Connect this 2 metre sidewalk to Greenbriar Drive; include crosswalk marking from the island north toward Greenbriar Drive.



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3. Amend Site Plan (DP-101), to correct the discrepancy on the Proposed Gross Floor Area (GFA). These amended stats must be reflected on the Overall Site Plan.

DP-201-A indicates that the Main Floor Plan GFA is 5348sm. The Building "A" GFA should read:  $5348 + 500 = 5848\text{sm}$ . As per DP-201-L, Building "L" should show 656sm. The Total Proposed Floor Area is **6504sm** based on data provided on floor plans.

4. Amended plan set must include the "Mixed Use Village" Overall Site Plan. Future phases is to be shadowed in. Include an updated Area Summary table. Indicate the temporary public access road.

### Development Engineering:

5. The Geotechnical Report entitled "Greenbriar Commercial & Residential", prepared by McIntosh Lalani Engineering Ltd., dated November 7, 2018 has been received and is currently under review. Review comments, if any, will be provided when they become available.
6. Prior to the release of the DP, surface approval of the related construction drawings (CD2018-0033) is required. The temporary public access from Greenbriar Drive NW to Greenbriar Way NW is to be indicated on the construction drawing plans with necessary easement registered.
7. Include an overall plan within the Development Permit drawing set showing the broader Greenbriar area which shows the temporary public access connecting Greenbriar Drive NW to Greenbriar Way NW, as well as the anticipated future permanent Main Street access to the site from Greenbriar Way NW.
8. Amend the plans to:

#### Fire – Fire Department Connection (Siamese) Location

Indicate the location of the Siamese location such that it is:

- a. No closer than 3m and not more than 15m from the principal entrance.
- b. Does not obstruct egress from the building.
- c. Provides 2m operational clearance left and right of each port.
- d. Facing the street or access route, not blocked by columns, planters or landscaping etc.
- e. Access to fire department connections for sprinkler or standpipe systems by firefighters and their equipment shall be maintained free of obstructions at all times.

**Note:** Building L Siamese location is inconsistent from Site Plan (DP-101) and Main Floor Plan (DP201-L). Also note the criteria above especially as it appears that the Siamese are immediately adjacent to the principal entrances (should be no closer than 3m and not more than 15m).

9. The proposal to construct public infrastructure, to loop water, within City rights-of-way requires an Indemnification Agreement to the satisfaction of the Manager, Development Engineering.

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To initiate circulation and approval of the Work that will form part of the Indemnification Agreement, submit construction drawings online using your existing VISTA account at [calgary.ca/vista](http://calgary.ca/vista). At the time of submission of the construction drawings, the following items shall also be submitted:

- a. An 8 1/2" x 11" site plan indicating the construction boundaries.
  - b. Indicate who will be party to the agreement, provide contact information and a certificate of title for adjacent lands associated with the construction of the infrastructure.
  - c. A detailed description of the Work that will form part of the Indemnification Agreement (cubic metres of asphalt and/or concrete, pipe diameters for sanitary, storm and water mains and their respective lengths in linear metres) within the City right of way.
  - d. A detailed cost estimate for the scope of Work including GST prepared by the contractor.
10. Submit three (3) sets of the Development Site Servicing Plan details to Development Servicing, Inspections and Permits, for review and acceptance from Water Resources, as required by Section 5 (2) of the *Utility Site Servicing Bylaw 33M2005*. Contact [developmentservicing2@calgary.ca](mailto:developmentservicing2@calgary.ca) for additional details.

For further information, refer to the following:

**Design Guidelines for Development Site Servicing Plans**

[http://www.calgary.ca/PDA/pd/Documents/urban\\_development/publications/DSSP2015.pdf](http://www.calgary.ca/PDA/pd/Documents/urban_development/publications/DSSP2015.pdf)

**Development Site Servicing Plans CARL (requirement list)**

<http://www.calgary.ca/PDA/pd/Documents/development/development-site-servicing-plan.pdf>

**Note:** The water public main must be submitted and approved as a construction drawing submission (Prior to DSSP submission).

11. Follow the submission requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control (Erosion and Sediment Control Reports and Drawings: Technical Requirements) and either submit the required (2) copies of an Erosion and Sediment Control (ESC) Report and Drawings or the required (2) copies of a Written Notice to Development Engineering, for review and acceptance by Water Resources. The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://www.calgary.ca/ud) (under publications).

Documents submitted shall conform to the requirements detailed in the current edition of The City of Calgary *Guidelines for Erosion and Sediment Control* and shall be prepared, signed and stamped by a qualified consultant specializing in erosion and sediment control, and holding current professional accreditation as a Professional Engineer (P. Eng.), Professional Licensee (P.L. Eng), Professional Agrologist (P. Ag.) or Certified Professional in Erosion and Sediment Control (CPESC). For each stage of work where soil is disturbed or exposed, documents must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

If you have any questions, contact 3-1-1. A Service Request (SR) will be created for the Erosion Control Team in Water Resources.

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12. Amend the plans to: (**Building A** only)

Waste & Recycling Services - General

- a) Provide compactor details **on the plans** (compaction ratio and dimensions).

13. Amend the plans to: (**Building L** only)

Waste & Recycling Services – Industrial, Commercial and Institutional

- a) Ensure each waste stream can be maneuvered independently of the other two (note details for how this will be accomplished on the plans).

Waste & Recycling Services - General

- a) Provide protection to ensure all parts of the storage area do not come into contact with any part of a container. Refer to the “Development Review: Design Standards for the Storage and Collection of Waste” found at <http://www.calgary.ca/UEP/WRS/Pages/Commercial-Services/Development-Permits-Waste-Recycling.aspx>.

14. Amend the plans to: (**both Buildings A & L**)

Waste & Recycling Services - Collection Vehicle Access

- a) Indicate that all portions of the collection vehicle route / approach area / concrete pads / concrete aprons are structurally capable of supporting a minimum weight of 25,000 kg.

15. **After the Development Permit is approved but prior to its release**, the landowner shall execute an Off-Site Levy Agreement for the payment of off-site levies pursuant to Bylaw 2M2016.

As per the **current** application (Commercial) and based on **2019** rates, the **preliminary estimate** for this application is **\$246,257.00**.

**Should payment be made prior to release of the development permit, an Off-Site Levy Agreement will not be required.**

To obtain the off-site levy agreement, contact the Infrastructure Strategist, Calgary Approvals Coordination, at 403-268- 5138 or email [rob.hirber@calgary.ca](mailto:rob.hirber@calgary.ca).

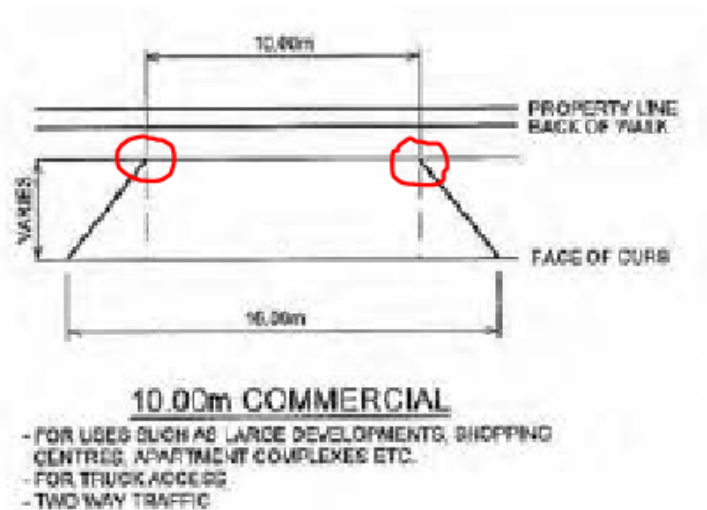
16. As noted during a phone call with Mr. Alan Boucher of Melcor Developments Ltd. on June 25, 2019, please provide information regarding UR/W 8211023 and UR/W 1210862 which are currently on the Certificate of Title but do not appear on the plans.

### Transportation:

17. Amend plans to setback the door on the North side of the building so it does not swing out into the City right-of-way (boulevard), as this is not permitted.
18. Amend the plans to clearly show the property line, ensuring it matches up with the recently submitted Subdivision plan SB2019-0157.

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19. Prior to the release of the DP, surface approval of the related construction drawings (CD2018-0033) is required.
20. Amend the driveway flares to meet up with the front of the pathway, not at the property line (see image below).



21. Amend the provided driveway cross sections to provide the slope of the actual ramp portion, and also dimension the distance between the property line and curb.
22. The applicant is required to provide a medium size bus shelter. Contact Transit Planner at (587) 228-2214 for a cost estimate. Also, coordinate with the Transit Planner for the design requirements of the bus pads. Amend plans accordingly to show the bus pad.
23. Remit a performance security deposit (certified cheque, bank draft, letter of credit) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Unit. The amount of the deposit is calculated by Roads and is based on 100% of the estimated cost of construction.

The developer is responsible to arrange for the construction of the infrastructure with their own forces and to enter into an Indemnification Agreement with Roads at the time of construction (the security deposit will be used to secure the work).

#### Roads

- a. Construction of 3 new driveway crossings. Two (2) on Bowfort Road N.W., and one (1) on Greenbriar Drive N.W.,
  - b. Construction of a new bus pad on Greenbriar View N.W.,
  - c. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc., should it be deemed necessary through a site inspection by Roads personnel.
24. Remit payment (certified cheque, bank draft) for the proposed infrastructure listed below within the public right-of-way to address the requirements of the Business Units. The amount is calculated by the respective Business Unit and is based on 100% of the estimated cost of construction.

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The developer is responsible to coordinate the timing of the construction by City forces.  
The payment is non-refundable.

- Roads
- a. Street lighting upgrading adjacent to site frontages (If required).

## Permanent Conditions

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The following permanent conditions shall apply:

### Planning:

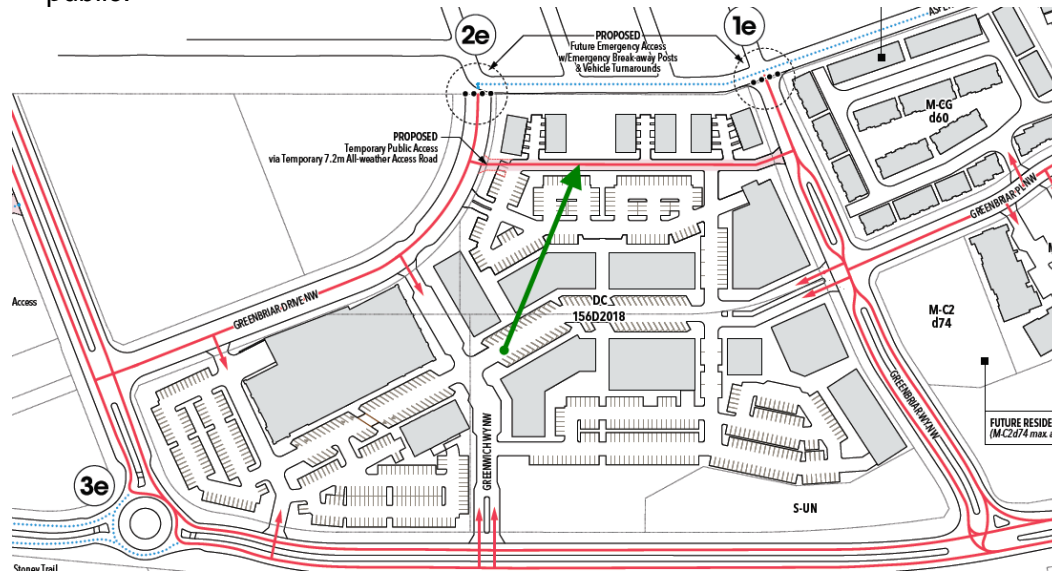
25. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
26. No changes to the approved plans shall take place unless authorized by the Development Authority.
27. A Development Completion Permit shall be issued for the development; **before the use is commenced or the development occupied**. A Development Completion Permit is independent from the requirements of Building Permit occupancy. Call Development Inspection Services at 403-268-5311 to request a site inspection for the Development Completion Permit.
28. All roof top mechanical equipment shall be screened by the building parapet as shown on the approved plans released with this permit.
29. A lighting system to meet a minimum of 22 LUX for shopping areas with uncovered parking areas with a uniformity ratio of 4:1 on pavement shall be provided.
30. Each parking stall, where located next to a sidewalk and/or landscaping, shall have a properly anchored concrete wheel stop or equivalent material to the satisfaction of the Development Authority (100mm in height and 600mm from the front of the parking stall).
31. The approval of this Development Permit includes Comprehensive Signage.
32. Fascia signage shall be placed only in the designated sign area as indicated on the approved plans. Any damage to the building face, as a result of the sign installation or removal, shall be repaired to the satisfaction of the Development Authority.
33. All electrical servicing for site signage shall be provided from underground.
34. The freestanding sign approved by this permit includes the message signs or panel(s) (readograph component). Any new proposals for temporary signage shall require a Development Permit.
35. Whenever a tenant panel on a multi-tenant Sign-Class B (fascia) sign and Sign-Class E (freestanding pylon) sign is removed, the sign owner shall replace it with a blank panel until such time as a new tenant panel is provided.

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36. All access to the sign marker locations shall be from private property.
37. Loading and delivery shall take place in the designated loading stall as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements and use of the parking lot.
38. The garbage enclosure(s) shall be kept in a good state of repair at all times; the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.

### Development Engineering:

39. As per a Letter of Commitment received from Melcor Developments Ltd., dated June 11, 2019, the temporary public access connecting Greenbriar Drive NW to Greenbriar Way NW (see below) is to be constructed and open to the public prior to occupancy of the Development Permit structures. The access will remain in place and open to the public until either of the following occurs:
  - a) A registered public access easement is registered along Aspen Drive NW and intersections to Greenbriar Drive NW and Greenbriar Way NW are constructed and open to the public.
  - b) The commercial Main/Festival Street to be constructed by Melcor is fully open to the public.



40. The parcels shall be developed in accordance with the development restriction recommendations outlined in the following report(s):
  - Deep Fills Report, prepared by McIntosh Lalani Engineering Ltd. (File No. 4856), dated August 10, 2011;
  - Slope Stability Report, prepared by Geo-Engineering Ltd. (File no. G689), dated March 27, 1995.
  - Geotechnical Report – Greenbriar Commercial & Residential, prepared by McIntosh Lalani Engineering Ltd. (File No. 8336), dated November 7, 2018.



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41. Single retaining walls 1.2m in height or greater or terraced retaining walls 1.2m in height or greater with a horizontal separation between walls of less than 3.6m (3x height) require the approval of a Building Permit prior to construction.

For retaining wall(s) that meet these criteria, the developer may either:

- a. Include the retaining walls with the Building Permit for the building, or
- b. Apply for a separate Building Permit for the retaining walls.

It should be noted that the Building Permit for the building on site will not be released until the separate Building Permit for site retaining walls is approved.

42. **Prior to the issuance of the Development Completion Permit**, the developer/builder is required to provide the form, *Assurance of Engineering Field Review and Compliance*, (final page of the Retaining Wall Design Disclosure Statement) under seal and permit to practice stamp by the Engineer of Record to the Development Authority for the field review of the retaining wall(s).
43. If during construction of the development, the developer, the owner of the titled parcel, or any of their agents or contractors becomes aware of any contamination,
- a. the person discovering such contamination shall immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment, Alberta Health Services and The City of Calgary (311).
  - b. on City of Calgary lands or utility corridors, The City of Calgary, Environmental and Safety Management division shall be immediately notified (311).
44. The developer / project manager, and their site designates, shall ensure a timely and complete implementation, inspection and maintenance of all practices specified in erosion and sediment control report and/or drawing(s) which comply with Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control. Any amendments to the ESC documents must comply with the requirements outlined in Section 3.0 of The City of Calgary Guidelines for Erosion and Sediment Control.

For other projects where an erosion and sediment control report and/or drawings have not been required at the Prior to Release stage, the developer, or their designates, shall, as a minimum, develop an erosion and sediment control drawing and implement good housekeeping practices to protect onsite and offsite storm drains, and to prevent or mitigate the offsite transport of sediment by the forces of water, wind and construction traffic (mud-tracking) in accordance with the current edition of The City of Calgary Guidelines for Erosion and Sediment Control. Some examples of good housekeeping include stabilization of stockpiles, stabilized and designated construction entrances and exits, lot logs and perimeter controls, suitable storm inlet protection and dust control.

The City of Calgary Guidelines for Erosion and Sediment Control can be accessed at: [www.calgary.ca/ud](http://www.calgary.ca/ud) (under publications).

For **all soil disturbing projects**, the developer, or their representative, shall designate a person to inspect all erosion and sediment control practices a minimum of every seven (7) days and during, or within 24 hours of, the onset of significant precipitation (> 12 mm of rain in 24 hours, or rain on wet or thawing soils) or snowmelt events. Note that some practices may require daily or more frequent inspection. Erosion and sediment control practices shall be adjusted to meet changing site and winter conditions.



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45. Contact the Erosion Control Inspector, Water Resources, with at least two business day's notice, to set up a pre-construction meeting prior to commencement of stripping and grading. Locations north of 17 Avenue S should contact 403-268-5271. Sites south of 17 Avenue S should contact 403-268-1847.
46. Stormwater runoff must be contained and managed in accordance with the "Stormwater Management & Design Manual" all to the satisfaction of the Director of Water Resources.
47. The grades indicated on the approved Development Site Servicing Plan(s) must match the grades on the approved Development Permit plans. Upon a request from the Development Authority, the developer or owner of the titled parcel must confirm under seal from a Consulting Engineer or Alberta Land Surveyor, that the development was constructed in accordance with the grades submitted on the Development Permit and Development Site Servicing Plan.
48. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
49. Pursuant to Bylaw 2M2016, off-site levies are applicable.
50. **Prior to issuance of a Development Completion Permit or any occupancy of the building**, payment shall be made for off-site levies pursuant to Bylaw 2M2016. **To obtain a final estimate**, contact the Infrastructure Strategist, Calgary Approvals Coordination, at 403-268- 5138 or email [rob.hirber@calgary.ca](mailto:rob.hirber@calgary.ca).

#### Transportation:

51. The developer shall be responsible for the cost of public work and any damage during construction in City road right-of-ways, as required by the Manager, Transportation Planning. All work performed on public property shall be done in accordance with City standards.
52. Indemnification Agreements are required for any work to be undertaken adjacent to or within City rights-of-way, bylawed setbacks and corner cut areas for the purposes of crane operation, shoring, tie-backs, piles, surface improvements, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in the City rights-of-way, bylawed setbacks and corner cut areas must be removed to the satisfaction of the Manager of Transportation Planning, at the applicant's expense, upon completion of the foundation. **Prior to permission to construct, contact the Indemnification Agreement Coordinator, Roads at 403-268-3505.**

#### Parks:

53. Any damage to public parks, boulevards or trees resulting from development activity, construction staging or materials storage, or construction access will require restoration at the developer's expense. The disturbed area shall be maintained until planting is established and approved by the Parks Development Inspector. Contact 311 for an inspection.

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Any surface or subterranean damage to public parks resulting from the installation of building construction tie-backs or other construction practices requires remediation at the developer's expense, to the satisfaction of the Director, Parks. All materials associated with the encroachments must be removed and any subterranean and surface disturbances to the parcel must be remediated. All site remediations must be approved by the Parks Development Inspector. Contact 311 for an inspection.

54. A 1.2 m high fence shall remain on the property line along all shared boundaries with adjacent municipal reserve.
55. There shall be no construction access through the adjacent municipal reserve lands.
56. Drainage from the development site onto the adjacent municipal reserve is not permitted.
57. Stormwater or other drainage from the development site onto the adjacent municipal reserve parcel is not permitted. Any drainage from private lots onto the adjacent municipal reserve upon development completion of the subject site must be resolved to the satisfaction of the Director, Parks and any damage resulting from unauthorized drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Parks Development Inspector Jacqueline Swartz - Jacqueline.Swartz@calgary.ca (403) 620-3216 for an inspection.