



## Corporate Planning Applications Group (CPAG)

### Conditions of Approval – Development Permit

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**Application #:** DP2010-4889  
**Application Description:** New: Multi-Residential Development, Retail and Consumer Service (2 Towers, 432 Units)  
**Land Use District:** DC, S-SPR, C-R3 f3.0h46  
**Use:** Discretionary  
**Site Address:** 3802 BRENTWOOD RD NW  
**Community:** BRENTWOOD  
**Applicant:** GEC ARCHITECTURE (Power, Jane)  
**Date DTR Sent:** June 23, 2011  
**Response Due Date:** DTR1 January 20, 2011 , DTR2 April 1, 2011 , DTR3 May 27, 2011

**CPAG Team:** Development Planning      Robyn Choropita (403)-268-5864  
Urban Development                      Dino Di Tosto (403)-268-2131  
Transportation                              Marty Richardson (403)-268-8804  
Parks    Sarah Hbeichi (403)-268-1396

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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 eight (8) 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) Four (4) of the plan set(s) shall highlight all of the amendments.
- b) Four (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.
- c) In addition to the full sized plans requested above, please submit one (1) 11 x 17 complete set of plans for the purpose of the Development Completion Permit (DCP) process.

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

2. Remit payment (certified cheque, bank draft) for contribution to the Bonus Provisions for the Community Enhancement Fund, as per the Brentwood Station ARP.
  - a) Payment is based on the following:  
\$188.37/sq m land value  
2724.50 sq m GFA above 4.5 FAR  
= \$513,214.07
3. Street Furnishing Plan: Confirm final details for Site Plan for both private and public streets, adjoining the development for Site Furnishings (refer to Sheet LDP-6) to determine final number and placement of same, in consultation with Roads (and Streetlighting).
4. Provide a Pedestrian Route Plan, for the construction period, to ensure adequate and safe routing via Brentwood Shopping Centre, on the south and east side of the subject development, to assist Brent LRT Station patrons.
5. The Mixed Use Street Plan Option, submitted on 2011 June 15, may be substituted for the Mixed Use Street Plan – Temporary One Way Drive Aisle (see LDP-1), subject to detailed review.
6. On amended plans, provide confirmation that the clear glazing adjacent to the parking ramps on the South Elevation are clear.

### Urban Development:

7. The proposed public boulevard trees (new Mixed Use Street and Brentwood Road NW) will require line assignment approval from Utility Line Assignments. The application consists of a letter on letterhead and six (6) copies of scalable plans in either 1:250 or 1:500 showing the following information;
  - Property/ lot lines
  - Species/ Caliper of proposed trees (Evergreen and poplar not permitted)
  - Existing features (street light poles, hydrants, etc...)
  - Dimensions from P.L. and/ or lot lines to all the proposed trees.
8. Due to the increase in population density above 55 people / ha, the developer shall submit a Sanitary Sewer Servicing Study to demonstrate that the subject land can be serviced in accordance with the overall design of the sanitary sewer system for the area. The developer will be responsible for installation and upgrades to the collection mains within the Study area.
9. Submit two (2) copies of the Erosion and Sediment Control (ESC) **report and drawings** to Urban Development, for review and acceptance by the Erosion Control Coordinator, Water Resources. Prior to submission of the ESC report and drawing(s), please contact the Erosion Control Coordinator, Water Resources at 403-268-2655 to discuss ESC requirements.

If the overall site size is less than 2 hectares (5 acres), **only a set of drawings** may be required for review. Ensure you contact the Erosion Control Coordinator in advance to discuss report and drawing requirements for these sites.

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 by a qualified consultant or certified professional specializing in ESC. For each stage of work where soil is disturbed or exposed, drawing(s) must clearly specify the location, installation, inspection and maintenance details and requirements for all temporary and permanent controls and practices.

10. Amend the plans to:

Roads – West “Mixed Use Street”

- a) Interim road to be one way southbound only, exiting onto Brentwood Road. Minimum width to be 5 meters, and posted “No Stopping – Fire Lane”.
- b) New catch basins will be required at developer’s expense. Using the City of Calgary Standard Specifications Roads Construction 2010 Manual, use Sheet 117 to design the access as a ‘Standard 7.2m Right-in-Only Directional Driveway’ from Brentwood Road into the site. All proposed curb returns and crosswalk will be removed, as this will be treated as a driveway access over the curb and sidewalk.
- c) Submit block profiles for the interim and ultimate roadway. Also, provide cross sections showing property lines and utilities line assignments. Be advised that the corner will be modified for a larger radius for the ultimate roadway intersection to allow right turns in from Brentwood Road. Interim corner radii to be smaller to discourage right turns in from Brentwood Road.

Roads – East Boundary Road

- d) Minimum width to be 6 meters, and posted “No Stopping – Fire Lane”.
- e) Revise design to 2 meter wide continuous monolithic sidewalk and curb and gutter across a directional entrance driveway crossing as per City specification 454.1010.005 under the Standard Specifications for Road Construction Manual.

Roads – Brentwood Road

- f) Provide cross sections along Brentwood Rd NW to indicate that all adjacent boulevards are graded at 2% up from the top of curb to the existing or ultimate property line. Ensure that the elevation of the parkade roof structure top will be compatible with City boulevard grades. Roads suggests that the parkade roof be at least 300mm below grade to allow for clearance and adjustments to ensure that the finished surface will not be above the property line grades that is based on a 2% cross fall up from the top of curb.
- g) Indicate a continuous sidewalk with curb and gutter across driveway crossing at entrance.
- h) Provide tree trench details. All tree grates to be rectangular, a minimum of 1.2 meters X 1.83 meters. The City standard is cast iron “sunburst” design. Alternative grates would be considered with approval from Roads if the developer executes a perpetual maintenance agreement. Contact the Design Technician, Roads at 403-268-3801 / 5062 / 4584 for details.

- i) The applicant has positioned the proposed driveway access at a location where there is an existing trapped low catch basin. Provide a cross section of the proposed driveway grade to show a high point 300mm higher than the existing catch basin before grading down towards the trench drain.
- j) Show proper ties to existing curb alignments at both ends of the development site.
- k) The proposed raised pedestrian crosswalks shown are located too far back into the intersection from safety point of view. Revise condominium driveway crossing with 3 meter wide driveway flares with a continuous 2 meter wide monolithic sidewalk and curb and gutter. No curb returns or wheelchair ramps are permitted on private driveways at this location. Typically, a painted crosswalk is usually 3.6 meters wide, positioned one meter back from the parallel curb lane.

Waste and Recycling Services – Residential

- a) Provide a curb cut for the west waste staging area so the waste containers can be rolled into the drive lane to be dumped.
11. West Road (“**Mixed Use Street**” as per Brentwood SARP): Enter into a Development Agreement for the public infrastructure, as follows:
- a) Dedication of a portion of a Public Road r.o.w. as shown in the approved plans;
  - b) Licence of Occupation over Public Road r.o.w. and Construction of Interim Road design as a private road, as shown in approved plans;
  - c) Letter of Security for the Construction of a portion of the Future Road design, as shown in approved plans, at such time as can be coordinated with Calgary Co-Op, with redevelopment on the adjoining Calgary Co-Op lands;
  - d) Letter of Security, noted in c. above, shall have a five (5) year time limit, from date of DP release, with annual renewals based on the Construction Price Index, after which time the City of Calgary shall cash same, and become responsible for the construction of the portion of the road, as shown on the approved plans, at such time as can be coordinated with Calgary Co-Op, with redevelopment on the adjoining Calgary Co-Op lands.
12. North Road (“**Commercial Main Street**” as per Brentwood SARP): Enter into a Development Agreement for the private infrastructure, as follows:
- a) Provide a Public Access Easement over the 24 metre private road, as shown in the approved plans;
  - b) Provide a private road based on engineering standards to comply with
    - i. Road supporting structure design to CAN/CSA S6-06 Canadian Highway Bridge Design Code (CHBDC);
    - ii. Parkade design to Alberta Building Code, with exception of durability criteria that should conform to CAN/CSA S6-06 (to achieve 75 years of design life);
    - iii. Galvanized reinforcing as per The City of Calgary Design Guidelines for Bridges and Structures
    - iv. Provide a waterproofing system in accordance with The City of Calgary Design Guidelines for Bridges and Structures, or an equivalent acceptable system that will be meet the durability requirements.
  - c) Provisions for:

- i. regular and documented structural inspections along with maintenance and repair of the parkade structure as required to ensure suitable ongoing support for the overlying roadway, by the owner;
  - ii. access by the City of Calgary to inspections and maintenance records, upon request;
  - iii. access by the City of Calgary to the interior of the parkade for inspection by City officials, should it be required.
- d) Provisions to ensure that the private road, and its related requirements as in a. and b. above, shall be the sole responsibility of the owner of the commercial component (as shown on the approved plans) of the development.

### Transportation:

13. The proposed One-Way Private Drive Aisle located on the east side of the University City site shall be revised/redesigned to the current City of Calgary standards as follows:
  - Using the City of Calgary Standard Specifications Roads Construction 2010 Manual, use Sheet 117 to design the access as a 'Standard 7.2m Right-in-Only Directional Driveway' from Brentwood Road into the site. All proposed curb returns and crosswalk will be removed, as this will be treated as a driveway access over the curb and sidewalk.
14. The proposed temporary interim One-Way Private Drive Aisle located on the west side of the University City adjacent to the Calgary Co-op lands shall be revised/redesigned to the current City of Calgary driveway standards as follows:
  - Using the City of Calgary Standard Specifications Roads Construction 2010 Manual, use Sheet 117 to design the access as a 'Standard 7.2m' to Brentwood Road. All proposed curb returns and crosswalk will be removed, as this will be treated as a driveway access over the curb and sidewalk.
15. All private driveways to/from Brentwood Rd shall be designed to City standards. Remove curb returns from the plans for all three access points to Brentwood Rd.
16. The applicant shall provide a Parkade Access Protocol with amended plans. Within the protocol explain:
  - How residents access the parkade (card, code key pad, location of access pedestal),
  - Provide a sweep path and stopping design for when a vehicle enters the parkade ramp, and when they are at the access pedestal,
  - What the processing time will be from achieving access and being able to enter the parkade.
17. On amended plans, indicate that the entire entry road will be signed as "No Parking Anytime – Fire Lane".
18. On amended plans, show the 'Painted Median' design through the entry road, beginning at the back of the sidewalk and extending through to the southern edge of the traffic circle.
19. On amended plans, install a 'No Left Turn' signage to prevent turning across

the painted median to the parkade access.

20. The applicant shall provide a letter under corporate seal, committing to a Transportation Demand Management Plan, the requirements on site, and how this will be monitored.
21. The developer shall contact Greg Iwaskow, SPMD Supervisor, Roads, 268-3290 to determine appropriate single use permit for the proposed carpool stall on Brentwood Road. Any costs associated with the permit and or required signage will be at the developer's sole expense.
22. The developer shall scope the methodology for the Parking Monitoring Report with the Senior Transportation Engineer, Transportation Planning, (403)-268-2661 that was committed to through the parking study for this site.
23. The applicant shall provide a letter under corporate seal, committing to Transportation Demand Management plan, the requirements on site, and how this will be monitored.

**Parks:**

24. Amend the plans to clearly label the S-SPR land use boundary area, less the area required as Commercial Main Street, as Municipal Reserve.
25. Dedication of Municipal Reserve on a voluntary basis, shall be facilitated via an application for Tentative Plan (as committed to in CPC report for LOC2008-0061 for the S-SPR parcel, p. 2), and registration of the MR parcel thereto.

## Permanent Conditions

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### Planning:

26. Contribution to Community Enhancement Fund for Floor Area Ratio Bonus:
  - a) Funds remitted (\$513,214.07) shall be deposited and held in a Planning Development and Assessment capital project account, on an interim basis, and transferred to the Brentwood SARP Community Enhancement Fund, upon formal establishment of the Fund.
  - b) Expenditure of funds shall be determined based on future priority criteria for Brentwood SARP Community Enhancement Fund.
  - c) Payment is non-refundable except in the event of expiry of the development permit prior to commencement of construction, in which case the funds shall be refunded.
  - d) Expenditure of the funds shall not commence until construction has commenced.
27. Submit proof of formal BuiltGreen certification, at such time as certification is officially issued, by third party certification program.
28. The development shall be completed in its entirety, in accordance with the approved plans and conditions.
29. No changes to the approved plans shall take place unless authorized by the Development Authority.
30. 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 403-268-5491 to request a site inspection for the Development Completion Permit.
31. Outdoor speakers are not allowed.
32. All roof top mechanical equipment shall be screened as shown on the approved plans.
33. Upon completion of both the:
  - a) main floor (storey) subfloor of each building; and,
  - b) the top of the parkade structure;

proof of the geodetic elevation must be submitted to and approved by the Development Authority prior to any further construction proceeding. Fax confirmation to 403-268-8178 to the attention of 'Bylaw Checker - Geodetics'.
34. All areas of soft landscaping shall be provided with an underground sprinkler irrigation system as identified on the approved plans.

35. Parking and landscaping areas shall be separated by a 150 mm (6 inch) continuous, poured in place, concrete curb, where the height of the curb is measured from the finished hard surface.
36. Crushed aggregate or materials including but not limited to brick, pea gravel, shale, river rock and gravel are not permitted within required landscape areas.
37. A lighting system to meet a minimum of 10 LUX for uncovered parking areas, and 54 LUX for parkades with a uniformity ratio of 4:1 on pavement shall be provided.
38. The walls, pillars and ceiling of the underground parkade shall be painted white or a comparable light colour.
39. The light fixtures in the parkade shall be positioned over the parking stalls (not the drive aisles).
40. All stairwell doors and elevator access areas shall be installed with a transparent panel for visibility.
41. Handicapped parking stalls shall be located as shown on the approved plans released with this permit.
42. Minimum parking requirement:
  - a) 359 residential stalls, 30 commercial stalls, 48 visitor stalls and 2 loading stalls must be provided and maintained during the life of the development in the numbers and locations as shown on the approved plans released with this Development Permit. All parking, visitor and loading stalls must be made available for the occupants of the site and their visitors. All stalls must be properly marked indicating its use, to the satisfaction of the Development Authority.
  - b) A portion of the visitor (30) and commercial (17) stalls as noted in a) above, are provided on an interim basis in legal plan 3324JK;A;1, as shown on the approved plans; these stalls shall be relocated/accommodated in an underground parkade structure on legal plan 1013890;17;1, at such time as redevelopment occurs on the latter legal plan.
43. 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.
44. Loading and delivery shall take place in the designated loading stalls as shown on the approved plans and shall, at no time, impede the safety of pedestrian movements and use of the parking lot.
45. The garbage garages shall be kept in a good state of repair at all times and the doors shall be kept closed while the enclosures are not actively in use for delivery or removal of refuse.



46. Private roads or drive-aisles shall be the sole responsibility of the owner of the commercial component (podium) of the subject development.

### Urban Development:

47. The developer shall be responsible for that portion of the construction cost of the ultimate roadway within the subject parcel, to City standards.
48. The north road "Commercial Main Street" will have a road supporting structure design to CAN/CSA S6-06 Canadian Highway Bridge Design Code (CHBDC). The developer will not be permitted to obstruct, restrict, or redirect pedestrians or vehicular traffic from entering this area.
49. Parkade design to Alberta Building Code, in conjunction with durability criteria to conform to CAN/CSA S6-06 (to achieve 75 years of design life);
50. 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, Urban Development. All work performed on public property shall be done in accordance with City standards.
51. 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, **sidewalks, lane paving**, 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 Urban Development, 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.
52. The owner, and those under their control, shall 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 *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 developer, or their representative, shall designate a person to inspect all controls and practices every seven days and within 24 hours of precipitation or snowfall events.
53. Contain storm run-off on site.
54. The grades indicated on the approved Development Permit (DP) plans must match the grades on the Development Site Servicing Plan (DSSP) for the subject site. **Prior to the issuance of the development completion permit (DCP)**, the developer's Consulting Engineer must confirm under seal that the development was constructed in accordance with the grades submitted on the development permit (DP).
55. 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, 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).

If **prior to or during construction** of the development the, developer, the owner of the titled parcel, or any of their agents become aware of contamination on City of Calgary lands or utility corridors, the City's Environmental Assessment & Liabilities division shall be immediately notified (311).

### **Transportation:**

56. The proposed public road access along the west side of the proposed development site and adjacent to the Co-op lands will in future be constructed as a 'Mixed Use Street' and will be designed as per the cross section associated with the street typology, Figure 14 Page 36) of the SARP using the full 21 metre cross-section. Coordination with the adjacent Co-op parcel will be required when redevelopment occurs.
57. The intersection at the northwest corner of the development site will be designed and shown on amended plans as per Figure 15 (page 37) of the SARP. The north edge of the intersection and cross section will coincide with the south edge of the S-SPR area.
58. The Parking Monitoring Report shall be undertaken starting 1 year after full occupancy of the site (both residential and commercial), every year for 5 years and each year's results shall be submitted to Transportation Planning for review to monitor parking supply and demand onsite, in the greater Brentwood Mall area and on-street in the surrounding residential communities to the north to ensure appropriate parking long term and or to mitigate any potential impacts of the proposed parking supply if any are found.
59. A Transportation Demand Management program is required for the development, as referenced in PTR Condition 19.

### **Parks:**

60. In order to ensure the integrity of existing public trees and roots, construction access is only permitted through existing entranceways/exits.
61. There shall be no construction access through the adjacent park lands.
62. A 1.2 m fence shall be maintained along the boundary of the adjacent Park during construction.
63. Any tree planting in the City boulevard shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction (current edition). Applicant is to contact the Parks Development Inspector at 403-268-4760.
64. Any landscape rehabilitation on public parks shall be performed and inspected in accordance with Parks Development Guidelines and Standard Specifications – Landscape Construction. Applicant is to contact the Parks Development Inspector at 403-268-4760.

65. Any damage to public parks, resulting from development activity, construction staging or materials storage 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 at 403-268-4760.

## Advisory Comments

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The following advisory comments are provided as a courtesy to the applicant and property owner. They represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

### Planning:

66. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Subdivision and Development Appeal Board (4th Floor, 1212 31 Avenue NE, Calgary, AB T2E 7S8) **within 14 days of receipt of the decision letter**. An appeal along with reasons must be submitted, together with payment of a \$25.00 fee, to the Subdivision and Development Appeal Board. An appeal may also be filed online at [www.calgary.ca/sdab/onlineappeal](http://www.calgary.ca/sdab/onlineappeal). To obtain an appeal form, for information on appeal submission options or the appeal process, please call 403-268-5312.
67. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the development (building and site), including those which are required through the building permit process.
68. Building Regulations advises of the following. Please refer to the contact provided in the comments below if you have any questions prior to your building permit application.
  - Provide a Fire Department access route which complies with 3.2.5.5., 3.2.5.6., and is acceptable to the Fire Department. The Fire Department Connection for the automatic sprinkler system shall be located so that the distance from the Fire Department Connection to the hydrant is not more than 45m (driving distance) and is unobstructed. The Fire Department Connection shall be located no closer than 3m and not more than 15m from the principal entrance of the building where the fire alarm annunciator is located.
69. In addition to your Development Permit, you should be aware that Building Permit(s) are required. Now that your Development Permit application has been approved, you may apply for Building Permit(s). Please contact Building Regulations at 403-268-5311 for further information.

### Urban Development:

70. The locations and design of driveways must be approved by Transportation Planning. New driveways including driveway modifications, removal and rehabilitations of unused driveway crossings or relocations, sidewalks, wheelchair ramps, and lane paving must be constructed to City standards at the developer's expense. Obstructions such as storm catch basins, hydrants, power poles, etc., must be relocated to City standards at developer's expense.
71. Brentwood Road will be modified to create bike lanes in 2011. There will only one single westbound lane. No portion of Brentwood Road, including the sidewalk (no sidewalk on

- the south side), will be available for hoarding or be temporary blocked for loading /unloading during construction of the proposed development.
72. Water connection is available from Brentwood Rd NW.
  73. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter locations (100mm or larger, room adjacent to an exterior wall, 50mm or less, label water meter location) where services enter building. If static pressure exceeds 550 kPa install pressure reducing device after meter.
  74. Maintain a 3.0 m separation between Enmax facilities (power poles, light standards, transformer pads, catch basins, etc.) with the proposed water service.
  75. Review with Fire Prevention Bureau for on-site hydrant coverage and Siamese connection location(s). A stamped plan by Fire Prevention Bureau to be submitted at Building Grades, 6<sup>th</sup> floor, Municipal Building for approval at the Development Site Servicing Plan stage. (Principal entrance(s) are to be labelled on the plan.)
  76. If further subdivision occurs in the future (including strata subdivisions), **each titled parcel must** have separate service connections to public mains (water and sanitary). Contact the Senior Engineering Technologist, Water Resources at 403-268-5743 or 403-268-3298 for details.
  77. Ensure that the water service:
    - a) (100 mm or larger) is 4.0m from a foundation wall or piles, or
    - b) (50mm or smaller) is 3.0m from a foundation wall or piles, or
    - c) 2.0m when the foundation wall or piles extends vertically a minimum of 2.0m below the invert of the water pipe.
  78. A dual service is required to service the site and shall be installed in a common trench with a minimum separation of 1.3m.
  79. The applicant must apply for water and sewer connections as per City Standards.
  80. Sanitary sewer connection is available from Brentwood Rd NW.
  81. Storm sewer connection is available from Brentwood Rd NW.
  82. Show all existing and proposed sewers on the Development Site Servicing Plan at the Building Permit stage. Contact Building Grades Supervisor, Urban Development at 403-268-5072 for details.
  83. Sanitary sewer test manhole is required to service the proposed industrial or commercial developments as per Section 7 of the *Sewer Service Bylaw 24M96*.
  84. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system.
  85. All open run-off shall drain to on-site storm sewer and covered parkade ramp shall drain to sanitary sewer.

86. The allowable stormwater run-off coefficient shall be 30%.
  87. Surface ponding (trapped lows) should be designed to contain all the flow generated from the 100 year storm events.
  88. Controlled stormwater discharge is required for the subject site.
  89. All on-site sewers are to be designed to City of Calgary specifications.
  90. Ensure elevations of building slab and/or any building openings are 0.3m minimum above trap low spill elevations or the 100 year elevation, whichever is higher.
  91. As per The City of Calgary Drainage Bylaw 37M2005, the developer, and those under their control, are responsible for ensuring that a Drainage or Dewatering Permit is obtained from Water Resources prior to discharging impounded runoff (caused by rainfall and/or snowmelt) seepage or groundwater from construction site excavations or other areas to a storm sewer. The developer, and those under their control, is responsible for adhering to all conditions and requirements stipulated in the Drainage or Dewatering Permit at all times. For further information, contact the Water Resources' Erosion Control Coordinator at 403-268-2655, the Corporate Call Centre at 311 or visit [www.calgary.ca/waterservices/esc](http://www.calgary.ca/waterservices/esc) (Drainage and Dewatering Permit applications can be downloaded from this website).
  92. There are existing Enmax and Telus facilities at the west, and east sides of the site. Coordinate with these utility owners for removals / relocates if they are required. Also note that there is an existing ATCO gas line in front of the site under the existing sidewalk that is to be removed (at 1.5m off the P.L.) Coordinate with ATCO for removals/ relocates if they are required, and ensure no conflicts.
- Note: If the existing 3m U/RW is to stay at the West side of the site then 7 of the proposed trees will have to be removed as trees are not permitted within an easement or U/RW. If the proposed "mixed use street" is to be developed into a City Road R/W then the tree placements, and all deep and shallow utility placements will have to match the City standards for the chosen road cross section, which the client is proposing as a 21m (Collector). The two proposed transformers will have to be revised to be on site if the "mixed use street" is to be a City road as well. Also note that the 2 Eastern most trees on Brentwood Rd will have to be removed as they are proposed within a 2m U/RW that contains a Storm line.
93. Provide two (2) Development Site Servicing Plan showing the Waste and Recycling Services (W&RS) enclosure location and construction details. Construct waste and recycling collection facilities in accordance with the current "Design Guidelines for DPs, DSSPs and Waste & Recycling Services for Commercial / Industrial Applications".
  94. The City of Calgary will not provide waste and recycling collection for compactor units and containers that are not owned by the development, condominium association, residents association, etc.

Contact Gord Macaulay, Waste and Recycling Services Specialist at 403-268-8445 for further site specific details

**Transportation:**

95. Transportation Planning recommends that a TDM Manager be employed on site to ensure compliance with TDM measures.
96. The applicant is advised that the proposed development is within a Residential Parking Zone on adjacent streets.
97. An updated Parking Study will be required should any changes occur to the approved Parking Study dated May 25, 2011.

**Parks:**

98. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. Parks does not permit the removal or damage of trees to facilitate development.
99. A condition of the issuance of permits by City of Calgary Roads may be the requirement for a tree protection plan when construction activities are within 6 meters of a tree on Public land. Requirements and specifications for a Tree Protection Plan may be obtained at [www.calgary.ca/](http://www.calgary.ca/) by searching Urban Forestry or by telephoning 311.
100. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. You may wish to consider this cost during the design and development of your project. The Public Tree(s) adjacent to this project are valued at \$12,633.93. Applicants that are unfamiliar with tree protection are advised to consult an arborist. Arborists are found in the telephone directory under "Tree Service".
101. No stockpiling or dumping of construction materials is permitted on the adjacent park and boulevard.
102. If clearance pruning of public trees is required, Urban Forestry must be notified (minimum 2 business days notice) and an indemnified contractor be used. Please contact Urban Forestry at 311 for more information.
103. An Urban Forestry Technician must be onsite to mitigate possible root damage to adjacent public trees. Please contact Urban Forestry at 403-537-7516 or 311 to make arrangements. Urban Forestry requires two business days notice prior to meeting onsite.
104. It is recommended, as a best practice, that all public tree plantings be placed in tree trenches to enhance the health and longevity of trees. The tree trench design should be large enough to support 25 years of tree growth (14m<sup>3</sup> of soil per tree), with a structurally sound pedestrian surface. It is preferred that the trench extend a minimum of 1m – 2m past the tree grate to allow root growth away from the tree trunk. The trench design is to be approved by Calgary Roads.