



Our File: SB2021-0311

FIELD SURVEYING SERVICES
655 25 AV SE
CALGARY AB T2G4K8

RE: Subdivision Application for 2539 33 AV SW 5;1;24;6;NE
3435 CROWCHILD TR SW 5;1;24;7;;1,2

The subject application was approved on DEC 20, 2022. The approval is valid for one year.

When all Conditions of Approval have been satisfied, submit all the required plan(s) for endorsement using The City's online application process. The digital file of the subdivision (in PDF and DWG format), and addressing plan (in PDF format) must be prepared by an Alberta Land Surveyor.

After the legal plan and the Subdivision Authority Approval form have been endorsed by the Subdivision Authority, your surveyor will be contacted to pick up the documents for registration at the Land Titles Office.

Any of the conditions of the subdivision approval may be appealed.

An appeal along with reasons must be submitted, together with payment of \$200.00 fee, to the Subdivision and Development Appeal Board (4th floor, 1212 31 Avenue N.E., Calgary, AB T2E 7S8) within 14 days of receipt of this letter. An appeal may also be filed online at www.calgarysdab.ca. To obtain an appeal form, for information on appeal submission options or the appeal process, please call (403) 268-5312.

If you have any questions, please contact me at 403-899-6903.

Yours truly,

Monique Pahud
File Manager

enclosures



Application Number: SB2021-0311
Application Description: Tentative Plan - Conforming
Land Use District: MU-1 f2.0h22, S-R
Site Address: 2539 33 AV SW, 3435 CROWCHILD TR SW
Community: RICHMOND - Phase 0
Development Applications Review Team
Planning: MONIQUE PAHUD 403-899-6903 Monique.Pahud@calgary.ca
Utility Engineering: DAVID BERGE 587-216-7720 David.Berge@calgary.ca
Mobility Engineering: AL HOPKINS 587-573-5946 Alan.Hopkins@calgary.ca

Prior to Endorsement Conditions

The City of Calgary has the authority, granted by Section 656 of the Municipal Government Act to approve or refuse a subdivision application, subject to conditions outlined in Section 655 of the same Act.

The conditions listed below comprise the conditions of approval of the subdivision. These conditions will form the basis of the decision by the Subdivision Authority and can be appealed by the applicant to the Subdivision and Development Appeal Board.

Utility Engineering

1. 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.

Mobility Engineering

2. Provide a Public Access Easement on Lot 1, Block 1 to facilitate access to the pathway and transit facilities along 33 AV SW. Prior to Endorsement, the Access Easement Agreements and registerable easement right-of-way plans shall be approved by the Director, Transportation Planning. Additional comments from review of the Construction Drawings may be forthcoming that could impact the required easement area.

Concurrent with Registration Conditions

The City of Calgary has the authority, granted by Section 656 of the Municipal Government Act to approve or refuse a subdivision application, subject to conditions outlined in Section 655 of the same Act.

The conditions listed below comprise the conditions of approval of the subdivision. These conditions will form the basis of the decision by the Subdivision Authority and can be appealed by the applicant to the Subdivision and Development Appeal Board.

Planning

3. A deferred reserve caveat in the amount of 2.14 ha shall be registered on the following titles concurrent with the registration of the final instrument:
 - 5;1;24;7;;1,2
 - 5;1;24;6;NE

The deferred reserve amount is calculated as follows:

5;1;24;7;;1,2 (North parcel) 10.59ha 10% = 1.059ha

5;1;24;6;NE (South parcel) 10.77 ha 10% = 1.077ha

Total = 2.14ha

4. The developer shall register a Deferred Reserve Caveat (2.14 ha. / 5.28 ac.) on title of the parent parcels to ensure the provision of Municipal Reserve in the area at such time as a future subdivision of the site takes place. The Deferred Reserve Caveat shall be registered concurrent with the registration of the final instrument (also see Planning comment).

Mobility Engineering

5. A caveat re: Restrictive covenant shall be registered on Lot 1, Block 1, concurrent with the final instrument prohibiting vehicular access to 33 AV SW.
6. Concurrent with Registration of the final instrument, execute and register on title a Public Access Easement Agreement with the City of Calgary over Lot 1, Block 1 (Servient Lands) in favour of 33 AV SW (Dominant Lands) for the purpose of public access to the pathway and transit facilities. The agreement and access right of way plan shall be approved by the Director, Transportation Planning and the City Solicitor prior to endorsement of the final instrument. A standard template for the agreement and an Instruction Document will be provided by the Transportation DART Generalist. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels.

Conditions of Approval

The City of Calgary has the authority, granted by Section 656 of the Municipal Government Act to approve or refuse a subdivision application, subject to conditions outlined in Section 655 of the same Act.

The conditions listed below comprise the conditions of approval of the subdivision. These conditions will form the basis of the decision by the Subdivision Authority and can be appealed by the applicant to the Subdivision and Development Appeal Board.

Planning

7. Relocation of any utilities shall be at the developer's expense and to the appropriate standards.
8. Prior to development or any construction activities, notify Parks Infrastructure in advance to salvage the ball diamond materials and assets as much as possible from the development site. Please contact and coordinate with Matthew Blair, Parks Infrastructure Lead, at 403-300-0113 or email Matthew.Blair@calgary.ca and Virginia Fiddes, Parks Zone Superintendent, at 403-312-3440 or email Virginia.Fiddes@calgary.ca .
9. The developer shall rehabilitate and restore any damage occurring to public park lands along the boundaries of the plan area, including underground irrigation systems and utilities, resulting from encroachment onto same during construction. The restored area is to be maintained until established and approved by Calgary Parks.
10. Landscape Construction Drawings including a restoration plan and maintenance schedule is required for adjacent park affected by any construction as per Section 2.3 of Parks' Development Guidelines and Standard Specifications - Landscape Construction (current edition). The restoration plan should indicate how the adjacent park will be rehabilitated and restored. The restored area(s) shall be maintained by the developer until it is established and approved by Calgary Parks prior to Final Acceptance Certificate.
11. Construct all local and regional pathway routes within and along the boundaries of the plan area according to Calgary Parks Development Guidelines and Standard Specifications - Landscape Construction (current edition), including setback requirements, to the satisfaction of the Director, Calgary Parks.
12. When a Regional Pathway is also to be used as a service vehicle access road, the pathway is to be constructed to a Residential Road standard so that the pathway can support the weight of maintenance vehicles.
13. Plant all public trees in compliance with the approved Landscape Construction Drawing for Boulevard and Median Tree Line Assignment.
14. All shallow utilities alignments, including street light cables, shall be setback 1.5m from the street tree alignment on all road cross sections in accordance with Section 4.1.3 of Parks' Development Guidelines and Standard Specifications: Landscape Construction (current edition).

15. The developer shall install and maintain a temporary construction fence on the property line with the adjacent park to protect public lands prior to the commencement of any stripping and grading related to the subject site and during all phases of construction. Contact the Parks Development Inspector at 403-804-9417 or 311 to approve the location of the fencing prior to its installation.
16. Storm water or other drainage from the site onto adjacent park parcels is not permitted unless approved by the Director of Parks. Any damage resulting from such drainage will require restoration at the developer's expense. Resolution of drainage issues must be approved by the Parks Development Inspector. Contact the Development Inspector at 403-804-9417 or 311 for an inspection.
17. All stormwater related infrastructure that is required to handle drainage from private lots (including pipes, catch basins and concrete swales, etc.) shall be located in PUL, road right of way(s) or on private property and not on the adjacent park throughout the plan area.
18. No backsloping from the site onto adjacent park lands will be permitted unless otherwise approved by Parks.
19. Site grading on the site shall match the existing grades of adjacent existing park lands with all grading confined to this property, unless otherwise approved by the Director, Parks.
20. 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 adjacent to existing park extents resulting from the proposed development in its entirety.

Utility Engineering

21. Servicing arrangements shall be to the satisfaction of the Manager Infrastructure Planning, Water Resources.
22. Separate service connections to a public main shall be provided for each proposed lot (including strata lots).
23. No trees, shrubs, buildings, permanent structures or unauthorized grade changes are permitted within the utility rights-of-way.
24. Make repayment arrangements with the City of Calgary for part cost of the existing surface improvements, storm sewer, sanitary sewer and water main in Sarcee Rd SW adjacent to the site, financed by the City of Calgary.
25. Make repayment arrangements with the City of Calgary for part cost of the existing surface improvements and storm sewer in 33 Avenue SW adjacent to the site, financed by the City of Calgary.
26. 2. 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 and along the boundaries of the plan area.
- c) Construct a wood screening fence, chain link fence, sound attenuation fence, whichever may be required, inside the property line of the residential lots along the boundary of the plan area.

Mobility Engineering

27. Site accesses shall be designed and located to the satisfaction of the Director, Transportation Planning.
28. Future revisions, addendums, or submissions within the development area are subject to further Transportation review and analysis, at the discretion and satisfaction of the Director, Transportation Planning.

Advisory Comments

The following advisory comments are provided as a courtesy to the Applicant and registered property owner. The comments 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

29. Please see the attached circulation comments from the utility companies.
30. There are many types of caveats and other agreements that can be registered on the title of the property that can restrict the ability to develop. The City has not reviewed or considered all instruments registered on the title to this property. Property owners must evaluate whether this application is in compliance with any documents registered on title.
31. Approvals are subject to Section 31 of the Historical Resources Act "person who discovers a historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery". The chance discovered of historic resources is to be reported to the contacts identified within the document "Standard Conditions Under the Historical Resources Act" which are applicable to all land surface disturbance activities in the province.
32. Should the proposed pathways encroach into the proposed private site, execute and register on the land title a Pathways Access Easement Agreement with the City of Calgary will be required. A standard template for the agreement and an Instruction Document will be provided by the Parks Planner. Submit an original copy of the executed agreement and the certificate of title(s), indicating the agreement is registered on title, for all affected parcels. Also refer to Mobility Engineering comments.
33. The Streets Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land. No person shall remove, move, cut, or prune a Public Tree or cause a Public Tree to be removed, moved, cut or pruned without prior written authorization from the General Manager, Calgary Parks. A copy of the bylaw can be found at www.calgary.ca .
34. At the pre-application PE2020-02273 Parks suggested to Real Estate and Development Services (RE&DS) that the land sales value of the proposed land disposition should include tree compensation values of the existing public trees that are within the site. Estimated tree value within the yellow area is \$209,915.92. A standard tree appraisal is to be completed to determine the actual assess value of the existing trees within and near the site.

As per PFC2021-0834, approved by Council directed \$254,000 to Urban Forestry if all the trees were lost on the development parcel. Future development permit will confirm which trees will be removed due to the development. Parks will provide RE&DS with the assessed value of the lost trees to determine the final compensation amount.

35. Throughout the development process, adhere to all recommendations and mitigation measures outlined in the final version of Preliminary Natural Site Assessment (PNSA) as prepared by EXP.
36. If construction is scheduled to occur during any Restricted Activity Periods (RAP) for wildlife including birds, wildlife sweeps will be needed prior to the start of construction. Consult with the appropriate provincial and federal authorities on details and scope of work, if necessary. All relevant mitigation measures identified in the Preliminary Natural Site Assessment (PNSA) shall be followed for all stripping and grading activities covered by this permit.
37. Any vegetation removal activities that are scheduled for the nesting period of migratory bird species (April 15 to August 20) will be preceded by a supplemental wildlife survey from a qualified biologist to determine if any occupied nests or other sensitive wildlife features occur within recommended activity setbacks. Sweeps for active nests or other sensitive wildlife features should be conducted at least 6 days prior to start of construction, and appropriate mitigation measures taken as per direction from Alberta Environment wildlife division, where applicable, to follow the Wildlife Act and the Migratory Birds Convention Act. Results of the surveys are to be provided to Parks. A follow up survey will be required if construction does not start one week after the survey, or if work is interrupted for one week during the breeding bird window.
38. At the development permit application stage, a detailed sun shadow study will be required to demonstrate the proposed layout and design of the buildings will minimize the shadow impacts on the adjacent Richmond Green park and pathways.
39. Future development should provide an aesthetically pleasing interface with the adjacent park. Building designs should encourage "eyes on the park". Any mechanical ventilation structures should not be oriented towards the adjacent park.
40. At the formal Development Permit stage, a landscape plan with tree details shall be provided, as well as, required tree protection information.

Note: Tree protection information given as per the approved Development Permit does not constitute Tree Protection Plan approval. Tree Protection Plan approval must be obtained separately through Urban Forestry. Visit www.calgary.ca or call 311 for more information.

Utility Engineering

41. 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 must immediately report the contamination to the appropriate regulatory agency including, but not limited to, Alberta Environment and Parks, Alberta Health Services and The City of Calgary (311).
 - b. on City of Calgary lands or utility corridors, the City's Environmental Risk & Liability group must be immediately notified (311).
42. The developer is responsible for ensuring that the environmental conditions of the subject property and associated utility corridors meet appropriate regulatory criteria and appropriate environmental assessment, remediation or risk management is undertaken.

Track your application on-line with VISTA. Go to: www.calgary.ca/vista and enter your JOB ACCESS CODE (JAC) from the application form or call Planning Services Counter at (403) 268-5311.

The developer is responsible for ensuring that appropriate environmental assessment(s) of the property has been undertaken and, if required, a suitable remedial action plan and/or risk management plan has been prepared, reviewed and accepted by the appropriate regulatory agency(s) including but not limited to Alberta Environment and Parks and Alberta Health Services.

The developer is responsible for ensuring that the development conforms to any reviewed and accepted remedial action plan/risk management plans.

The developer is responsible for ensuring that all reports are prepared by a qualified professional in accordance with accepted guidelines, practices and procedures that include but are not limited to those in the most recent versions of the Canadian Standards Association and City of Calgary Phase I & II Environmental Site Assessment Terms of Reference.

If the potential for methane generation or vapours from natural or contaminated soils and groundwater has been identified on the property, the developer is responsible for ensuring appropriate environmental assessment(s) of the property has been undertaken and appropriate measures are in place to protect the building(s) and utilities from the entry of methane or other vapours.

Issuance of this permit does not absolve the developer from complying and ensuring the property is developed in accordance to applicable environmental legislation.

The developer is responsible for ensuring that the development is in compliance with applicable environmental approvals (e.g. Alberta Environment and Parks Approvals, Registrations, etc.), Alberta Energy Regulator approvals and related setback requirements, and landfill setback requirements as set out in the Subdivision and Development Regulation.

43. Multi-family sites within the plan area may require additional access points depending on the final building layout and/or total number of units. Sites with over 100 dwelling units require a secondary access. A third access is required for sites in excess of 600 dwelling units two of which must be public.
44. No overland drainage will be permitted to leave the plan area, except in conformance with the approved Stormwater Management Report. Overland drainage is to conform to the current edition of Alberta Environment's Stormwater Management Guidelines and The City of Calgary's Design Guidelines for Subdivision Servicing and Stormwater Management and Design Manual. The developer should evaluate the impact of the 1:100 year event on all major storm routes. Storage and/or acceptable conveyance for up to and including the 1:100 year event will be required.

Drainage control features are required at the back of laneless lots and where lots are adjacent to reserves and rights-of-way, unless otherwise permitted by Calgary Parks. Overland drainage easements and separate CCCs are required for all drainage features.
45. Prior to acceptance of any construction drawings in the plan area, a Stormwater Management Report is required. The Stormwater Management Report is to illustrate the overall stormwater management plan for the entire plan area and should include areas

upstream that currently drain to the area. Refer to Water Services' currently applied Stormwater Management and Design Manual for details.

46. Off-site levies, charges and fees are applicable upon any future development permit or subdivision application. Contact the Public Infrastructure Coordinator, Calgary Approvals Coordination for further information at urban@calgary.ca.
47. For water servicing, the current documentation does not include a site plan of the parcel with units so a detailed flow analysis should be completed.
48. An Erosion and Sediment Control Report and Drawings for the site are required to be submitted to the Development Engineering Generalist prior to the approval of any Stripping & Grading and /or release of any Development Permits. Review and approval of ESC Reports and Drawings is the responsibility of Water Resources (Water Quality Services Division, Water Quality & Compliance Monitoring Section). Development of the site must adhere to The City of Calgary Erosion and Sediment Control Guidelines. Questions regarding erosion control requirements can be directed to 311.

From: CirculationsGrowthandImprovement
<CirculationsGrowthandImprovement@atco.com>
Sent: Friday, September 17, 2021 1:47 PM
To: CPAG Circ
Subject: [EXT] Response to: SB2021-0311-Circulation Package

September 17, 2021

The Distribution Engineering Growth Department of ATCO Gas Distribution has reviewed the above named plan and approves the work provided the following conditions are met:

Right-of-ways will be required for the gas mains within property, and should be 2.4 metres wide if provided for the sole use of ATCO, and 3.5 metres if shared with other shallow utilities. **CITY OF CALGARY ONLY:** [In some areas right of ways should be 2.4 metres if shared with other shallow utilities. In these areas if gas mains are required in the side yard, a right of way of 3.4m is required.] Please note, all costs associated with obtaining the right-of-way will be borne by the developer/owner.

The utility right-of-way requirements within the subdivision may change depending upon actual gas main layout, direction of development and boundary locations of the different construction phases. Final rights-of-way requirements must be satisfied at the time of gas main design.

All right-of-ways are to be registered as general utility rights-of-way granted to City of Calgary and are to be registered simultaneously with the legal plan of the subdivision.

A gas main extension will be required to service the proposed development. Natural gas service may be obtained by making formal application with our office in Calgary at 403-245-7888

Before ATCO can process a work order for gas main installation in the area, we must be in receipt of the following:

1. Legal plan.
2. Utility right-of-way plan.
3. Complete set of approved engineering drawings, including profiles, coordinate plan, building grades (if applicable) and the location of all other utilities
4. Construction schedule.
5. A digital file of the computer base plan in the "DWG" or "DGN" format (Autocad 2010) in modelspace.

We require at least nine (9) months to complete the distribution system design, and to process a work order for our Construction Department to schedule. Prior to the installation of gas mains, the area must be within 150 mm (6") of final grade, all obstructions must be removed from the gas main alignment, and the installation of all other underground utilities must be completed.

The developer must ensure that driveways are not constructed prior to the installation of gas mains in the subdivision. If driveways are pre-installed, a sleeve must be provided at the proper depth and alignment for our use. Otherwise, the cost of coring under the driveway or cutting out and replacing the driveway will be invoiced to the developer at the prevailing rates. The locations of sleeves will be confirmed during the design of the gas mains.

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website.

There are existing ATCO facilities in the area. If it should be necessary to lower, relocate or make any alterations to the existing facilities and/or appurtenances due to this project, please contact ATCO Gas Distribution at 403-245-7888 with a minimum of one (1) year notice to enable an adequate and timely response. Note all alteration costs

will be borne by the developer / owner. "If working around existing gas main, please contact our Edmonton Land Group at email address Crossings@atcogas.com to obtain a crossing/proximity agreement.

If gas service is required, to avoid delays, the owner / developer should follow the steps listed on the ATCO website (<https://www.atco.com/en-ca/for-business/natural-gas/products-services/service-requests.html>) or contact ATCO Customer Assistance Centre at 310-5678, or their local ATCO Gas Distribution agency office at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 6 months is recommended. Note, each lot / unit is to have a separate service line.

For further information and requirements for natural gas servicing, please refer to the "Guide to Natural Gas Servicing" found on the ATCO website.

Due to this proposal, a gas main upgrade may be required to the existing distribution system. It is required that the owner/developer contact ATCO Engineer: Anas.Ibrahim@atco.com

This development may benefit from ATCO's Construction Energy Services. Contact naturalgassales@atco.com or visit our [Construction Energy Webpage](#) for more Information.

Contact Alberta One Call where there's any excavation with gas lines in the area

It will always remain the responsibility of the proponent to verify exact location and depths of nearby facilities by arranging for an in-field location with Alberta One-Call at 1-800-242-3447 or albertaonecall.com. Please contact Alberta One-Call Corporation prior to any surface construction.

(1) Contact Alberta One Call (1-800-242-3447) for locates to verify alignment of the existing gas facilities.

(2) Contact ATCO South Operations Dispatch at 403-245-7220 for an inspection of the exposed lines (including hydrovac holes) prior to backfill. Inspection services are available Monday to Friday, 8am – 4pm.

(3) Hydrovac or hand expose facilities to verify horizontal and vertical alignment of all gas mains in conflict areas. This should be done as soon as possible to determine if the main will need to be relocated.

(4) If existing gas mains require lowering or relocation due to the proponent's project, notification must be given to our ATCO Gas Distribution Engineering Department with a minimum of one (1) year notice. Forward plans and requirements to the ATCO Gas Distribution Engineering Department at 909 – 11th Ave. SW Calgary, AB, T2R 1L8.

Please refer to the "Working Around Natural Gas" Safety Handbook found on our website at: <https://www.atco.com/en-ca/for-business/natural-gas/safety-business/safety-resources.html>

If you have any **questions or concerns regarding this reply**, please contact our engineer

Sincerely,

Christine Riddell

Administrative Coordinator
Natural Gas Distribution

T. 403-245-7629

From: CPAGCirc@calgary.ca <CPAGCirc@calgary.ca>

Sent: Wednesday, September 8, 2021 10:42 AM

To: CPAGCirc@calgary.ca

Cc: Kristine.Stephanishin@calgary.ca

Subject: SB2021-0311-Circulation Package

Caution – This email is from an external source. If you are concerned about this message, please forward it to spam@atco.com for analysis.



Good day,

Please find attached to this email the Circulation Package for Subdivision Application SB2021-0311 for your review and comment.

Please submit all correspondence to Subdivision Circulation no later than Sep 22, 2021.

Please forward all comments to CPAGCirc@calgary.ca

Sincerely,

The Circulation Team

CPAGCirc@calgary.ca

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