

Attachment 2 - Recommended Conditions of Approval

Recommended Conditions of Approval

1. This development permit authorizes the development of Dwelling, Townhouse which is a Discretionary Use in the R3, Low-Rise Multifamily Residential District, on the lands legally described as LOT - 1, Block - 1, PLAN - 2312456.
2. All development, including the location, orientation, capacity, intensity, and use of buildings and any landscaping and site improvements, must be completed in accordance with Approved Plans.
3. Any changes to the design, format, location, orientation, capacity, intensity or use of any part of the development requires approval by the Development Authority.
4. All development must be carried out in accordance with the Land Use Bylaw and the Engineering Standards.
5. The minimum amenity area is varied by 23.2% from 19.2m² per unit to 25 m² per unit.
6. Prior to the issuance of a Development Permit, the developer shall provide a final set of plans, elevations and details, including updated swept path analysis to match City of Airdrie standard fire truck with metric dimensions, which shall include any revisions required by the Development Authority as part of the approval at the time of the decision.
7. The retaining wall identified in the Approved Plans shall be constructed entirely within the subject property, and the property owner shall be responsible for all maintenance and upkeep.
8. There shall be no direct pedestrian access from the units on the property to 24th Street.
9. Prior to construction commencing, the Developer shall enter into and abide by a development agreement in accordance with section 650 of the Municipal Government Act, containing terms acceptable to the City, including, but not limited to on-site and off-site improvements and the taking of security to secure the terms of the agreement.
10. Prior to construction commencing, performance security, in a form deemed acceptable to the municipality shall be provided to the satisfaction of the Development Authority.
11. The Developer shall install, at the Developer's sole cost, all signs required by the Development Authority to address restricted parking and traffic flow during and after construction.
12. The Developer shall provide Eighty-Six [86] on-site parking stalls as indicated on the Approved Plan. All parking stalls shall be hard surfaced with asphalt pavement, concrete or other similar paving material.
13. Four [4] additional stalls shall be barrier free parking stalls. These parking stalls shall be hard-surfaced, level, located close to the entrance of the landscape area, and shall be designated with the International Symbol of Access.

14. All signs identified in the Approved Plans may be constructed and installed without need of a new Development Permit. All other signage will require a separate Development Permit application and approval prior to placement.
15. The Developer shall place "Stop" and "No Parking" signs subject to the Approved Plans.
16. This development shall adhere to the new municipal address and/or addressing plan as provided by the Development Authority.
17. Site lighting shall adhere to the site lighting plan and light fixture standards as depicted in the Approved Plan, to the satisfaction of the Development Authority.
18. The area around the construction site shall be kept clear of equipment and debris, and construction materials, including garbage, shall be stored, to the satisfaction of the Development Authority and so as not to create a nuisance to neighbouring properties.
19. Prior to construction commencing, the Developer shall install secure construction fencing in accordance with approved plans and such fencing shall remain in place until the activity on-site is complete, as determined by the Development Authority.
20. The Developer shall abide by the approved landscaping plan.
21. The Applicant shall ensure any vegetation or landscaping that is removed, damaged or disturbed during construction shall be replaced at the applicant's sole cost.
22. Any temporary or auxiliary buildings/signs placed on site during construction shall be removed prior to Development Completion Certificate.
23. The ratio of garbage and recycling bins shall comply with that provided in the Approved Plans.
24. There shall be no unauthorized use of any adjoining Public Utility Lot or Reserve Land during the course of the approved development.
25. A Development Completion Certificate is required when the approved development has been completed.
26. The Applicant shall submit a complete set of as-built drawings, to the Development Authority at the time of application for Development Completion Certificate.

Advisory Comments

- a) The Developer is responsible for complying with all relevant municipal, provincial and federal legislation and regulations.
- b) All other necessary permits and inspections are the responsibility of the applicant including, but not limited to, Building Permits and Fire Approval and shall be submitted to the City as required. Please contact the Building Department at 403-948-8832 and/or the Fire Department at 403-948-8880.
- c) The Developer shall contact utility providers (gas, electric, telecommunications) and arrange for utilities to be installed or relocated in accordance with the utility provider requirements, at the Developer's sole cost.
- d) Administration is directed to collect relevant off-site levies, as well as voluntary recreation contributions in the amount of \$51,600 (calculated on the basis of \$1200 per residential unit), in accordance with Bylaw No. B-11/2019.
- e) Based on City of Airdrie Council Resolution 2022-C-046, City of Airdrie collaborates with Building Industry and Land Development Association (BILD) – Calgary Region and the local school boards to secure land assembly funding for future high school sites. According to the Memorandum of Understanding (MOU) between BILD and City of Airdrie dated January 31, 2022, the charge for the high school land assembly is \$618.91 per residential lot or dwelling unit, subject to annual inflation adjustment. The charge for 43 units is \$26, 613.13.
- f) TELUS Communications Inc. will require a utility right of way in order to provide service to this new development. The Developer shall email circulations@telus.com to initiate the utility right of way agreement.
- g) The Developer shall ensure Erosion and Sediment Control (ESC) measures are in place according to the City of Calgary guidelines before any construction begins. The Developer is responsible for conducting weekly erosion and sediment control inspections in accordance with the City of Calgary guidelines and submit to Engineering Services at esc@airdrie.ca.
- h) Any excess fill must be deposited on a site approved by the City of Airdrie. Please contact the Engineering Services Department at engineering.services@airdrie.ca to discuss fill deposit locations.
- i) The Developer shall ensure the termination of all water and sanitary lines that are not being utilized at the main.
- j) The Developer, not the City of Airdrie, shall responsible for the collection of garbage, waste, compost and recycling.
- k) The Developer shall apply to Engineering Services Department for excavations within public right-of-ways and roads. Contact: engineering.services@airdrie.ca.
- l) The following conditions form part of the accepted Erosion and Sediment Control (ESC,

dated on May 15, 2025):

- The accepted Erosion and Sediment Control (ESC) Plan must be amended when any changes are made. See section 3.1.2 of The City of Calgary Water Resources Erosion and Sediment Control Guidelines.
- Implementation of the Section 6.0 Winterization Plan Winter, found in the accepted ESC Plan, must be considered beginning September 15th and no later than November 14th of each year. Winter is defined as November 15th to April 15th.
- The ESC Plan, accepted by this letter, comes into force:
 - Immediately, if the site has not been stripped and graded or if stripping and grading is complete; or
 - Once stripping and grading, authorized under a separate ESC Plan, accepted by the City of Airdrie Engineering Services, is complete.
- In accordance with the requirements set out in Section 100.18 of the Standard Specifications – ESC, mandatory cover must be installed on a construction site when all or part of the site is left in a state where active construction is not occurring for 30 days. Should all or part of the site be inactive for 365 days or longer, the cover must be in the form of long-term cover (cover which requires limited or no application or ongoing maintenance such as established vegetation).
- It is the responsibility of the applicant to ensure that all other applicable federal, provincial and municipal legislation is adhered to.
- It is the responsibility of the applicant to ensure they obtain permission to cross or use any property outside the approved construction boundary.

m) The following conditions form part of the accepted Fire Flow Letter (dated on May 15, 2025):

- The 2-hour fire-rated firewall that divides the building into two separate fire compartments shall to provide continuous protection from the top of the footings to the underside of the roof deck.
- Any space between the top of the wall and the roof deck shall be tightly filled with mineral wool or non -combustible material.

n) The following conditions form part of the accepted DSSP (dated on June 11, 2025):

- Trees and light poles have been installed along Key Drive. The proposed driveway appears to conflict with an existing tree. Contact Parks for any tree relocation or removal prior to construction. Ensure a minimum horizontal separation of 3.0 meters is maintained between water services and trees.