

**Amendment No. 2570**  
**LUCG/293**  
**Council Approval: 12 May 1975**

A. COMMERCIAL

I. LAND USE GUIDELINES

This approval shall be for the construction of a regional centre to be constructed on the most southerly 46.35 acres ±.

II. DEVELOPMENT GUIDELINES

(1) PROOF OF PERFORMANCE

That Council not adopt a resolution for this reclassification application before a Development Agreement is executed, which Development Agreement shall provide that, if on or before the first day of June, 1977, or two years from the date of a Council-approved resolution approving a regional centre (whichever later), the City has not issued to the Developer a Building Permit thereby allowing the Developer to enlarge the existing Shopping Centre to Regional size, the Developer agrees to make an application to the City to reclassify the developable lands from the then-existing classification to C2, DC and R3X.

(2) DEVELOPMENT AGREEMENT

(a) Construct a Regional Centre

That the developer construct a Regional Shopping Centre with a minimum gross leaseable floor area of 300,000 square feet and a maximum gross leaseable area of 650,000 square feet.

(b) Park and Ride

That it is understood that the Developer will allow the public to utilize the Regional Centre parking lot for Park and Ride purposes, and that one hundred electrical plug-ins will be installed at the expense of the City in the vicinity of the intersection of the most southerly access point and Marlborough Way, and that an additional 200 electrical plug-ins will be installed at the City's expense in the vicinity of the most northerly access point and 36th Street S.E.

(c) Pedestrian Bridge

That, in the event at some future date a pedestrian bridge is to be constructed over 36th Street S.E. and/or Memorial Drive linking a possible transportation terminal on 36th Street, and a residential area on the south side of Memorial Drive to the regional centre through the

primary walkway system; the Developer shall allow the structural supports and pedestrian ramps for said bridges to encroach upon the regional shopping centre site.

(3) C-2 GUIDELINES

That C-2 (General Commercial District) Guidelines shall apply unless otherwise noted in this recommendation.

(4) ACCESS POINTS

That access to the site of the Regional Centre shall be limited to the access points as indicated on the Concept Plan as submitted to the Planning Department on Friday, April 11th, 1975, as per the Transportation Comments and to the satisfaction of the Transportation Department.

(5) PARKING

That parking is to be provided as required by the Development Control By-law #8600. This is as follows:

Retail Commercial - 5.5 parking spaces per 1,000 square feet of net usable commercial floor area.

(6) LANDSCAPING

That, in order to achieve a high standard of development in the area of perimeter landscaping, shelter belt planting around major entries and parking units and usable open space plantings, the following minimum landscaping guidelines will apply.

Conifers - all conifers will be a minimum 8' in height.

Deciduous - all deciduous trees will be of a minimum of 2½" caliper in trunk diameter.

(a) Perimeter Landscaping

That perimeter landscaping will be composed of a mixture of semi-mature coniferous and deciduous trees to the above standards and:

- (i) that (excluding access points) a 20' minimum landscaped perimeter buffer be constructed around the site.
- (ii) that landscaping on the access roads shall be of a minimum of 20' on one side and 10' on the other.
- (iii) that tree plantings with not less than 25' centres shall be provided on the landscaped buffer and primary access strips.
- (iv) that landscaped areas shall be defined by a raised curb a minimum of 18" high; landscaping along the principal circulation system must be designed so as to maintain sight angles at a corner.

(b) Shelter Belt Planting Around Major Entries and Parking Units

- (i) that landscaping adjacent to any walkway must be a minimum of 20' wide.
- (ii) that landscaping will be composed of a mixture of semi-mature and mature coniferous and deciduous trees with a mixed variety of flowering shrubs and ground cover.
- (iii) that landscaping in total will not be less than that shown on the Concept Plan submitted to the Planning Department on April 11th, 1975.

(7) USABLE OPEN SPACE

That usable public open spaces (in particular, the plaza linking the commercial and residential sectors) shall not be smaller than, and in the general location and configuration, as shown on the Concept Plan submitted to the Planning Department on April 11th, 1975.

(8) PEDESTRIAN CORRIDORS

Pedestrian corridors must be designed into the proposed Regional Centre. They must be either physically separated from traffic flows or be designed so that both pedestrians and motorists are aware of their existence and function.

B. RESIDENTIAL

I. LAND USE GUIDELINES

That the land use guidelines shall be for Multi-Family uses only to be constructed on the north-easterly 15 acres±.

II. DEVELOPMENT GUIDELINES

That the development guidelines shall be as follows:

(1) POPULATION DENSITY

That the population density range shall be:  
- minimum 60 persons per acre  
- maximum 70 persons per acre

(2) DWELLING UNIT COMPOSITION

That the dwelling unit composition shall be:  
- maximum townhousing 15 dwelling units per acre  
- maximum conventional apartments 40 dwelling units per acre

(3) AMENITY OPEN SPACE

That a provision of a minimum of 450 square feet of on-site amenity open space be provided in accordance with the concept plan as submitted to the Planning Department dated April 11th, 1975.

(4) BUILDING HEIGHT

That the maximum building height shall be:

- buildings within 150 feet of Marlborough Way and Marlborough Drive- 28 feet.

- other areas - 110 feet

(5) BUILDING COMMITMENT

That, in accordance with the clauses as contained in the Development Agreement:

“The Developer covenants and agrees that:

- 1) He will make every effort to begin construction of 25% of the residential units north of the Shopping Centre, together with related landscaping and improvements, at the time construction begins on the Shopping Centre expansion itself.
- 2) To complete the plaza on the residential site which integrates the residential lands with the plaza on the Shopping Centre lands, at the time of completion of the Shopping Centre and the plaza.
- 3) Install and complete the related fencing and landscaping along the perimeter of the Shopping Centre lands and residential lands, in conjunction with the completion of the next phase of the Shopping Centre.” The landscaping guidelines shall include a continuous hedge or berm having a minimum height of 3 feet separating the shopping centre parking lot from the adjoining residential area, and shall be to the satisfaction of the Calgary Planning Commission.
- 4) Should the Developer sell the residential lands to another party, that the Developer will ensure that a written condition of sale of the property is that the site be developed in accordance with the concept plan, and that such a restriction will be registered against the title of the land when, and if, it becomes a separate parcel in the form of a restrictive covenant.”
- 5) Occupancy rates shall be based on current figures by the City Planning Department which shall apply at the time of approval.

(6) DESIGN INTEGRATION

That the Regional Centre and the Multi-Family Housing shall be integrated in terms of design expression and materials to the satisfaction of the Calgary Planning Commission.

(7) BOULEVARDS

That the developer will be responsible for the grading, seeding and maintenance of the boulevards surrounding the Shopping Centre.

(8) COMPREHENSIVE DEVELOPMENT PLANS

Approval of this reclassification in no way approves plans as submitted and that comprehensive development plans which include the building design, site layouts, exterior finishes and colour, landscaping, parking and access shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit, having regard to the adjacent residential development; the purpose of which is to achieve a high standard of commercial and residential land uses in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.