

Amendment No. 2611
LUCG/314
Council Approval: 11 August 1975

1. Location and orientation of the buildings and ancillary uses to take cognizance of the possible future extension of 92nd Avenue and provide for utilizing this alternative facility.
2. Existing landscaping and tree planting along the west and south boundary of the proposed site to be retained and further supplemented to the satisfaction of the Development Officer.
3. A 6' high solid cedar board style fence to be erected along the easterly boundaries, adjacent to the lane and no pedestrian/vehicular movement shall be permitted other than provision for emergency vehicles only to gain entry.
4. A minimum 44' right-of-way to be provided for the access road from 94th Avenue.
5. A minimum 10' landscaped buffer strip along the entire west boundary of the site; including access road.
6. A minimum 10' landscaped buffer strip along the east boundary of the access road.
7. Minimum 200% on-site parking to be provided.
8. A minimum of 425 square feet on-site amenity space per person to be provided
9. The applicant is to be advised that approval of this application in no way adopts the plans as submitted, and detailed plans including parking and landscaping are to be submitted to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit.
10. If and when 92nd Avenue is developed, the panhandle access should be closed and returned to Margaret House. Access should only be from 92nd Avenue and the development should be so designed to make this possible.
11. That the area of the panhandle should not be taken into account in the density calculations.
12. That a barrier-type fence should be built along the boundary of Margaret House property and the boundary of the School Board property to the end.