

Amendment No. 2447
LUCG/181
Council Approval: 11 March 1974

- (A) Land Use - an Automobile Dealership as delineated in the Approval Outline Plan.
 - (B) Development Guidelines - (relating to 1A)
 - a) Landscaping shall be subsequently approved in detail by the Calgary Planning Commission with guidelines to include:
 - a minimum 20 foot wide buffer strip to be located along Crowchild Trail with a suitable arrangement of spruce trees sized from 1½ inches to 5 inches caliper averaging 2½ inches. This buffer strip shall include the existing spruce trees along the north boundary line of the site which may be thinned to a minimum average spacing of one every 15 feet with salvageable plant materials to be relocated within the remaining DC Direct Control District. The spruce planting is to be supplemented with shrub plant material.
 - b) Automobile Parking and Storage shall be subsequently approved in detail by the Calgary Planning Commission with guidelines to include:
 - all parking and vehicular storage to be suitably screened
 - a primary visual display area for the automobile dealership to be integrated with the landscaped area.
 - c) Signs and Lighting shall be subject to subsequent approval of the Calgary Planning Commission with guidelines to include:
 - all signs and lighting shall be low scale with an overall maximum height of 28 feet.
 - signage shall be limited to one free-standing identification sign; additionally, locational, building fascia, and primary display area signs shall be conditionally permitted.
 - all exterior lighting shall be subject to the subsequent approval of the Calgary Planning Commission.
 - d) Building Design
 - building design, exterior finishing and colours shall be subsequently approved to the satisfaction of the Calgary Planning Commission, having regard to its exposure to a major access corridor of the City.
- II
- (A) Land Use - A Church site as delineated in the approved Outline Plan.
 - (B) Development Guidelines - (relating to IIA)

- a) Landscaping shall be subsequently approved in detail by the Calgary Planning Commission with guidelines to include:

--a minimum 20 foot wide buffer strip to be located along Crowchild Trail with a suitable arrangement of spruce trees sized from 1½ inches to 5 inches caliper averaging 2½ inches. This buffer strip shall include the existing spruce trees along the north boundary line of the site which may be thinned to a minimum average spacing of one every 15 feet with salvageable plant materials to be relocated within the remaining DC (Direct Control District). The spruce planting is to be supplemented with shrub plant material.

--an existing row of approximately thirty-five, six-inch caliper poplars is to be retained along the western boundary of the site and may be thinned to a minimum average spacing of 20 feet with salvageable plant materials to be relocated within the remaining DC Direct Control District.

- b) Automobile Parking

--access shall be limited to 53 Avenue N.W. only.

- c) Building Design

--building design, exterior finish and colours shall be subsequently approved to the satisfaction of the Calgary Planning Commission, having regard to its exposure to a major access corridor of the City.

III (A) Land Use - Three Sites consisting of:

- (1) Service Station (Westerly Parcel)
- (2) Medical/Dental Clinic (Middle Parcel)
- (3) Multi-Family (Easterly Parcel)

(B) Development Guidelines as delineated in the approved Outline Plan.

- a) Landscaping shall be subsequently approved to the satisfaction of the Calgary Planning Commission for each respective development, a continuous 30 foot wide berm, three to four feet high planted with two inches to five inches caliper spruce trees at an average spacing of 15 feet shall be provided at the Developer's expense, along the south boundary of Block 4, in order to buffer the residential from the commercial area.

- b) Building Design

--building design, exterior finishes and colours for each respective development shall be subsequently approved to the satisfaction of Calgary Planning Commission.

- c) Maximum Building Height to be 28 feet

- d) Signs and Lighting

--the service station and clinic shall be limited to one free-standing identification sign each; additionally, locational and building fascia signs shall be conditionally permitted.

--exterior lighting of the service station and clinic shall be subject to the subsequent approval of the Calgary Planning Commission having regard to the exposure to the flanking residential sites.

e) Multi-Family Site

--the maximum density shall be 60 persons per acre and developed to the satisfaction of the Calgary Planning Commission.

IV (A) Development Guideline - Electric Substation

--a 20 foot wide planting strip shall be planted at the Developer's expense along the south side of the existing City of Calgary Electric Substation with a suitable arrangement of spruce trees sized from 1½ inches to 5 inches caliper averaging 2½ inches and spaced at an average of one every 15 feet. The spruce planting is to be supplemented with shrub plant material.