

**Amendment No. 2664**  
**LUCG/391**  
**Council Approval: 08 March 1976**

Development Guidelines

1. The density is not to exceed 130 p.p.a. as specified in the Dalhousie Design Brief.
2. Ground floor day-care and the general public recreational uses are only permitted as part of any apartment development.
3. That day-care and recreational facilities may be provided, but that this approval in no way commits the City to participate in either funding or operation of such facilities.
4. A minimum of 175 percent parking is to be provided in any phase of development.
5. That in accordance with recommendation number 7 of the approved Dalhousie Design Brief, that the developer prior to the issuance of a development permit contribute a pro-rated share deposit towards the construction of a pedestrian overpass across Shaganappi Trail.
6. The development of this site will be subject to the terms and conditions of a Development Agreement.
7. No access will be permitted from this site to either Shaganappi Trail or Crowchild Trail and Belle North Road will not have access to or from Shaganappi Trail.
8. Approval of this reclassification in no way approves the plans as submitted and that comprehensive development plans which include building design, site layout, exterior finishes and colour, landscaping, parking and access, as well as berming and buffering shall subsequently be approved to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit.
9. That the maximum building height be 150'.
10. That all requirements needed the Land Department be resolved prior to the application being advertised for a Public Hearing of City Council.