

**Amendment No. 2036**  
**Bylaw No. 8153**  
**Council Approval: 05 April 1971**

Direct Control subject to the following conditions:

- (1) That the applicant enter into a legal agreement with the City prior to the issuance of a Development Permit with a caveat to be registered to cover the following points:-
  - a) the dedication of the right-of-way requirements for Memorial Drive and Shaganappi Trail to the City in return for a transfer of density of 80 persons/acre to the residual holdings.
  - b) the construction of pedestrian overpasses over -
    - i. the access and egress ramps between Bowness Road and the Trans Canada Highway before the issuance of an occupancy permit for the first phase of development.
    - ii. the Shaganappi Trail at the north-west corner of the site in conjunction with the construction of that facility.
    - iii. Memorial Drive near the south-east corner of the site in conjunction with the construction of that facility as one-half of the 10% community reserve requirement (this is to be a ramped overpass); all designed and constructed to the satisfaction of the Development Officer and the City Engineer.
  - c) that a Development Agreement be signed ensuring provision of utilities and payment therefore, to the satisfaction of the City Engineer.
- (2) That a road plan for Memorial Drive and Shaganappi Trail be registered prior to the issuance of a Development Permit.
- (3) That 1.25 acres of Community Reserve lands be dedicated at the south-east corner of the site to the satisfaction of the Superintendent of Parks and Recreation and that the remaining 1.5 acres be provided from the south part of the site to allow the river bank area to be increased.
- (4) That a 20-foot pedestrian easement be provided from the community reserve lands to the pedestrian bridge over Memorial Drive.
- (5) That vehicular access, on-site drainage and paving of parking areas be provided to the satisfaction of the City Engineer.
- (6) That the commercial area be a maximum of 7 acres as submitted and that the C-1 land classification act as guidelines for that site.
- (7) That gross residential density over the site be a maximum of 80 persons/acre (excluding the community reserve and commercial lands), based on the following occupancy rates:-

1	Bedroom	1.7 persons/unit
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2	Bedroom	2.3 persons/unit
3	Bedroom	3.0 persons/unit
4+	Bedroom	3.5 persons/unit
	Townhousing	4.2 persons/unit

- (8) That 112% parking spaces be provided as submitted and that 2/3 of these be covered parking, with a landscaped deck.
- (9) That the high-rise buildings be set back a minimum distance of twice their height from existing residential buildings.
- (10) That the on-site recreational facilities be provided based on the concept plans submitted.
- (11) That on-site landscaping, screening and berming including 25% of the trees being mature as indicated, be provided to the satisfaction of the Development Officer.

Note:- In direct answer to a question from the Commission, Mr. J. MacDonald agreed that 25% of the trees would be moved onto the site and would be in excess of 20' high (these could include spruce trees).

- (12) That the buildings along 37<sup>th</sup> Street be of a low profile so as to form a transition between existing residences and the development on-site.
- (13) That all aspects of the development be to the satisfaction of the Calgary Planning Commission.
- (14) Famous Players Canadian Corporation Ltd. indemnify the City re flood damage, either before or after the construction of a dyke except for actions of the City and its agents.
- (15) The parking lot be screened by a berm of sufficient depth.
- (16) Community facilities be provided within the development.