

Amendment No. 2231
LUCG/20
Council Approval: 08 August 1972

- (1) The applicant initiating and implementing a replot at no cost to the City, prior to the issuance of a Development Permit, which:
 - (a) eliminates 11th Street S.W. and establishes a service road on the northern portion of the First Alliance Church site;
 - (b) eliminates that section of 68th Avenue going eastward from 11th Street S.W. into the subject property except for any necessary utility easements; establishes an approximate 60' right-of-way; as established by the City Engineer for egress and access to this property and the service road to the west on the northwestern boundary of the site and; establishes an approximate 12' widening of Glenmore Trail as established by the City Engineer on the northern boundary of the property in question;
 - (c) extends the 68th Avenue right-of-way to serve the nursing home development on the site with the exact configuration to be determined by the subdivision;
 - (d) that pedestrian easements be provided to allow continuous pedestrian access through the site, the exact location to be determined by the subdivision;
 - (e) an easement be provided on 68th Avenue giving vehicular access to the south end of the church property, such access to be paved and drained to the satisfaction of the City Engineer and to be at the expense of the developer.
- (2) That the land exchanges outlined above are agreed to by the various parties involved.
- (3) That all vehicular areas be paved and drained to the satisfaction of the City Engineer.
- (4) That the apartment development
 - (a) be restricted to a maximum of 276 persons over the entire site (two 54-unit buildings located on the north-west portion of the site and a 30 unit building located east of the nursing home site);
 - (b) the provision of 125% parking;
 - (c) the provision of 300 square feet of onsite amenity area per person;
 - (d) a maximum building height of 28 feet;

- (e) the submission of detailed plans including parking and landscaping to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit.
- (5) That the commercial development
- (a) be no more than 4 storeys in height;
 - (b) have a maximum net rentable floor area of 120,000 square feet;
 - (c) provide a minimum of 1 parking space per 500 square feet of floor area;
 - (d) be landscaped along the north boundary to the satisfaction of the Development Officer;
 - (e) the submission of detailed plans including parking and landscaping to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit;
 - (f) that details of the exterior lighting and signing be to the satisfaction of the Planning Commission;
 - (g) contain no retail commercial stores.
- (6) That the nursing home development
- (a) be no more than one storey in height;
 - (b) provide a minimum of 30 off-street parking spaces;
 - (c) have a site area of 850 square feet per patient bed;
 - (d) the submission of detailed plans including parking and landscaping to the satisfaction of the Calgary Planning Commission prior to the issuance of a development permit.
- (7) And at the time of the replotting scheme, reserves are to be given up on the total site with a minimum of 0.5 acres being provided in land, the balance in cash-in-lieu.