

Amendment No. 2597
LUCG/288
Council Approval: 12 May 1975

1. That the land use shall be for a maximum 12 occupant residence for Physically Handicapped as proposed.
2. That the development shall consist of one storey and designed to be residential in character and to be of a scale and detail to the satisfaction of the Calgary Planning Commission.
3. That the perimeter landscaping buffer strips be provided such to be densely landscaped to the satisfaction of the Calgary Planning Commission with guidelines for mature trees, shrubs, spatial building yard setbacks, and a Road Plan be registered dedicating the requirement for a right-of-way for the future Glenmore Trail subject to the Transportation Department's specifications, at no cost to the City prior to the issuance of a Development Permit.
4. That all parking to be screened on all sides to the satisfaction of the Calgary Planning Commission which may include landscaped earth berms with guidelines to include a minimum height of 4 feet and constructed on a slope ratio of four to one.
5. That the number of parking stalls (including visitor and staff) shall be subject to the Calgary Planning Commission approval, having regard to the nature of the proposed use.
6. That the proposed exterior finishing materials of the proposed development shall be to the satisfaction of the C.P.C. having regard to its relationship with the surrounding area.
7. That a direct pedestrian ramp access be provided to the north west corner of the site (23 Avenue N.W.) directly across from the gateway and main pedestrian walkway to Confederation Park.
8. That utility services and site grading shall be to the satisfaction of the City Engineer.
9. That the developer understands that the reclassification of the subject site in no way adopts the plans as submitted and that detailed plans including landscaping and parking shall be subsequently submitted to the satisfaction of the C.P.C. prior to the issuance of a Development Permit. The detailed plans shall however include the conditions as herein listed.