

**Amendment No. 2497**  
**LUCG/292**  
**Council Approval: 12 May 1975**

1. PROOF OF PERFORMANCE

That Council not adopt a resolution for this reclassification application before a Development Agreement is executed, which Development Agreement shall provide that, if on or before the first day of June 1977 or two years from the date of a Council approved resolution approving a regional centre (whichever earlier), the City has not issued to the Developer a Building Permit thereby allowing the Developer to commence construction of the Regional Shopping Centre; the Developer agrees to make an application to the City to reclassify the developable lands from the then existing classification to AP - Airport District.

2. DEVELOPMENT AGREEMENT

That the Development Agreement between the developers and the City include the following land use concerns.

(a) Construct a Regional Centre

That the developer constructs in his first phase of construction a Regional Shopping Centre with a minimum gross leaseable floor area of 300,000 square feet.

(b) Park and Ride

That the Developer will allow the public to utilize the Regional Centre parking lot for Park and Ride purposes.

(c) Pedestrian Overpass

That the Developer will be responsible for the construction of a pedestrian overpass crossing over 36th Street linking the private holdings on the east of 36th Street to the regional centre on the west of 36th Street, the location and design of which shall be in accordance with the relevant clauses of the Development Agreement and in agreement with and to the satisfaction of the City Engineering Department and the Calgary Planning Commission.

(d) Timing of Pedestrian Overpass

That the Developer will construct the pedestrian overpass whenever either of the following events occur.

- (i) if the multi-family site on the east side of 36 Street and the Shopping Centre on the west side of 36 Street is built or under construction. For the purposes of this Agreement, the multi-family site will be considered to be under construction or built when construction is underway on either 5 acres or one-third of the units constructed, whichever first occurs.

(ii) At the time that both the Regional Shopping Centre and the median bus terminal on 36 Street are either constructed or under construction, whichever first occurs.

(e) That the necessary arrangements for 36th Street widening and 36th Street/16th Avenue interchange land acquisition will be included as a land purchase agreement in the Development Agreement.

3. C-2 GUIDELINES

That C-2 (General Commercial District) Guidelines shall apply unless otherwise noted in this Recommendation.

4. ALLOCATION OF RESERVES

That prior to the issuance of a Development Permit any reserves required from the Regional Shopping Centre be determined and resolved to the satisfaction of the Calgary Planning Commission. The landscaping shown in the Phase One Site Plan is not to be considered as credible reserve.

5. ACCESS POINTS

That access to the site of the Regional Centre shall be limited to the access points as indicated on the Preliminary Concept Plan dated February, 1975.

6. PARKING

That parking is to be provided as required by the Development Control By-law #8600. These are as follows:

Retail Commercial - 5.5 parking spaces per 1,000 square feet of net usable commercial floor area.

7. LANDSCAPING

That, in order to achieve a high standard of development in the area of perimeter landscaping, shelter belt planting around major entries, and parking units, and usable open space plantings; the following minimum landscaping guidelines will apply.

Conifers - all conifers will be of a minimum 8 feet in height.

Deciduous - all deciduous trees will be of a minimum of 2½" caliper in trunk diameter.

Grass - to be provided on Perimeter Buffers

(a) Perimeter Landscaping

That perimeter landscaping will be composed of a mixture of semi-mature coniferous and deciduous trees to the above standards and:

(i) That (excluding access points) a 20 foot minimum landscaped perimeter buffer be constructed around the site.

- (ii) That landscaping on the access roads to the internal ring road shall be of a minimum of 20 feet on one side and 10 feet on the other.
- (iii) That tree plantings with not more than 25 foot centres shall be provided on the landscaped buffer and primary access strips.
- (iv) That landscaped areas shall be defined by a raised curb a minimum of 18 inches high, landscaping along the principal circulation system must be designed so as to maintain sight angles at a corner.

(b) Shelter Belt Planting Around Major Entries and Parking Units

- (i) Landscaping is required adjacent to the primary walkway system and must be a minimum of 20 feet wide.
- (ii) Landscaping will be composed of a mixture of semi-mature and mature coniferous and deciduous trees with a mixed varieties of flowering shrubs and ground cover.
- (iii) Total area of landscaping to be included under (b) to be not less than 4 acres.

(c) Usable Open Space Landscaping

- (i) The landscaping to be included in the first phase of the Development will include that indicated on the Phase One Site Plan and shall not be less than 4 acres in total.

8. PEDESTRIAN CORRIDORS

That pedestrian corridors must be designed into the proposed Regional Centre. They must be either physically separated from traffic flows or be designed so that both pedestrians and motorists are aware of their existence and function.

9. DESIGN INTEGRATION

That all phases of the Regional Centre and ancillary buildings (garden centres, service stations) shall be integrated in terms of design expression and materials to the satisfaction of the C.P.C.

10. COMPREHENSIVE DEVELOPMENT PLANS

That approval of this reclassification in no way approves plans as submitted and that comprehensive development plans which include the building design, site lay-out, exterior finishes and colour, landscaping, parking and access shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit, having regard to the adjacent development; the purpose of which is to achieve a high standard of commercial land use in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.