

Amendment No. 2943
LUCG/612
Council Approval: 14 November 1977

1. Church Site (1.3 acres ±)

Land Use Guidelines

The land use shall be for a church and church related uses only.

Development Guidelines

- a. R-1 (Single Detached Residential) District development guidelines shall apply.
- b. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site lay-out, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to and approved by the Calgary Planning Commission prior to the release of a development permit.

2. Commercial Site (15.0 acres ±)

Land Use Guidelines

The land use shall be for a sector size shopping centre only.

Development Guidelines

- a. C-2 (General Commercial) District development guidelines shall apply unless otherwise noted below.

Height

- b. Maximum building height shall be in the order of 40 feet.

Parking

- c. Minimum of 5.5 square feet of parking to one square foot of Gross Leaseable Area is to be provided in all phases of development. This provision is subject to the future adoption of any new minimum parking standard by the City of Calgary prior to the approval of any future Development Permit.

The adequate provision for the parking of bicycles and mopeds must also be made.

Pedestrian Linkages

- d. Safe pedestrian linkages to the multi-family, reserve and church sites must be provided. These linkages may take the form of pathways within landscaped

corridors or be composed of brightly-colored paving material adjacent to parking and traffic movement areas. They must be designed in a fashion such that both pedestrians and motorists are aware of their existence and function.

Landscaping

- e. In order to achieve a high standard of development in the area of perimeter landscaping, shelter belt planting around major entry and parking units, and useful open space planing; the following minimum landscape guidelines will apply:

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

Deciduous - all deciduous trees will be of a minimum 2-1/2 inch caliper in diameter.

I. Perimeter Landscaping

- (i) That perimeter landscaping will be composed of a mixture of mature and semi-mature coniferous and deciduous trees to the above standards, excluding access points (a 20-foot minimum landscaped perimeter buffer be constructed around the site).
- (ii) That landscaping on the access roads shall be of a minimum of 20 feet on one side and 10 feet on the other.
- (iii) That trees at not less than 25-foot centres shall be provided on the landscaped buffer and primary access strips.
- (iv) That a landscaped area shall be defined by a raised curb of a minimum 18 inches high; landscaping along the principle circulation system must be designed to maintain site angles at a corner.

II. Shelter Belt Plantings Around Major Entries and Parking Units

- (i) That landscaping adjacent to any walkway must be a minimum of 20 feet wide.
- (ii) That landscaping will be composed of a mixture of semi-mature and mature coniferous and deciduous trees with a mixed variety of flowering shrubs and ground-cover.

Development Plans

- f. Approval of this application in no way approves the plans as submitted.
Comprehensive development

3. Multi-Family Site (7.1 acres ±)

Land Use Guidelines

The land use shall be for a comprehensively designed multi-family project only.

Development Guidelines

- a. R-3 (General Residential) District development guidelines shall apply unless otherwise noted below.

Building Heights

- b. A maximum building height of 35 feet shall be permitted where garages or covered parking are to be an integral part of the building design for townhouses; in all other instances, maximum height shall be 28 feet.

Parking

- c. That 150% parking be made available wherever possible by innovative parking arrangements rather than at the expense of amenity space.

Density

- d. A maximum site density in the order of 75 p.p.a. is to be provided to the satisfaction of the Calgary Planning Commission.

Landscaping & Tot-Lots

- e. Landscaping plan, including the provision of tot-lots, is to be approved to the satisfaction of the Development Officer prior to the approval of any development permit.

4. Reserve Sites (3.8 and 5.2 acres ±)

Land Use Guidelines

The land use shall be for educational, recreational and community related activities only.

Development Plans

- A. Comprehensive development plans including 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 and intent of which is to ensure that the various components are related in expression of form, materials and space relationship.
- B. That the Developer be required, during his rough grading, to a level recreational area, in accordance with plans to be approved by the Joint Sites Committee.

“(NOTE: This application shall not be advertised until the applicant brings forward an agreement to the satisfaction of the City Solicitor which, in accordance with Council’s direction when approving the Beddington Design Brief will provide for the applicant agreeing to reclassify the commercial site to residential if, within two years of the reclassification, no development permit has been approved for a shopping centre. In the event that the applicant fails to apply for such reclassification, the City will be empowered to initiate such reclassification, charging the cost of same to the applicant who shall not oppose such reclassification.)”