

**Amendment No. 3051**  
**LUCG/674**  
**Council Approval: 10 April 1978**

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 parking stalls to 1000 square feet of Gross Leasable 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 adjacent multi-family and church sites must be provided. These linkages may take the form of pathways within landscaped corridors or be composed of brightly -coloured 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 planting; 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 2½ inch caliper in diameter.

- f. Perimeter Landscaping

- i) 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) Landscaping on the access roads shall be of a minimum of 20 feet on one side and 10 feet on the other.
  - iii) Trees at not less than 25-foot centres shall be provided on the landscaped buffer and primary access strips.
  - iv) A landscaped area shall be defined by a raised curb of a minimum of 18 inches high; land-scaping along the principle circulation system must be designed to maintain site angles at a corner.
- g. Shelter Belt Plantings Around Major Entries and Parking Units
- i) Landscaping adjacent to any walkway 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 variety of flowering shrubs and ground-cover.
- h. By-lawed Setback
- No buildings or structures shall be permitted within the 27' foot by-lawed setback on 80th Avenue and Simons Valley Drive. It is requested that the developer dedicate this setback to the City of Calgary for road widening purposes prior to the release of a development permit.

#### Development Plans

- i Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, 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.
  - j. Legal Agreement
- The applicant shall enter into a legal agreement with the City of Calgary whereby he shall agree to undertake to reclassify the subject lands back to their original classification of D.C. (Direct Control District) with no guidelines. If construction has not commenced within the 2 year period as set out in the Beddington Policy Report and Design brief, or that he will not object to the City initiating such a reclassification at his expense.