

Amendment No. 2501
LUCG/223
Council Approval: 17 June 1974

- (1) That perimeter landscaping buffer strips be provided such to be densely landscaped to the satisfaction of the C.P.C. with guidelines for mature trees, shrubs, and spatial building yard setbacks, and landscaped areas as indicated on the submitted landscape plan dated May 2, 1974.
- (2) That all parking to be screened on all sides to the satisfaction of the C.P.C. which may include landscaped earth berms with guidelines to include a minimum height of four feet and constructed on a slope ration of four to one.
- (3) That the number of parking stalls shall be subject to C.P.C. approval having regard to the nature of the proposed use.
- (4) That the proposed front (south) parking area to be adequately landscaped and screened from the residential property to the west to the satisfaction of the C.P.C.
- (5) That the 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.
- (6) That all building development be limited to one storey in height as taken from 21 Avenue N.W.
- (7) 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, together with Item 5(ii) of the Planning Comments (i.e., that the service access be re-evaluated and oriented to the lower parking area rather than from 21 Avenue (i.e., garbage pick-up, deliveries, etc.).
- (8) That the land use shall be restricted to a senior citizens lodge and recreation drop-in centre only, and this application shall not be construed to be a precedant for other similar or multiple-family developments in the surrounding area.