

	Planning & Design POLICIES	Policy Number 2018-04
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**DELEGATION OF APPROVAL AUTHORITY:
SITE 4 OF THE RAILWAY RELOCATION LANDS ARP:
501 1st AVENUE SOUTH**

Summary

Title of Document:	Delegation of Approval Authority: Site 4 of the Railway Relocation Lands ARP: 501 1 st Avenue South Policy
Title of Designated Responsible Manager:	General Manager, Planning & Design
Original Date Approved:	December 15, 1986
Approved By:	City Council
Last Revision:	Dec 20, 2022
Next Review Date:	Not Defined

Purpose

The purpose of this Policy is to establish the development approval authority for a DC (Direct Control) District on the lands located at 905 1st Avenue South (legal description: Block 4, Plan 8911701, identified as Site 4 in the Railway Relocation Lands Area Redevelopment Plan – also known as the CentreSite Plan). The Policy also establishes the appropriate land uses for this site.

Background

The site was originally envisioned for a regional shopping centre in the Railway Relocation Lands ARP and was subsequently developed as such and is known as the Park Place Mall. This parcel is zoned DC (Direct Control) as per bylaw 4109 and in accordance with the Railway Relocation Lands ARP, and as such Development Officers and Municipal Planning Commission were not delegated authority to decide on applications for developments on this parcel. However, on December 15, 1986 City Council approved the development permit application for this site which delegated authority to Development Officers to approve ‘any minor adjustments to the site plan’ and the ‘exterior finish of the shopping centre’ (Development Permit # 86-1448). Two years later in an effort to streamline development approval process for the complex mall site, a development permit application (# 88 558) was presented to Council which proposed to delegate approval authority to Development Officers for uses listed as permitted in the C-D (Downtown Commercial) District; and to delegate approval authority to MPC for discretionary uses in the C-D District. City Council approved the application on May 16, 1988.

Land Use Bylaw 4100 was originally used and has since been superseded by Land Use Bylaw 6300 which is the current bylaw in force today. Since the time of original approval of this Policy, the Municipal

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Planning Commission (MPC) was dissolved in May 2022 (Bylaw 6330). The Subdivision and Development Authorities Bylaw (Bylaw 5801) no longer lists the MPC as one of the members of the Development Authority. As a result, any delegation of approval authority previously delegated to MPC in this Policy is delegated by default to the Development Authority as defined in Bylaw 5801.

Supporting Research and Analysis

The research conducted in the creation of this policy included an analysis of the 2 development permits for the site as well as other relevant supporting documentation. Highlights of the research include:

- Relevant government policy and legislation:
 - Bylaw 4109 and the Railway Relocation Lands Area Redevelopment Plan
 - Development Permit # 86-1448
 - Development Permit # 88-558
 - Dec 15, 1986 City Council Minutes
 - Land Use Bylaw 6300
- While DC (Direct Control) Districts are typically approved by Council, the approval authority for certain development decisions on this site is delegated to the Development Authority .

Supporting Information (attached)

- **Pages 56-60** of the Railway Relocation Lands ARP (concerning Site 4)-Appendix ‘A’
- **Land Use Concept map (Site 4):** from the Railway Relocation Lands ARP- Appendix ‘B’
- **Bylaw 4109:** zoning as D-C (Direct Control) District – Appendix ‘C’
- **Dec 15, 1986 City Council Minutes** – Appendix ‘D’
- **Development Permit: # 86-1448-** Appendix ‘E’
- **May 16, 1988 City Council Minutes** – Appendix ‘F’
- **Development Permit: # 88-558** – Appendix ‘G’

Policy Statement

City Council has delegated development approval authority to the Development Authority for the following aspects of development at the Park Place Mall site including:

- **The Development Authority is required (according to Development Permit # 86 1448) to approve the following uses on the site including: department stores, auto centre, food market, cinemas, food court, and the retail stores and supplementary administrative offices, storage and maintenance facilities, as well as ‘personal services’ uses such as salons, photographic studios, and dry cleaners.**
- **The Development Authority is authorized to approve any uses for this site which are listed as ‘permitted’ or ‘discretionary’ in the C-D (Downtown Commercial) District of Land Use Bylaw 6300, as well as for service stations.**

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- **The Development Authority is also authorized to approve development permits for signage**
- **Any minor adjustments to the site plan, and exterior finishes to the shopping centre shall be to the satisfaction of the Development Authority.**

Process

- When the Development Officer receives a development permit application they will review to ensure applications are complete and ensure the proposed uses are approved as per Development Permit # 86 -1448, or any use listed as ‘permitted’ or ‘discretionary’ in the C-D (Downtown Commercial) District of Land Use Bylaw 6300.
- When a development permit application proposes a use that the development authority is not authorized to make a decision on in accordance with the Policy Statement above, then City Council is the approving authority and the application is sent to Council for decision.

Related Documents

- Dec 15, 1986 City Council Minutes
- Railway Relocation Lands ARP
- Land Use Bylaw 6300

Responsibility for Policy Implementation

Responsible for Policy Implementation

- Development Manager, Planning & Design

Responsible for Monitoring of Implementation

- General Manager, Planning & Design

Key Functional Stakeholders

- Planning & Design Department

Key Stakeholders for Policy Development

City Council

Definitions

- All land uses in this Policy are defined in Land Use Bylaw 6300.

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Related Policies

- Delegation of Approval Authority: Site 5A of the Railway Relocation Lands ARP: 920 2a Ave N Policy
- Delegation of Approval Authority: Site 5B of the Railway Relocation Lands ARP: 802 2a Ave N Policy

Policy Status

Current Status

In effect

Date Effective

Dec 15, 1986

Approval Details

City Council approved this in DP# 86-1448 on Dec 5, 1986

Endorsement Details

City Council

Next Review Date

Not Defined

Policy Author

Planner 1

Authored date

June 20, 2018

Contacts

General Manager, Planning & Design

Policy Location

- File Path:

	<p>Planning & Design</p> <p>POLICIES</p>	<p>Policy Number</p> <p>2018-04</p>
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- I:\BU\830\DEPARTMENT AREAS\DEVELOPMENT\2. POLICIES & PROCEDURES\b.
Approved and formatted PPP's\2018-04_Delegation of Approval Authority- Site 4 of the
RRLARP\Policy
- Tempest Location:
 - Folder Number : **MIP 00768**
 - Address Location: 501 1st Avenue South
- Website Page

Assuming a gross residential density of 45 units per acre the site can accommodate up to 400 residential dwelling units in addition to a hotel complex.

5.3.4 Redevelopment Site Four

Site 4, the largest and most centrally located of the redevelopment parcels, contains approximately 48.0 acres. The size of the site and its proximity to the Downtown offer substantial potential for either residential development and for higher order commercial uses such as a regional shopping centre. It is intended that this site be developed as a mixed use area consisting of a major regional shopping facility, high density residential and senior citizen housing and office uses.

A regional shopping facility occupying the entire site is anticipated to have the greatest traffic impact. Assuming a two storey shopping centre structure with at grade parking and a parking ratio of 5.5 spaces per 1000 square feet* of gross leaseable floor area, the site can, from a development perspective, accommodate a shopping centre approaching 800,000 square feet. This, of course, would assume no residential development. However, the Market Analysis and Development Concept Update identified a potential market for retail commercial development approximating 350,000 square feet of gross leaseable area. This is equivalent to a typical shopping centre anchored by a single major department store. The introduction of a second major department store would allow expansion of the centre to perhaps 500,000 square feet. On this basis three scenarios are identified.

* The parking ratio of 5.5 spaces per 1000 square feet of gross leaseable floor area is a standard accepted by the industry for Regional Shopping Centre facilities.

1. Assuming that a 350,000 square foot GLA shopping centre, with at grade parking, is developed, the gross land area requirement would be 25.5 acres. This leaves a residual land area of some 22.5 gross acres for residential development. Assuming a density of 50 dwelling units per area as identified in the Market Analysis and Concept Update, the site could also accommodate 1125 residential dwelling units.
2. Assuming that the shopping centre is expanded to 500,000 square feet GLA with at grade parking the commercial land requirement is 32.0 acres. The residual 16.0 acres could, at a density of 50 units per gross acre, accommodate 800 dwelling units.
3. A third scenario assumes development of a 500,000 square foot shopping centre, with deck parking, confined to approximately 20.0 acres, and a balance of 28.0 acres accommodating 1400 residential units.

A summary of the three scenarios is outlined below:

<u>Scenario</u>	<u>Retail Commercial</u>		<u>Residential</u>	
	<u>Acres</u>	<u>GLA(sq. ft.)</u>	<u>Acres</u>	<u>No. of Units</u>
1	25.5	350,000	22.5	1125
2	32.0	500,000	16.0	800
3	20.0	350-500,000	28.0	1400

In keeping with the overall objectives for the area, the site should be developed as a mixed use area. It should consist of land use mix that is in line with prevailing market conditions and not necessarily in accordance with any of the scenarios outlined.

Access to site 4 is readily available via 1st Avenue South and via extensions of the downtown street grid. The actual connections, however, will be dependent upon more detailed site design. In addition, right in/right out access to the site is feasible from North Scenic Drive at approximately the midpoint between 1st Avenue South and the proposed railway corridor.

From a retail and access point of view, the shopping centre would be most appropriately located at the west end of the site, directly north of the Phase Two Downtown Redevelopment area. An added advantage is that commercial development in the western segment would provide a "buffer" against the at-grade railway corridor. Residential development could then occur at the eastern portion of the site where Highway 3 will be depressed in the ultimate stage and thus have a lesser impact than the railway. If residential development is to occur on the western portion of the site, then both visual and sound buffering will be required.

Commercial development on the west would also facilitate a pedestrian connection to the existing Woodward Centre and would tend to improve development potential of the intervening lands. At the same time, however, the resultant shift of downtown activity would tend to affect the development potential and the vitality of the eastern sector of downtown.

The relationship of the specific uses will be established at the development proposal stage.

It is also anticipated that market conditions will not allow the entire area to develop to capacity at one time, and that the commercial component will be the first to develop.

Specific development considerations and guidelines for Site 4 include:

- ° All development proposals must be accompanied by satisfactory geotechnical documentation with particular emphasis on the small portion in the northwest that was subjected to subsurface coal mining and the small area that was a former sanitary land fill site.

- All residential development abutting the C.P.R. mainline and/or the road corridor must, in addition to the local by-laws, adhere to the Canada Central Mortgage and Housing Corporation Road and Rail Noise Guidelines.
- A visual buffer, in conjunction with any sound attenuation devices, should be provided along the C.P.R. mainline. Again it should be noted that although trees do provide a visual screen, they have a minimal impact on sound attenuation.
- The residential building orientation and design must take cognizance of:
 - a) wind and snow effects,
 - b) sun angles,
 - c) sound attenuation,
 - d) open space network,
 - e) integration with other uses.
 - f) view of Galt Gardens
- Open space provisions should be incorporated with storm water retention ponds.
- The function of Galt Gardens as a regional open space facility must be shown to be reinforced, in part at least through the provision of a major pedestrian link from complementary development in Site 4.
- All individual development proposals must be in accordance with an approved comprehensive development plan of the entire parcel.
- The existing C.P.R. Station shall be maintained as an historic site and incorporated in the site development.
- All development proposals must demonstrate compatible egress and access with the external street system as well as internal circulation.

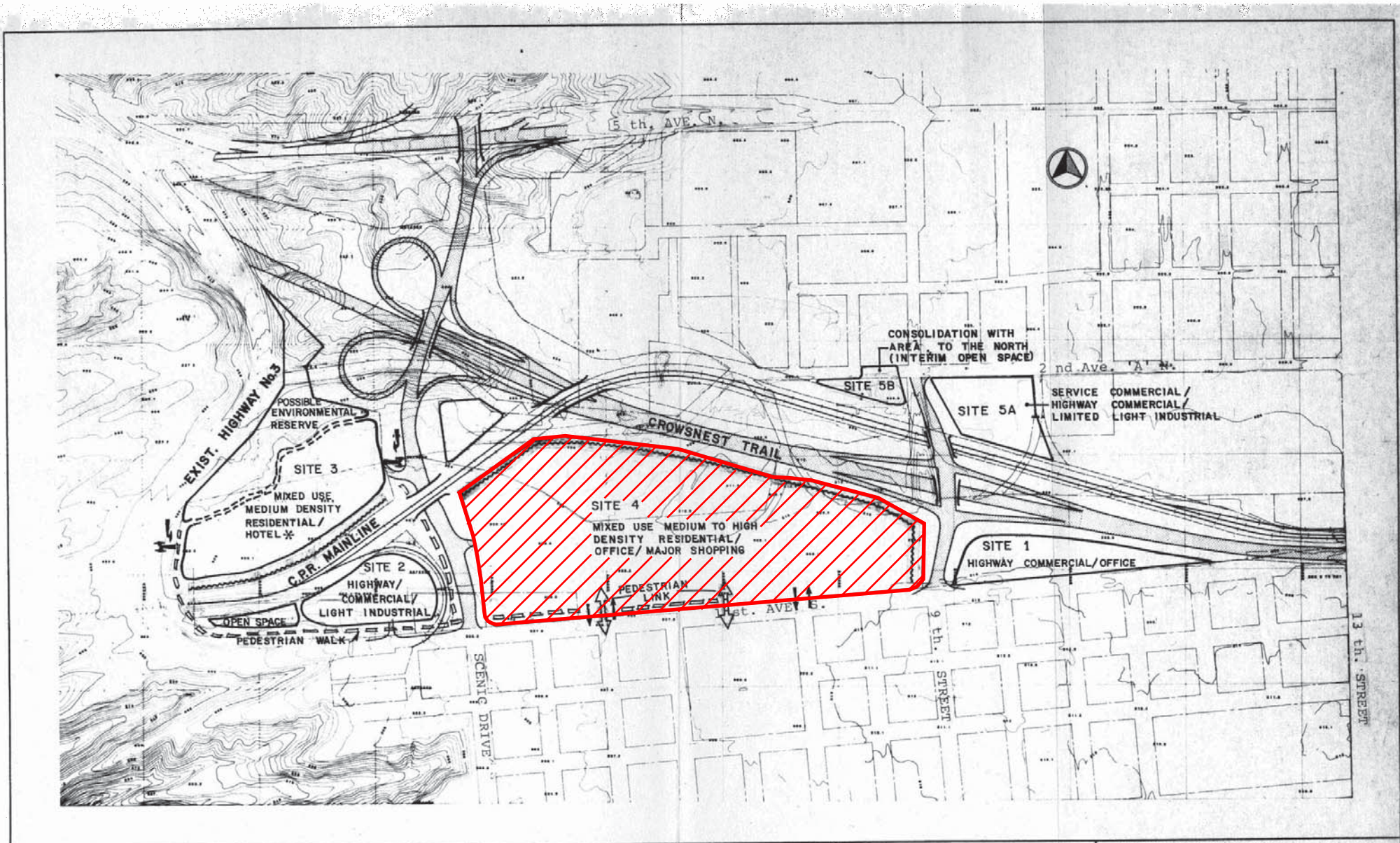
- ° The regional shopping facility shall serve as an anchor to the Central Business District and must therefore complement the type of development contemplated by the Downtown Phase II Area Redevelopment Plan for that area lying south of 1st Avenue South.
- ° An internal pedestrian network must be provided.

In general terms, development of Site 4 must conform to the objective of a mixed use complex, strengthening the downtown's regional service function and improving central area vitality through the inclusion of a residential element. Ideally, such development would occur concurrently and be guided by an approved comprehensive site design. While market circumstances may dictate an initial priority on the shopping centre component, development proposals will be required to demonstrate adequate design flexibility for the commitment to the ultimate mixed-use concept. In this context, the development scenarios described in this section are intended merely to draw attention to the development capacity and potential of the site. Actual development concepts need not and shall not be constrained by simple two-dimensional zoning of the site to distinguish between residential and commercial components.

5.3.5 Redevelopment Site Five 'A'

Redevelopment of Site 5A, comprising approximately 4.6 gross acres based upon the proposed corridor alignment and rail spur, is recommended primarily for service commercial uses contained in but not limited to uses in the C-4 General Commercial District, such as car dealerships, print shops, computer related enterprises, and consultant offices.

Appendix 'B'



~~~~~ AREA REQUIRING NOISE AND/OR VISUAL SCREENING CONSIDERATION

\* ALTERNATE LAND USES FOR SITE 3 INCLUDE INSTITUTIONAL AND QUASI-PUBLIC USES



PLANNERS ENGINEERS AND PROJECT MANAGERS  
**DAMAS AND SMITH LIMITED**  
 CALGARY · EDMONTON · WINNIPEG · LONDON · TORONTO · OTTAWA

**RAILWAY RELOCATION LANDS**  
**LAND USE CONCEPT**

The City of Lethbridge, Alberta.

| REV. | BY | DATE | DESCRIPTION |
|------|----|------|-------------|
|      |    |      |             |

| DRAWN | DATE | SCALE  | DRAWING NO. |
|-------|------|--------|-------------|
|       |      | 1:6000 | 81005-13    |

# Appendix 'C'

By-law No. 4109

A BY-LAW OF THE CITY OF LETHBRIDGE TO ESTABLISH USES AND RULES FOR A  
DIRECT CONTROL DISTRICT OF BY-LAW NO. 4100, THE CITY OF LETHBRIDGE  
LAND USE BY-LAW

1. Relationship to the Land Use By-law:

- (1) This By-law applies to the land designated by Land Use By-law No. 4100 as DC Direct Control District, and which is legally described as All of Plans 8510153, 8510272, 8610396, 8610142 and 8510343, Part of Plans 8410666, 8510954 and 8510998, All of Certificate of Title 73-P-190, Portion of Certificate of Title 94-0-158 which lies south of 5 Avenue North, and all of Lots 7 and 8, Plan 8251 JK, all of which is designated DC on the District Maps.
- (2) This By-law is passed in accordance with Section 65 of Land Use By-law No. 4100.
- (3) Unless otherwise provided by this By-law or by the statutory plan affecting the land described in Section 1(1), all uses, terms, requirements and processes are as described in Sections 1 - 39 of Land Use By-law No. 4100.

2. Uses:

As described in the Railway Relocation Lands Area Redevelopment Plan.

3. Development Regulations:

As described in the Railway Relocation Lands Area Redevelopment Plan.

4. Development Approval Procedure:

Notwithstanding Sections 21, 22 and 23 of Land Use By-law No. 4100, all development permit applications will be decided on in accordance with the procedures outlined in the Railway Relocation Lands Area Redevelopment Plan.

This By-law will come into force on the date of final passing thereof.

READ A FIRST TIME this 16th day of JUNE A.D. 1986

A. Anderson Mayor  
John Gerla City Clerk

READ A SECOND TIME this 25th day of AUGUST A.D. 1986

A. Anderson Mayor  
John Gerla City Clerk

READ A THIRD TIME this 25th day of AUGUST A.D. 1986

A. Anderson Mayor  
John Gerla City Clerk

# Appendix 'D'

## COMMUNICATIONS: (continued)

398  
Dec. 15/86

From City Manager, December 8, re Kedon  
Landfill Project Road Improvements.

### E.J. MARTIN:

THAT letter from the City Manager, dated December 8,  
requesting approval for payment of the City's share of  
the cost for paving of the Kedon Landfill Road in the  
County on 28th Street North in the amount of \$30,942.41  
to be allocated from the Sanitation Reserve, be filed  
AND FURTHER THAT the request be approved.

595-B  
660-A

ABSENT: F.N. Merkl

-----CARRIED

From Planning Director, December 8, re By-law  
No. 4137 to Amend the Land Use By-law  
for Portion Lot 1, Plan 8152 J.K. From  
C-S and U-R to C-G.

### F.N. MERKL:

THAT letter from the Planning Director, dated December  
8, advising that the amendment of the Land Use By-law as  
proposed by By-law No. 4137 for a portion of Lot 1, Plan  
8152 J.K. would place a 1.74 ha. site in a C-G district  
and if approved, Marathon Realty Ltd. intends to  
subdivide it from the shopping centre parcel, and also  
advising that the Planning Department and Municipal  
Planning Commission recommend approval of the amendment,  
be filed.

525-A  
630-A

ABSENT: D.M. LeBaron

-----CARRIED

From Planning Director, December 9, re  
Proposed Shopping Centre 701/703 - 1st  
Avenue South - CentreSite.

### A.G. SANFORD:

THAT letter from the Planning Director, dated December  
9, making reference to the Cadillac Fairview Corporation  
Ltd. development permit application to construct a  
shopping centre on Block 4 of CentreSite and advising  
that the Municipal Planning Commission has made the  
following recommendations which the Planning Department  
concurs with:

630-A

1. Classification: 'shopping centre'.
2. That all development be in accordance with plans  
submitted November 19, 1986 except:
  - (a) as indicated in condition No. 3, below,
  - (b) that any minor adjustments to the site plan shall be  
to the satisfaction of the Development  
Officer.
3. That the plans submitted November 19, 1986 be  
revised as follows:
  - (a) that the width of manoeuvring aisles on site be a  
minimum of 6.7 m (22 ft.),
  - (b) that screened refuse collection areas shall be  
provided to the satisfaction of the Engineering  
Services Manager.

COMMUNICATIONS: (continued)

399  
Dec. 15/86  
630-A

4. That all handicapped parking spaces shall have a minimum width of 3.8 m (12 ft. 6 in.).
5. That the parking lot shall be paved to the satisfaction of the Engineering Services Manager, and that the parking spaces be clearly marked on the paved surface. All handicapped spaces shall be identified by signs and pavement markings.
6. That arrangements satisfactory to the Engineering Services Manager shall be made for services, service connections, catchbasins and surface run-off.
7. That the developer or the applicant shall contact the Urban Services Manager's office at least 60 days before electrical services are required in order to make arrangements satisfactory to the Manager for underground electrical service.
8. That landscaping shall be provided to the satisfaction of the Community Services Manager.
9. That the exterior finish of the shopping centre be to the satisfaction of the Development Officer.
10. That a surveyors certificate be submitted to the Planning Department prior to proceeding beyond the footing and foundation stage;

be filed AND FURTHER THAT the application be approved accordingly.

-----CARRIED

From Chairman, Lethbridge Small Business Development Centre Steering Committee, December 9, re Phase I Feasibility Study for a Small Business Development Centre for the City of Lethbridge.

The Business Development Officer introduced Mr. Tim Reynolds, Vice President of Opportunity West Development Ltd. Mr. Reynolds then gave a brief overview of the Phase I Study and responded to questions from members of City Council.

R.D. TARLECK:

THAT letter from the Chairman, Lethbridge Small Business Development Centre Steering Committee, dated December 9, presenting an executive summary of the completed Phase I Feasibility Study for a Small Business Development Centre in Lethbridge and submitting the following recommendations for consideration:

555-A

1. The Phase I S.B.D.C. Study be accepted as completed work.
2. The City of Lethbridge adopt an aggressive stance in the pursuit of a Small Business Development Centre.
3. The recommendations contained in part 5 of the Phase I Executive Summary be referred to the S.B.D.C. Steering Committee for implementation with the immediate direction to pursue a Federal Government Community Futures Program.

# Appendix 'E'

|                                                           |                                                     |                                          |                                                   |
|-----------------------------------------------------------|-----------------------------------------------------|------------------------------------------|---------------------------------------------------|
| APPLICATION NO.<br><b>86-1448</b>                         | DEV. APPLICATION FEE (NON-REFUNDABLE)<br><b>400</b> | <b>THE CITY OF LETHBRIDGE</b>            | RECEIVED BY<br><i>[Signature]</i>                 |
| PUBLIC NOTIFICATION (PRIOR TO M.P.C.)<br><b>NOV 22/86</b> | AFTER DECISION<br><b>NA</b>                         | <b>DEVELOPMENT APPLICATION</b><br>FORM A | LAND USE DISTRICT (ZONE)<br><b>Direct Control</b> |
|                                                           |                                                     |                                          | DEVELOPMENT CODE                                  |

I/We hereby make application under the provisions of the LAND USE BY-LAW No. 4100 to develop or use land and/or buildings in accordance with the plans and information submitted, which form a part of this application.

|                                 |                                                                                                                                                                                                                   |                                    |                                                |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------------------|
| PROPERTY ADDRESS                | Centre Site, Lethbridge, Alberta <b>701-703-1Ares.</b>                                                                                                                                                            |                                    | POSTAL CODE                                    |
| LEGAL DESCRIPTION               | LOT(S)                                                                                                                                                                                                            | BLOCK                              | PLAN No.                                       |
|                                 |                                                                                                                                                                                                                   | <b>4</b>                           | <b>8 510153</b>                                |
| DETAILS OF DEVELOPMENT PROPOSED | Major Regional Shopping Centre including two full-line department stores as outlined in the letter of agreement between Centre Site Lethbridge and The Cadillac Fairview Corporation Limited dated June 24, 1986. |                                    |                                                |
| PREVIOUS OCCUPANT               | Not applicable                                                                                                                                                                                                    |                                    |                                                |
| REQUESTED DURATION OF APPROVAL  | PERMANENT <input checked="" type="checkbox"/>                                                                                                                                                                     | TEMPORARY <input type="checkbox"/> | INTEREST OF APPLICANT, IF NOT OWNER <b>N/A</b> |
| APPLICANT                       | The Cadillac Fairview Corporation Limited                                                                                                                                                                         |                                    |                                                |
|                                 | ADDRESS                                                                                                                                                                                                           |                                    | POSTAL CODE                                    |
|                                 | <b>20 Queen Street West, Toronto, Ontario</b>                                                                                                                                                                     |                                    | <b>M5H 3R4</b>                                 |
| OWNER OF LAND                   | Centre Site Lethbridge                                                                                                                                                                                            |                                    | PHONE                                          |
|                                 | ADDRESS                                                                                                                                                                                                           |                                    | POSTAL CODE                                    |
|                                 | <b>c/o Economic Development Department/City Hall</b>                                                                                                                                                              |                                    | <b>T1J 0P6</b>                                 |
| DATE                            | SIGNATURE (PRINTED & WRITTEN)                                                                                                                                                                                     |                                    | PHONE                                          |
| <b>Nov. 18/86</b>               | <i>[Signature]</i>                                                                                                                                                                                                |                                    |                                                |

NOTE: - The applicant is advised to read the reverse side of this form.  
 - This application, if approved, does not constitute a building permit, occupancy permit, or city business license.  
 To obtain any of these an application and approval is required from the Inspection and License Department.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <b>DECISION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>DEVELOPMENT PERMIT NO. 86-1448</b>                                        |
| <p>This application was heard by City Council on December 15, 1986 and approved subject to the following:</p> <p>Classification: 'shopping centre'</p> <p>2. That all development be in accordance with plans submitted November 19, 1986 except:</p> <p>(a) as indicated in condition No. 3, below;</p> <p>(b) that any minor adjustments to the site plan shall be to the satisfaction of the Development Officers;</p> <p>3. That the plans submitted November 19, 1986 be revised as follows:</p> |                                                                              |
| Development shall commence within 1 year of the date of release:                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                              |
| DATE OF DECISION<br><b>DEC 15/86</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | DEVELOPMENT OFFICER/SEC. MUNICIPAL PLANNING COMMISSION<br><i>[Signature]</i> |
| DATE OF RELEASE<br><b>Dec 24/86</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                              |

Voluntary Waiver of Claims (for applications requiring public notice): If this application is approved, the applicant intends to commence development before the end of the appeal period (which ends 14 days after a public notice is published). If the decision is subsequently appealed, the applicant hereby agrees to stop development pending the outcome of the appeal and waives all claims to compensation should an appeal result in this permit being modified or revoked. Signing of this voluntary waiver of claims does not prohibit the applicant from appealing the decision.

Signature of Applicant *[Signature]* Date November 18, 1986



- (a) that the width of manoeuvring aisles on site be a minimum of 6.7 m (22 ft.),
- (b) that screened refuse collection areas shall be provided to the satisfaction of the Engineering Services Manager.

4. That all handicapped parking spaces shall have a minimum width of 3.8 m (12 ft. 6 in.).

5. That the parking lot shall be paved to the satisfaction of the Engineering Services Manager, and that the parking spaces be clearly marked on the paved surface. All handicapped spaces shall be identified by signs and pavement markings.

6. That arrangements satisfactory to the Engineering Services Manager shall be made for services, service connections, catchbasins and surface run-off.

7. That the developer or the applicant shall contact the Urban Services Manager's office at least 60 days before electrical services are required in order to make arrangements satisfactory to the Manager for underground electrical service.

8. That landscaping shall be provided to the satisfaction of the Community Services Manager.

9. That the exterior finish of the shopping centre be to the satisfaction of the Development Officer.

10. That a surveyors certificate be submitted to the Planning Department prior to proceeding beyond the footing and foundation stage.

NOTE: PRIOR TO THE ERECTION OF ANY SIGNS, A SIGN PERMIT MUST BE APPROVED BY THE DEVELOPMENT OFFICER.'

NOTE: 3 ADDITIONAL CONDITIONS AS PER DEVELOPMENT PERMIT 88-558, MAY 16, 1988

# Appendix 'F'

## COMMUNICATIONS: (continued)

180  
May 16/88

From Planning Director, May 10, re Amendment to the Land Use By-law for Lot 69, Block 7, Plan 8110368 From R-37 to R-CM.

### R.D. TARLECK:

THAT letter from the Planning Director, dated May 10, advising that the application for an amendment to the Land Use By-law for Lot 69, Block 7, Plan 8110368 from R-37 to R-CM has been submitted by the Economic Development Department on behalf of a prospective purchaser, Waterton Development Corporation who wishes to construct a 26 unit residential condominium development with an amenity building, be filed.

530-A  
640-A

OPPOSED: W.R. Cousins

-----CARRIED

From Planning Director, May 9, re Amendment to the Land Use By-law for Lot 21, Block 7, Plan 7006 J.K. From R-37 to R-75.

### J.I. BORAS:

THAT letter from the Planning Director, dated May 9, advising that the application for an amendment to the Land Use By-law for Lot 21, Block 7, Plan 7006 J.K. from R-37 to R-75 has been submitted by Doug and Jean Poile who wish to reclassify a parcel containing a semi-detached dwelling which presently contains two unapproved suites, be filed.

530-A  
640-A

-----CARRIED

From Planning Director, May 3, re Development Permit No. 86-1448 - Park Place.

### W.R. COUSINS:

THAT letter from the Planning Director, dated May 3, explaining that the following recommendation, if passed by resolution, will allow the Development Officer and the Municipal Planning Commission to approve uses on the Park Place site which are similar to uses which are allowed in the Downtown District of the Land Use By-law:

530-A  
640-A

### Recommendation:

That the development permit (86-1448) approved by Council resolution of December 15, 1986, be amended by adding the following conditions:

11. That the Development Officer is authorized to approve any uses for this site which are listed as permitted uses in the C-D District, and in addition, is authorized to approve the development of service stations as a permitted use.

COMMUNICATIONS: (continued)

181  
May 16/88  
530-A  
640-A

12. That the Municipal Planning Commission is authorized to approve any uses for this site which are listed as discretionary uses in the C-D District with the exception of service stations. Further that the Municipal Planning Commission may approve a development permit application for a service station if same is referred to the Commission by the Development Officer.

13. Signs for this property shall be governed by the procedures and requirements for signs in the C-D District of the Land Use By-law;

be filed AND FURTHER THAT the recommendation be approved AND FURTHER THAT parking structures are considered as accessory buildings that can be approved in accordance with the above recommendation provided the parking layout meets the Land Use By-law requirements.

-----CARRIED

From Planning Director, May 10, re By-law No. 4233 to Amend the Land Use By-law for Lot 61, Block 2, Plan 8211016 From R-L to R-60.

R.D. TARLECK:

THAT letter from the Planning Director, dated May 10, advising that the application was made by Alberta Mortgage and Housing Corporation for an amendment to the Land Use By-law for Lot 61, Block 2, Plan 8211016 from R-L to R-60 in order to permit development of a fourplex for community housing purposes, and explaining that although the Planning Department is of the opinion that some amount of redevelopment is necessary in this neighbourhood, they believe that in light of a lack of storm water servicing for higher density uses, and the prevailing single family nature of this neighbourhood, that this By-law should not be supported, and also advising that the Municipal Planning Commission recommends that the amending By-law be defeated, be filed.

530-A  
640-A

-----CARRIED

From Planning Director, May 10, re By-law No. 4232 to Amend the Land Use By-law for Lot 4, Block 1, Plan 7710993 From R-L to R-37.

R.L. ELZINGA:

THAT letter from the Planning Director, dated May 10, advising that the application was made by Alberta Mortgage and Housing Corporation for an amendment to the Land Use By-law for Lot 4, Block 1, Plan 7710993 from R-L to R-37 in order to permit development of four units of community housing, and that on the basis that this proposed By-law amendment meets the requirements of the Westminster Neighborhood Area Redevelopment Plan, the Planning Department recommends approval of the amending By-law, and also that the Municipal Planning Commission recommends this By-law be approved, be filed.

530-A  
640-A

-----CARRIED

# Appendix 'G'

|                                                       |                                                      |
|-------------------------------------------------------|------------------------------------------------------|
| APPLICATION NO.<br><b>88-558</b>                      | DEV. APPLICATION FEE<br>(NON-REFUNDABLE)<br><b>0</b> |
| PUBLIC NOTIFICATION<br>(PRIOR TO M.P.C.)<br><b>NA</b> | (AFTER DECISION)                                     |

**THE CITY OF  
LETHBRIDGE  
DEVELOPMENT  
APPLICATION  
FORM A**

|                                      |                  |
|--------------------------------------|------------------|
| RECEIVED BY<br><i>DTL</i>            | DEVELOPMENT CODE |
| AND USE DISTRICT (ZONE)<br><b>DC</b> |                  |

I/We hereby make application under the provisions of the LAND USE BY-LAW No. 4100 to develop or use land and/or buildings in accordance with the plans and information submitted, which form a part of this application.

|                                 |                                                                                                                                                                                                                                                       |                                                 |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| PROPERTY ADDRESS                | <b>501 - 1 Avenue South Park Place</b>                                                                                                                                                                                                                | POSTAL CODE                                     |
| LEGAL DESCRIPTION               | LOT(S)                                                                                                                                                                                                                                                | BLOCK <b>4</b>                                  |
| DETAILS OF DEVELOPMENT PROPOSED | <b>To amend Development Application 86-1448 to allow the Development Officer and the Municipal Planning Commission to approve uses on Park Place site which are similar to uses which are allowed in the Downtown District of the Land Use By-law</b> |                                                 |
| PREVIOUS OCCUPANT               |                                                                                                                                                                                                                                                       |                                                 |
| REQUESTED DURATION OF APPROVAL  | PERMANENT <input type="checkbox"/><br>TEMPORARY <input type="checkbox"/>                                                                                                                                                                              | IS LANDOWNER/OWNER'S AGENT AWARE OF APPLICATION |
| APPLICANT                       | <b>The Cadillac Fairview Corporation Ltd.</b>                                                                                                                                                                                                         |                                                 |
| OWNER OF LAND                   | ADDRESS<br><b>20 Queen Street West, Toronto, Ontario</b>                                                                                                                                                                                              | POSTAL CODE<br><b>M5H 3R4</b>                   |
| DATE                            | SIGNATURE (PRINTED & WRITTEN)                                                                                                                                                                                                                         | PHONE                                           |

**NOTE :** - The applicant is advised to read the reverse side of this form.  
- This application, if approved, does not constitute a building permit, occupancy permit, or city business license.  
To obtain any of these an application and approval is required from the Inspection and License Department.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <b>DECISION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>DEVELOPMENT PERMIT NO. 88-558</b>                               |
| <p>That the development permit (86-1448) approved by Council resolution of December 15, 1986 be amended by adding the following conditions:</p> <ol style="list-style-type: none"> <li>11. That the Development Officer is authorized to approve any uses for this site which are listed as permitted uses in the C-D District, and in addition, is authorized to approve the development of service stations as a permitted use.</li> <li>12. That the Municipal Planning Commission is authorized to approve any uses for this site which are listed as discretionary uses in the C-D District with the exception of service stations. Further that the Municipal Planning Commission may approve a development permit application for a service station if same is referred to the Commission by the Development Officer.</li> <li>13. Signs for this property shall be governed by the procedures and requirements for signs in the C-D District of the Land Use By-law.</li> </ol> |                                                                    |
| Development shall commence within 1 year of the date of release.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | DEVELOPMENT OFFICER/ <del>SEC. MUNICIPAL PLANNING COMMISSION</del> |
| DATE OF DECISION<br><b>MAY 16, 1988</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | DATE OF RELEASE<br><b>MAY 25 1988</b> <i>DTW</i>                   |

Voluntary Waiver of Claims (for applications requiring public notice): If this application is approved, the applicant intends to commence development before the end of the appeal period (which ends 14 days after a public notice is published). If the decision is subsequently appealed, the applicant hereby agrees to stop development pending the outcome of the appeal and waives all claims to compensation should an appeal result in this permit being modified or revoked. Signing of this voluntary waiver of claims does not prohibit the applicant from appealing the decision.

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_