

Amendment No. 2365
LUCG/124
Council Approval: 16 July 1973

- (1) That there be no access allowed to the site flanking residential properties with no access along the entire north side (16 Avenue) and west side (lane) of this proposal.
- (2) That access to the site be restricted only to the south side (17 Avenue East) and/or the southerly 150 feet of the east side (47 Street East).
- (3) That a 15-foot landscaped buffer strip be developed along the entire west, north, and east property lines, such to be densely landscaped to the satisfaction of the Calgary Planning Commission with evergreen trees consisting of a minimum height of 15 feet, and a decorative cedar fence having a minimum height of 3 feet 6 inches, separating the landscaped buffer strip from the remainder of the site.
- (4) That landscaping be provided along the south side (17 Avenue East) and in the parking lot, the detailed plans of which shall be subject to the approval of the Calgary Planning Commission.
- (5) That the developer understands that the reclassification of the site in no way adopts the plans as submitted and that detailed plans including parking and landscaping be submitted to the satisfaction of the Calgary Planning Commission, prior to the issuance of a Development Permit. These plans are to incorporate the guidelines as noted above.
- (6) That a road plan be registered dedicating a 17-foot property line by-lawed setback on 17 Avenue S.E., plus a 10-foot corner cut from the south-east corner of the site (47 Street and 17 Avenue S.E.).

NOTE: The developer should be made aware of the fact that the future plans of 47 Street East will not extend north of 14 Avenue S.E.

- (7) That all tenants be made aware of the limited access of right turns only on 17 Avenue.