

Amendment No. 2422
LUCG/168
Council Approval: 07 January 1974

- (1) that this approval for a comprehensively planned development shall be subject to:
 - (a) formal closure of the north/south lane by City Council and the closed portion of the lane to be consolidated with the properties abutting it (Lots 7, 14 - 19, Block 28, Plan 5454 A.C., and Lot 21, Block 28, Plan 3244 F.Q.).
 - (b) provision to be made to dedicate and pave an 'L' shaped lane along the south part of Lot 19 to 3rd Street S.E. or alternatively provide a turnabout on the subject lands; such provision to be accommodated in a plan to the satisfaction of the City and dedicated to the City at the Applicant's expense.
 - (c) no access to be allowed from the subject premises to the lane and no connection to be allowed from the lane to Macleod Trail.
 - (d) all development costs to be the responsibility of the developer and utility easements to be protected.
- (2) that a minimum setback of 15 feet be provided on 3rd Street S.W., such to be developed and landscaped to the satisfaction of the Calgary Planning Commission.
- (3) that the parking area be paved and drained to the satisfaction of the City Engineer.
- (4) that the Developer understands that the reclassification of the site in no way adopts the plans as submitted, and that detailed plans including parking, landscaping, and a screening fence along the abutting residential property shall be submitted to the satisfaction of the Calgary Planning Commission prior to the issuance of the Development Permit.

Note: In consideration of guideline (2) as listed above, it should be noted that a mature coniferous tree is located in the setback area which should be retained in the new development proposal.