

Amendment No. 2564
LUCG/267
Council Approval: 10 February 1975

1. That the land use of the site be limited to a gas bar and 4 bay service station only.
2. That C-1 (Local Commercial District) guidelines shall apply including the guidelines as herein listed.
3. That the gas bar facility shall comply with the requirements governing gas bars as outlined in By-law No. 8600 (The Development Control By-law) as approved by City Council dated April 8, 1974.
4. That a road plan be registered dedicating the 17 foot by-lawed setback along 16th Avenue N, at no cost to the City of Calgary, prior to the issuance of a Development Permit.
5. That a caveat be registered against the Title for lots 1-8, Block 5, Plan 3150 P allowing no access to the westerly 50 feet (Lot 7 and 8) of the subject land from 16 Avenue N.W., such caveat to be registered to the satisfaction of the Law Department prior to the issuance of a Development Permit.
6. That a minimum 10 foot wide landscaped buffer strip be provided along the entire south of the property along 16 Avenue (excluding driveways) to be measured from the north edge of the eventual sidewalk. Private property to meet this requirement would be in addition to the 17 foot by-lawed setback, which setback must also be landscaped and maintained by the owner until such time as it may be used for road widening purposes. The landscaping treatment will include the preservation of the existing mature trees along 16 Avenue and the addition of mature trees and shrubs, both to the satisfaction of the Calgary Planning Commission.
7. That a landscaped buffer strip must be provided along the entire north property of sufficient width to preserve and maintain the existing mature trees and the establishment of additional mature trees for purposes of a visual and sound barrier to the adjacent apartment residents; additionally, a decorative solid wood screen fence having a minimum height of 6 feet shall be provided along the entire north property line, such landscaping and fencing to be to the satisfaction of the Calgary Planning Commission.
8. That a minimum 10 foot wide landscaped buffer strip must be provided along the entire east the property line along 13 Street, such landscaping treatment will include the preservation of the existing mature trees along 13 Street and the addition of mature trees and shrubs, both to the satisfaction of the Calgary Planning Commission.
9. That no access shall be allowed to or from the subject site from the rear land.
10. That the applicant is to be aware of the fact that this reclassification in no way adopts the plans as submitted and that detailed plans including landscaping, and driveways and the guidelines as herein listed, shall be subsequently submitted to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit.

Note: The applicant is to be encouraged to attempt to consolidate the subject lands with the remaining City owned lands to the west of the site after completion of final road plans for the improvement of the 14 Street and 16 Avenue interchange.