

Amendment No. 2527
LUCG/278
Council Approval: 07 April 1975

1. That the land use guidelines shall accommodate church office, administrative and related uses only and that the sponsoring church shall either consolidate both church properties (located on each side of 19A Street or alternatively register a restrictive caveat on the Title of the subject site to the satisfaction of the Calgary Planning Commission.
2. That the development guidelines shall be as follows:
 - (i) the remainder of the entire site not covered by building development or parking shall be landscaped. Additionally all present and future City boulevard areas (i.e., before and after road widening) shall be landscaped and maintained by the property owner and all landscaping shall include mature planting material to the satisfaction of the Calgary Planning Commission.
 - (ii) that the maximum building site coverage shall be 5670 square feet as proposed.
 - (iii) that the maximum building height shall be one storey (split) as proposed.
 - (iv) that the minimum parking provision shall be 4 stalls as proposed, such parking to be to the satisfaction of the City Transportation Department.
 - (v) that a road plan be registered dedicating the 17 foot by-lawed property line setback on 17th Avenue S.W. and also the 15 foot by 15 foot corner cut of 19 Street and 17 Avenue S.W. prior to the issuance of a Development Permit and at no cost to the City.
 - (vi) that approval of this reclassification in no way adopts the plans as submitted and that detailed development plans including building design, site layout, exterior finishes and colour, landscaping, parking and access shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit.