

Amendment No. 2951
LUCG/576
Council Approval: 19 July 1977

A. Land Use Guidelines

The land use shall be for a comprehensively designed local commercial development. Permitted uses shall be those included in C-1 (Local Commercial) District plus a convenience food or grocery store.

B. Development Guidelines

1. C-1 (Local Commercial) District development guidelines shall apply unless otherwise noted below.
2. Prior to the approval of a Development Permit, and at no cost to the City of Calgary, the developer shall dedicate to the City the by-lawed 17' setback on 16 Avenue N.E. plus a 15' X 15' corner cut required at the corner of 16 Avenue and 4 Street N.E.
3. The recommendations contained in the draft North Bow Design Brief and the Transportation Department's "16th Avenue North" report with respect to pedestrian ways and landscaping should be implemented as far as possible by this development.