

Amendment No. 2691
LUCG/385
Council Approval: 08 March 1976

A. Development Guidelines For the Subject Site West of the Access Road:

1. That, prior to the release of any Development Permit, the developer submit plans to the Calgary Planning Commission demonstrating how future Rapid Transit-oriented uses can be integrated into the development.
2. That the visual effect from the Southland Residential Area to the West be buffered in an attractive manner.

B. Land Use Guidelines For Reserve Strip Bulbs:

The land uses for the reserve strip bulb will be restricted to those uses approved by the Calgary Planning Commission that do not result in high traffic generation and can be integrated within the reserve buffer without detrimentally affecting its function of providing both visual relief and traffic channelization.

Development Guidelines for Reserve Strip Bulbs:

1. All ingress and egress points to the satisfaction of the Transportation Department and the Calgary Planning Commission.
2. Maximum building height 28 feet where such height can be shown to not interfere with traffic movements.
3. Any structure constructed in this area must be designed in a manner to integrate within the reserve buffer in terms of exterior facing, orientation and landscaping to the satisfaction of the Calgary Planning Commission.
4. Garbage and waste material must be stored in weatherproof and animal proof containers and screened from adjacent sites, Macleod Trail and Southland Drive.