



b) Access

All site access from 24 Street shall be right turns in and out only and to the satisfaction of the Approving Authority. No vehicular or pedestrian access to the site shall be permitted to or from 26 Street S.W.

c) Parking

The design, location and treatment of parking areas shall be to the satisfaction of the Approving Authority and shall be such that surrounding residential areas are not adversely impacted. The provision of parking stall shall be as determined by the Approving Authority with a minimum of 130 stalls.

d) Landscaping

The location and extent of landscaping for yards, parking areas and building as well as uniform perimeter fencing, shall be to the satisfaction of the Approving Authority.

e) By-lawed Setback

No building, structure or parking shall be allowed within the 8.23 metre by-lawed setback on 24 Street S.W. The owner will be required to dedicate the setback at the time of application for a development permit.

f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans including building design site layout, exterior finishes and colour, landscaping, parking and access shall subsequently be submitted to the Approving Authority as part of a development permit application.