

Amendment No. 2455
LUCG/183
Council Approval: 11 March 1974

That C-1 (Local Commercial District) guidelines for Land Use and Development apply, excepting for the following:

- (a) that perimeter landscaping buffer strips be provided along the entire south and west property lines (excepting driveways). Such to be landscaped to a minimum of 5% of the total net site area (exclusive of City boulevards or by-lawed setbacks), to the satisfaction of the Calgary Planning Commission.
- (b) that exterior finishing materials for the proposed development be to the satisfaction of the Calgary Planning Commission.
- (c) that a road plan be registered dedicating a 15-foot by 15-foot property corner cut at 21 Street S.W. and 34 Avenue S.W., at no cost to the City, prior to the issuance of a Development Permit.
- (d) that the Developer understands that the reclassification of the site in no way adopts the plans as submitted and that detailed plans including parking and landscaping shall be submitted to the satisfaction of the Calgary Planning Commission, prior to the issuance of a Development Permit. These plans are to incorporate the guidelines as herein noted.