

Amendment No. 3293
LUCG/903
Council Approval: 12 November 1979

Land Use Guidelines

The land use shall be for those uses permitted under the Development Control Bylaw (Bylaw 8600) Land Use Classification Guide and a Schedule of Permitted Land Uses Schedule II - "C-1".

Development Guidelines

1. C-1 (Local Commercial District) development guidelines shall apply unless otherwise noted below.

Landscaping

2. Landscaping shall cover a minimum of 5% of the net site area, plus any adjoining boulevards. A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

Parking

3. Off-street parking facilities shall be provided in accordance with the approved City of Calgary standards which are in effect at the time of application for a development permit.

Access

4. No vehicles will be permitted to or from the property to the laneway; vehicular access to and from Centre Street North is restricted to right turns only.

Development Plans

5. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.