

**Amendment No. 2510**  
**LUCG/234**  
**Council Approval: 12 August 1974**

DC classification with C-1 Local Commercial District Guidelines and the following conditions:

- (a) That a landscaped buffer at least 10 feet in width be provided along 17 Avenue and 34 Street.
- (b) That all access to parking and loading be from 34 Street within 100 feet from the 17 Avenue property line as 34 Street will be cul-de-saced at a point approximately 100 feet north of the 17 Avenue property line in the future. Access to the existing 34 Street from 17 Avenue will be limited to right turns only in the future.
- (c) No access to the lane shall be permitted.
- (d) That exterior finishing materials for the proposed development be to the satisfaction of the Calgary Planning Commission.
- (e) 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.