

**Amendment No. 2994**  
**LUCG/609**  
**Council Approval: 11 October 1977**

Land Use Guidelines

The land use shall be for a comprehensively designed commercial building only.

Development Guidelines

1. C-2 (General Commercial) District development guidelines shall apply, unless otherwise noted below.
2. Maximum building height shall be 35 feet (10.7 metres).
3. The mature trees are to be preserved and incorporated into a future development permit landscaping plan.
4. Landscaping shall cover a minimum of 10% of the site area, plus any adjoining City boulevards. A landscaping plan shall be submitted to and approved by the Development Officer, prior to the release of an occupancy permit.
5. 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.
6. Prior to the issuance of a development permit, and at no cost to The City of Calgary, the applicant shall dedicate to the City the 17 foot (5.2 metres) by-lawed setback along his 1 Street S.E. property line.
7. Care should be exercised to protect adjacent residential properties from any possible adverse effects from this development.
8. Approval of this reclassification in no way approves the plans, as submitted. Comprehensive development plans including building design, site lay-out, exterior finishes and colour, landscaping and parking shall subsequently be permitted to and approved by the Calgary Planning Commission prior to the release of a development permit.
9. Accesses to be on 1 Street S.E. only.