

Amendment No. 3004
LUCG/627
Council Approval: 15 November 1977

Land Use Guidelines

The land use shall be for a comprehensively designed commercial-residential building containing a local convenience grocery or variety store, maximum floor area 1500 sq. ft., on the ground floor, and a maximum of two floors of residential accommodation above.

Development Guidelines

1. C-1 (Local Commercial) District development guidelines shall apply unless otherwise noted below.
2. Site access shall be provided from the lane to the north of the site only.
3. Dwelling accommodation shall be permitted on the second and third floors only.
4. Off-street parking shall be provided as follows:
 - a. 1 space for every 500 sq. ft. of commercial floor space.
 - b. 1 space for each residential apartment unit.
5. The developer shall dedicate to the City the 7 foot by-lawed setback on 11 Avenue S.W. and the 15 foot corner cut at 11 Avenue and 17 Street S.W.
6. 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 access shall subsequently be submitted to and approved by the Calgary Planning Commission prior to the release of a development permit.