

**Amendment No. 3373**  
**LUCG/952**  
**Council Approval: 11 February 1980**

Land Use Guidelines

The land use shall be convenience food store, grocery, delicatessen, in addition to the list of permitted uses in Schedule of By-law 8600.

Development Guidelines

1. C-1 development guidelines shall apply unless otherwise noted below.

Coverage

2. Maximum building coverage of the net site shall be in the order of 35%.

F.A.R.

3. Maximum floor area shall be 0.54 times the area of the site upon which the building is located. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

Yards

4. The following minimum yard measurements shall apply:

Sideyard - 6.153 metres

Rearyard - 6.10 metres

Frontyard - 16.40 metres.

Landscaping

5. Landscaping shall cover a minimum of 13% of the net site area plus any adjoining boulevards. A detailed landscaping plan, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit.

Parking

6. 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, and should a liquor store be located within the development an additional ten stalls to be provided and assigned to A.L.C.B. parking.

Access

7. No direct vehicular access or egress shall be permitted from the lane adjoining the west boundary of the subject site.

#### Parking Areas

8. Large parking areas must be made visually discontinuous through the use of berm, planters, natural vegetation, terraces and the like, to the satisfaction of the Development Officer.

#### Screening

9. Parking areas shall be screened along the property line.

#### Finishing and Scale

10. The finishing and scale of development shall be consistent and compatible with the surrounding uses.

#### Development Plans

11. Approval of this application in no way approves the plans as submitted. Comprehensive 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.