

Amendment No. 2689
LUCG/360
Council Approval: 10 November 1975

Land Use Guidelines

The land use will be for the Government of Canada building and associated uses only as proposed.

Development Guidelines

1. That a Development Agreement be entered into between the Department of Public Works and the City of Calgary. Such a development agreement to cover utility relocations, sidewalks, roadway construction and +15 connections.
2. That the Department of Public Works will be responsible for the costs of the new sidewalk, curb and gutter, landscaping and one half cost of all of the roads surrounding the site with the exception of Second Avenue.
3. Waterworks Division
The Department of Public Works will be responsible for the costs of upgrading the water mains in 1 Street, 2 Street and 4 Avenue and providing adequate fire hydrant coverage.
4. Sewers Division
The Department of Public Works will be responsible for the relocation of the 36" sanitary trunk that will be re-routed around the site to accommodate the development. Storm sewer redevelopment charges will apply at the time of development.
5. That the design of the proposed development provide the structural support +15 bridges linking this development to the blocks to the immediate north and west and the pedestrian riverbank system to the south.
6. The applicant is to note that approval of this reclassification in no way adopts the plans as submitted and that comprehensive development plans which include building design, site layout, exterior finishes and colour, landscaping, parking and access shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit.

Note: At present, several large cottonwoods exist in the vicinity of the north east corner of the intersection of 1st Street NE and 3rd Avenue. The applicant is urged to make every effort to ensure that these trees are preserved.