

Amendment No. 3091
LUCG/696
Council Approval: 12 June 1978

A. Land Use Guidelines

The land use shall be for a local commercial development. Permitted uses shall be those included in C-1 (Local Commercial) District plus a convenience food store or grocery store.

B. Development Guidelines

1. C-1 (Local Commercial) District development guidelines shall apply unless otherwise noted below.
2. No buildings or structures shall be permitted with the 17 foot by-lawed setback on 16 Avenue N.W. It is requested that the developer dedicate this setback to the City of Calgary for road widening purposes prior to the release of a development permit.
3. The recommendations contained in the North Bow Design brief and the Transportation Department's "16 Avenue North" report with respect to pedestrian ways and landscaping should be implemented as far as possible by this development.