

**Amendment No. 2854**  
**LUCG/503**  
**Council Approval: 11 January 1977**

A. Land Use Guidelines

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

B. Development Guidelines

1. C-1 (Local Commercial District) development guidelines shall apply unless otherwise noted below.
2. Prior to the approval of a development permit, and at no cost to the City of Calgary, the developer shall dedicate to the City the by-lawed 17 foot setback on 16th Avenue N.E., the by-lawed 7 foot setback on 4th Street N.E., and a corner cut with a radius of 55 feet between the setback lines.
3. The recommendations contained in the draft North Bow Design Brief and the Transportation Department's "16th Avenue North" report with respect to pedestrian ways and landscaping should be implemented as far as possible by this development.