

Amendment No. 2900
LUCG/560
Council Approval: 13 June 1977

Site A (2.45 acres ±)

Land Use Guidelines

The land use shall be for a comprehensively designed office commercial building with associated off-street parking facilities only. The building shall contain medical and other professional offices and associated or supportive commercial uses such as a pharmacy, flower shop, gift shop, restaurant, coffee shop, and the like.

Development Guidelines

1. C-1 (Local Commercial) District development guidelines shall apply unless otherwise noted below.
2. Maximum building height shall be in the order of 50 feet.
3. Maximum floor area shall be in the order of 60,000 sq. ft.
4. Prior to the release of a development, and at no cost to the City of Calgary, the applicant is to dedicate a public right-of-way from 29 Street N.W. eastwards through the property to the east property line of Block 2 as indicated on the outline plan of subdivision.

Site B (7.54 acres ±)

Land Use Guidelines

The land use shall be for a comprehensively designed multi-family development only.

1. R-3 (General Residential) District development guidelines shall apply unless otherwise noted below.
2. Maximum permitted density shall be in the order of 50 persons per acre, as per the appropriate table of the draft multi-Residential standard regulations. Occupancy rates are to be those in use by the City of Calgary at the time of development approval.
3. Every effort should be made to ensure compatibility with adjacent residential development through building design and orientation, especially along the existing lane along the south property line. The ground floor level of development in the vicinity of the lane is to be at or less than the grade of the lane.
4. Minimum off-site parking provided shall be 125%, or that it be decided by the Calgary Planning Commission at the time of the development application.

5. Prior to the release of a development permit a landscape plan shall be submitted to and approved by the Calgary Planning Commission. This plan shall demonstrate how the landscaping of buffers, amenity areas, and the pedestrian walkway system which is to connect with the existing system in St. Andrews Heights, is to be carried out.
6. This approval in no way approves the plans submitted in support of the reclassification application.

Comprehensive development plans including building design, site lay-out, exterior finishes and colouring, landscaping, parking and access, and pedestrian system shall be submitted to and approved by the Calgary Planning Commission prior to the release of a development permit.