

Amendment No. 3396
LUCG/960
Council Approval: 10 March 1980

Land Use Guidelines

The land use shall be for a retail-office building with retail type activities being restricted to the street level.

Development Guidelines

1. C-2 development guidelines shall apply unless otherwise noted below.

Height

2. Maximum building height shall be in the order of 80 feet.

F.A.R.

3. Maximum floor area shall be 3.9 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.

Parking

4. 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, however, 90% of same shall be indoors.

Landscaping

5. Landscaping shall cover a minimum of 6.7% of the 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.

Retail (Ground Level)

6. The net retail space shall NOT exceed 833 square metres and a pedestrian arcade not less than 2 metres in width shall be provided off 11 Avenue S.W.

Development Plans

7. 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.