

Amendment No. 3088
LUCG/702
Council Approval: 13 June 1978

Land Use Guidelines

The land use shall be for a comprehensively designed office building with retail and service commercial uses on ground floor only.

Development Guidelines

1. C-2 (General Commercial District) development guidelines shall apply unless otherwise noted below.

Height

2. Maximum building height shall be in the order of 85 feet (26 m).

F.A.R.

3. Maximum floor area shall be 2.5 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.

Landscaping

4. A minimum of five percent of the site area plus adjoining City boulevards must all be landscaped in accordance with a plan approved by the Development Officer. In determining the landscaping arrangement along 8 Street, consideration should be given to integrating the pedestrian system into the scheme to best advantage. A landscaping strip or other suitable boundary treatment should also be included along the easterly boundary of the site adjacent to residential lands.

Fencing

5. The surface parking area shall be fenced and landscaped to the satisfaction of the Development Officer.

By-lawed Setback

6. No buildings or structures shall be permitted within the 7 foot (2.14 m) by-lawed setback on 8 Street S.W., and the 10' by 10' (3m . 3m) corner cut at 8 Street and 14 Avenue S.W. It is requested that the developer dedicate this setback to the City of Calgary for road widening purpose prior to the release of a development permit.

Development Plans

7. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to and approved by the Calgary Planning Commission prior to the release of a development permit.