

Amendment No. 3146
LUCG/760
Council Approval: 10 October 1978

Land Use Guidelines

The land use shall be for a comprehensively designed office building with retail uses limited to the ground floor only.

Development Guidelines

1. C-2 (General Commercial) District development guidelines shall apply unless otherwise noted below.
2. Maximum building height shall be 40 feet.
(12.2 metres)
3. Minimum front yard shall be 18 feet (5.5 metres) which shall be maintained in landscaping.
4. Maximum permitted gross floor area shall be in the order of 39,000 square feet (11,900 square metres).
5. A minimum of 100% off-street parking shall be provided to the satisfaction of the Development Officer.
6. Approval of this reclassification 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 and approved prior to the release of a development permit.