

Amendment No. 3257
LUCG/940
Council Approval: 11 February 1980

Land Use Guidelines

The land use shall be for a comprehensively designed private club and apartment complex only.

Development Guidelines

1. R-5 development guidelines shall apply unless otherwise noted below.

Density

2. Maximum unit density shall be 67 u.p.a. on the entire site.

Height

3. Maximum building height shall be 26 stories, 245 feet at the eaveline.

Yards

4. Yard requirements shall substantially conform to those as submitted at the time of reclassification.

Landscaping

5. 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.

Amenity Area

6. The minimum amenity area per person shall be in accordance with the appropriate table of the Draft Multi-Residential Standards publication or any other amenity area standards in use by the City of Calgary at the time of application for a development permit.

Parking

7. A minimum of 214 off-street parking stalls for both uses shall be provided, all parking shall be totally enclosed and visually screened to the satisfaction of the Development Officer.

Private Club Use

8. The private club use shall be contained within the existing club's structure and the proposed expansion thereto located on Lots 21 - 27, and portion of 28, Block 86, Plan A-1 on the date of approval of this reclassification. The area includes an addition on the west end of the existing structure designed to the satisfaction of the Development Officer.

Alteration

9. The Plan for any alteration to the exterior of the existing club structure shall be submitted to and approved by the Development Officer.

Density Transfer

10. The Applicant shall enter into an agreement with the City of Calgary to the satisfaction of the City Solicitor documenting that all the density contained within that portion of land employed as a club use has been transferred to the balance of the site and requiring the Ranchmen's Club building exterior to be maintained substantially in its existing state and such agreement registered by caveat prior to the release of the Development Permit.

Development Plans

11. 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 and approved prior to the release of a Development Permit.
12. The Calgary Planning Commission shall take into consideration at the time of application for a Development Permit that the Developer shall insure that the Development shall conform substantially in massing of the block design as submitted at the time of reclassification as Alternative 'C' as contained in the brochure entitled "The Ranchmen's Club - A Residential Condominium in Downtown Calgary by Nu-West Development Corporation".