

**Amendment No. 2323**  
**LUCG/87**  
**Council Approval: 09 April 1973**

- (a) That a comprehensive plan be submitted to the satisfaction of the Planning Commission prior to the issuance of any Development Permits for the sites.
- (b) For the area proposed as C-2 General Commercial District:
  - 1. That C-2 General Commercial District guidelines apply except as otherwise noted in this recommendation.
  - 2. A maximum building height of 28 feet, except for the proposed hotel which may be allowed to a maximum building height of 100 feet provided:-
    - (i) the building is located a minimum distance of twice the building height from an R-1, R-2 or R-3 District, and
    - (ii) the applicant can show by using elevation drawings that the privacy of rear yards in an abutting residential district will not be visually intruded upon by the location of balconies or windows in the hotel, and
    - (iii) the Calgary Planning Commission considers the greater height to be compatible with the existing and proposed uses and buildings on neighbouring sites.
  - 3. That there be no residential development on the site.
- (c) For the area proposed as R-3 General Residential District:
  - 1. That the use be multi-residential with a maximum density of 90 persons/acre.
  - 2. The provision of a minimum of 320 square feet of amenity area per person.
  - 3. A maximum building height of 28 feet.
  - 4. The provision of 125% on-site parking, paved and drained to the satisfaction of the City Engineer.