

Amendment No. 2697
LUCG/374
Council Approval: 12 January 1976

Land Use Guidelines:

The land use will be for an apartment building with ground floor commercial uses only.

Development Guidelines:

1. Minimum amenity area per person and maximum site density are to be calculated using the appropriate table in the Draft Multi-Residential Standards publication. Occupancy rates to be used are those in effect at the time of an application for a Development Permit.
2. That unless noted herein C-2 (General Commercial District) guidelines are to apply.
3. That a minimum of 100 per cent parking for the apartment units and the parking requirements for other uses as established by By-Law 8600 (The Development Control By-Law) at the time of an application for a development permit to apply.
4. That prior to the issuance of a Development Permit, and at no cost to the City of Calgary, a road plan will be registered dedicating the 7 foot by-lawed setback on 12th Avenue SW to the City of Calgary.
5. That comprehensive development plans which include the building design, site lay-out, exterior finishes and colour, landscaping, parking and access shall subsequently be approved to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit, having regard to the adjacent development (existing and/or proposed) the purpose of which is to achieve a high standard of residential land use in the areas of landscaping and control of the visual/aesthetic qualities of this block face.