

Amendment No. 3047
LUCG/669
Council Approval: 13 March 1978

LAND USE GUIDELINES

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

DEVELOPMENT GUIDELINES

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

F.A.R.

2. Maximum floor area shall be one (1) 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

3. Landscaping shall cover a minimum of 5% of the net site area, plus any adjoining City boulevards. A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the approval for a Development Permit.

Parking

4. Off-street parking facilities shall be provided in accordance with the approved City of Calgary standards which are in effect at the time of application for a development permit.

By-Lawed Setback

5. No buildings or structures shall be permitted within the 17 foot by-lawed setback on 58th Avenue S.W. It is requested that the developer dedicate this setback and a 15 by 15 foot corner cut at 58th Avenue and 2nd Street S.W.

Fencing

6. The developer shall construct a 6 foot screening fence along the northerly property line of the site to screen the proposed development from adjacent residential properties.

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.

8. Building Height

That the maximum height of the building shall not exceed 36 feet.