

Amendment No. 3253
LUCG/846
Council Approval: 12 June 1979

A. Land Use Guidelines

The land use shall be for a commercial office building use only.

B. Development Guidelines

1. C-2 (General Commercial District) development guidelines shall apply unless otherwise noted below.

2. Height

Maximum building height shall be in the order of 43 feet.

3. Form

The building design shall attempt to minimize the height by a setback to the building line or other techniques to the satisfaction of the Development Officer.

4. Screening

The setback from the residential use and the west facing wall of the building shall be given special treatment through a combination of fencing, landscaping, and/or other means of facing material satisfactory to adjacent residences all to the satisfaction of the Calgary Planning Commission.

5. Parking

A minimum of 33 off-street parking stalls shall be provided located beneath the building and totally enclosed.

6. Access

All vehicular access and egress shall be from Westmount Road N.W.

7. Road Closure

An application for road closure shall be made in the area of the west property line of the subject site prior to the issuance of a development permit. If approved by City Council, the percentage of the costs to be paid by the Applicant shall be determined at that time.

8. Landscaping

Landscaping shall cover a minimum of 25% of the net site area, plus any adjoining City boulevards. A detailed landscaping plan indicating all existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

9. Development Plans

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.

10. Commercial Floor Area

The maximum gross commercial floor area shall be in the order of 20,200 square feet.