

**Amendment No. 2714**  
**LUCG/394**  
**Council Approval: 05 April 1976**

Land Use Guidelines

Land Use will be for residential apartment buildings only as proposed, together with commercial uses at grade and plus 15.

Development Guidelines

1. Unless stated below, CM2 development conditions are to apply.
2. A maximum F.A.R. of 8.0. This is to include all above ground level parking facilities. Below grade parking facilities are not to be included in FAR calculations.
3. A minimum amenity area in the order of 100 square feet per person to the satisfaction of the Calgary Planning Commission.
4. That the Plus 15 system be integrated into the development in a manner that would encourage its use. Such factors as visibility, accessibility, continuity and associated activities (e.g. residential, commercial) must be incorporated.
5. That provision be made for a Plus 15 connection between this development and the Heritage Place - Sundance Apartment complex across the lane to the south.
6. That a road plan be registered dedicating the By-law 7' road widening setback on 7th Street and 4th Avenue SW prior to the release of a Development Permit and at no cost to the City of Calgary.
7. That a minimum of 105 percent parking be provided unless otherwise permitted by the Calgary Planning Commission; that adequate visitor parking be provided to the satisfaction of the Calgary Planning Commission.
8. That approval of this reclassifications in no way approves plans as submitted and 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 release of a Development Permit.