

**Amendment No. 2912**  
**LUCG/549**  
**Council Approval: 09 May 1977**

Land Use Guidelines

The land use shall be for a comprehensively designed office-commercial-residential complex containing approximately 1,408,000 sq. ft. of office-commercial-retail-residential (in the form of a hotel or condominium apartments) space and 531,000 sq. ft. of public off-street parking space.

Development Guidelines

General

1. CM-2 (Central Business District) development guidelines shall apply unless otherwise noted below.

Site Density - F.A.R.

2. Maximum F.A.R. shall be 8.0:1 over the entire site and 14.5:1 over that portion of the site between the C.P.R. right-of-way and 9th Avenue S.W.

Impact on Pedestrian Malls

3. The height of any portion of the development shall not be such that in the opinion of the Calgary Planning Commission it will adversely affect the use and enjoyment of pedestrians utilizing the existing 8th Avenue and proposed 3rd Street S.W. pedestrian malls by creating severe shadow casts, or other negative environmental factors at times of high mall use.

Plus-15 Systems

4. A handicapped oriented plus-15 system shall be provided throughout the project to accommodate pedestrian linkages from the Central Business District across 9th Avenue to the parking structure and 10 Avenue S.W. Additional plus-15 links must be provided at the east and west ends of the project to facilitate the continuation of the plus-15 network in the future.

10th Avenue Facade

5. In the design of the 10th Avenue facade provision must be made for future retail or other commercial uses at ground level along 10th Avenue and the creation of a safe pedestrian environment along the north side of 10th Avenue adjacent to this development including properly defined access points to the development.

Development Plans

6. The approval of this reclassification in no way approves plans as submitted and that comprehensive development plans which include the building design site layout, 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.