

Amendment No. 3245
LUCG/844
Council Approval: 11 June 1979

A. Land Use Guidelines

The land use shall be for office/retail uses to include a medical and dental component.

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 60'.

3. Coverage

a) Maximum building coverage of the net site shall be 20%.

b) Gross floor area not to exceed 146,000 square feet.

4. Medical/Dental

The medical/dental component shall not exceed 10,000 square feet gross.

5. Landscaping

Landscaping shall include any adjacent city boulevards and a detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

Such landscaping will include a 25' buffer adjacent to 35 Avenue S.W. screening and/or berming treatment to be to the satisfaction of the Development Officer.

6. Parking

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.

7. Access

No direct vehicular access will be permitted to either 35 Avenue S.W. or Sarcee Trail.

8. Road Requirements

The applicant will provide, at no cost to the City, the land required to increase 51 Street S.W. to a major standard to the applicant's point of access and tapered back to collector standard at 35 Avenue S.W.

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.