

Amendment No. 3231
LUCG/849
Council Approval: 11 June 1979

A. Land Use Guidelines

The land use shall be for a 9 storey mixed apartment and commercial building, the commercial component being restricted to street level and allowing retail and ancillary uses.

B. Development Guidelines

1. R-5 (General Residential District) development guidelines shall apply unless otherwise noted below.

2. Density

Maximum population density shall NOT exceed 180 p.p.a.

3. Height

Maximum building height shall be in the order of 85 feet.

4. Landscaping

Landscaping shall cover a minimum of 15% 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 of a development permit.

5. Amenity Area

The minimum amenity area per person shall be in accordance with the appropriate table of the draft Multi-Residential Standards publication or any other amenity area standard in use by the City of Calgary at the time of application for a development permit.

In addition the project will provide a minimum of 500 sq.ft. of indoor amenity space at the 1st residential level and all balconies will have a minimum area of 60 sq.ft. with minimum depth of 6' in order to be considered amenity space.

6. Parking

A minimum of 105% off-street parking for the residential component and 1 space for every 500 sq.ft. in the commercial component shall be provided to the satisfaction of the Calgary Planning Commission.

7. Bylawed Setback

No buildings or structures shall be permitted within the 7 foot bylawed setback on 12 Avenue S.W. It is required that the developer dedicate this setback to the City of Calgary for road widening purposes prior to the release of a development permit.

8. 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 access shall subsequently be submitted and approved prior to the release of a development permit.