

**Amendment No. 3280**  
**LUCG/861**  
**Council Approval: 07 August 1979**

Land Use Guidelines

The land use shall be for a comprehensively designed office building with retail commercial uses on the ground floor only.

Development Guidelines

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

F.A.R.

- B. Maximum floor area shall be in the order of one (1) times the area of the site upon which the building is located. Any floor area totally or partially above grade level shall be included in the F.A.R. calculation.

Landscaping

- C. Landscaping shall cover a minimum of 9% 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.

Parking

- D. 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.

Development Plan

- E. 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.

Height

- F. Maximum building height shall be in the order of 30 feet.