

Amendment No. 3308
LUCG/881
Council Approval: 17 September 1979

1. Land Use Guidelines:
The land use shall be for a mixed retail and apartment development, with the retail component restricted to the at grade level only.
2. Development Guidelines:
R-5 development guidelines shall apply unless otherwise noted below.
3. Density:
Maximum unit density shall be in the order of 110 u.p.a.
4. Height:
Maximum building height shall be in the order of 102 feet.
5. Landscaping:
Landscaping shall cover a minimum of 60% of the net site area plus any adjoining boulevards. A detailed landscaping plan, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit.
6. Amenity Area:
The minimum amenity area per unit shall be in the order of 402 square feet per unit.
7. Parking:
A minimum of 105% off-street parking stalls shall be provided for the residential component and a minimum of 21 off-street parking stalls shall be provided for the commercial component. The commercially assigned stalls will be clearly labeled and located to the satisfaction of the Development Officer.
8. Commercial Space:
The maximum net rentable space shall be in the order of 10,800 sq. ft.
9. Development Plans
Approval of this application in no way approves the plans as submitted. Comprehensive 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.

10. Renderings:

The Calgary Planning Commission, when considering the development application, shall ensure that the detailed plans and elevations are consistent and compatible with the renderings presented to the Calgary Planning Commission in support of the land use reclassification (Amendment #3308).