

F.A.R.

6. Maximum floor area shall be: Site 1 - 0.42:1
Site 2 - 0.84:1
Site 3 - 1.21:1 (not including the the parking structure)

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

7. The landscaping requirement in use by the City of Calgary at the time of application for a development permit shall apply. 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.

Parking Areas

8. Large parking areas must be made visually discontinuous through the use of berm, planters, natural vegetation, terraces and the like, to the satisfaction of the Development Officer.

Development Plans

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

Yards

10. Yard requirements to the satisfaction of the Development Officer shall be approved at the Development Permit stage.
11. Prior to the release of the Development Permit for the multi-family site the developer shall enter into an agreement with the City to provide two tennis courts at his sole cost on the reserve site in a location and to a standard to be approved by the Director of Parks/Recreation.