



b. Height

Maximum building height shall be in the order of 130 feet.

c. Yards

The following minimum yard measurements shall apply: The building shall be set back a minimum of 130' from the south property line and 31' from the east property line.

d. Landscaping

- Landscaping shall cover a minimum of 54% of the 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.

- Lot 17, Block 51, Plan B1 Mission

Said lot has been utilized in determining the density for the total project and accordingly the lot shall remain as a landscaped park area giving pedestrian access from the actual building to 25th Avenue S.W. and shall be caveated to that effect.

e. Parking

A minimum of 115% off-street parking shall be provided.

f. Access

No direct vehicular access or egress shall be permitted to 26th Avenue S.W.

g. Public Access

A public access easement shall be permanently registered on Lots 15 and 17, Block 48, Lot 17 on Block 51, Plan B-1 to provide continuous public access from 25th and 26th Avenues S.W.

h. Floodplain Guideline

Any new development shall conform with the City of Calgary Floodplain Guidelines, to the satisfaction of the Approving Authority.

i. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.

