

Amendment No. 3025
LUCG/651
Council Approval: 13 February 1978

Land Use Guidelines

The Land Use shall be for a comprehensively designed office building only.

Development Guidelines

1. CM-1 (Central Business) District development guidelines shall apply unless otherwise noted below.

Height

2. Maximum building height shall be in the order of 7 storeys.

F.A.R.

3. Maximum floor area shall be 4 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. calculations.

Landscaping

4. Landscaping shall cover a minimum of 17% 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.

By-Lawed Setback

5. No buildings or structures shall be permitted within the 7 foot bylawed setback on 5th Street and 3rd Avenue S.W. It is requested that the developer dedicate this setback to the City of Calgary for road widening purposes prior to the release of a development permit.

Development Plans

6. 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 to and approved by the Calgary Planning Commission prior to the release of a development permit.