

Amendment No. 3222
LUCG/801
Council Approval: 11 June 1979

Land Use Guidelines

The land use shall be for a comprehensively designed office/commercial building.

Development Guidelines

General

1. C-2 (General Commercial District) development guidelines shall apply unless otherwise noted below.

Height

2. Maximum building height shall be in the order of 60 feet.

F.A.R.

3. Maximum floor area shall be 2.4 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.

By-lawed Setbacks

4. No buildings or structures shall be permitted within the 7 foot by-lawed setback on 11 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

5. 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.