

**Amendment No. 2715**  
**LUCG/389**  
**Council Approval: 08 March 1976**

Land Use Guidelines:

The land use is to be for a comprehensive office-apartment complex with ground floor commercial permitted on the south property only.

Development Guidelines:

1. C-2 (General Commercial District) guidelines are to apply unless otherwise noted below.
2. Maximum building height 150 ft. excluding service structures on roofs.
3. That 20 ft. yard space is to be provided when abutting residential land.
4. That the maximum Floor Area Ratio (F.A.R.) to be 4.5. This figure is to be calculated by adding the net floor area of all residential, office and commercial floors plus the gross parking area of both sites (total site including setback).
5. That prior to the issuance of a Development Permit and at no cost to the City of Calgary, the applicant dedicate the by-lawed 7 ft. road widening on 4th Street SW.
6. That prior to the issuance of a Development Permit the applicant submit a landscaping plan to the satisfaction of the Development Officer.
7. That parking to be required as in Appendix 2 of By-law 8600 at the time of approval of the Development Permit.
8. On-site residential density to be in the order of a maximum of 250 p.p.a. over the entire site subject to the modification by the Calgary Planning Commission.
  - Occupancy rates are to be those in use at the time of application for a development permit.
9. Must provide a minimum of 100 sq. ft. of on-site amenity area/person in the residential development.
10. That approval of this reclassification in no way approves the plans as submitted and that comprehensive development plans which include site layout, exterior finishes and colour, landscaping, parking and access shall be subsequently approved to the satisfaction of the Calgary Planning Commission having regard for the relationship of the development to the Elbow River, the pedestrian traffic on 4th Street SW and the abutting residential development to the east.