

**Amendment No. 2777**  
**LUCG/438**  
**Council Approval: 09 August 1976**

Land Use Guidelines

That the site be for a comprehensive multi-residential development with C-1 (Local Commercial) uses on the first two floors only.

Development Guidelines

1. Unless otherwise noted below, R-5 (General Residential District) guidelines are to apply.
2. A maximum density in the order of 260 p.p.a. shall be permitted to the satisfaction of the Calgary Planning Commission.
3. The maximum height shall be in the order of 120 feet to the satisfaction of the Calgary Planning Commission.
4. A minimum amenity area in the order of 192 sq. ft. per person shall be provided to the satisfaction of the Calgary Planning Commission.
5. A minimum of 150% on-site parking be provided to the satisfaction of the Calgary Planning Commission.
6. That prior to the issuance of a Development Permit and at no cost to the City of Calgary, a road plan is registered dedicating a 7 foot by-lawed setback on 12th Avenue SW and a 10 foot corner cut at the corner of 7th Street SW and 12th Avenue SW.
- 7/ Minimum side yard requirements shall be 5 feet on the west and 21 feet for the apartment building on the east. A roof garden may be constructed to the east property line over the parking ramp, said roof garden is to be landscaped to the satisfaction of the Calgary Planning Commission.
8. Trellising of the at-grade parking shall be constructed to the satisfaction of the Calgary Planning Commission.
9. Minimum site area per dwelling unit shall be 375 sq. ft.
10. Approval of this reclassification in no way adopts the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and access shall subsequently be approved to a the satisfaction of the Calgary Planning Commission prior to the release of a Development Permit.
11. That Grocery Stores and/or Convenience Food Outlets not be permitted in this development.