

**Amendment No. 2749**  
**LUCG/513**  
**Council Approval: 14 March 1977**

Land Use Guidelines

The land use shall be for an office-apartment complex containing a minimum of 40 residential apartments with ground floor retail uses also permitted.

Development Guidelines

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

1. Maximum building height shall be 110 feet excluding service structures on the roof.
2. Maximum floor area shall be 3.7 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.
3. Off street parking facilities shall be supplied as follows:
  - a. office and retail area, one space for every 500 sq. ft. of net floor area.
  - b. apartments, 1.1 spaces for each bachelor or one bedroom unit; 1.2 spaces for each unit containing two or more bedrooms.
4. Prior to the release of a development permit, and at no cost to the City of Calgary, the developer shall dedicate to the City the 7 foot by-lawed setback on 4 Street S.W. and a 15 by 15 foot corner cut at the intersection of 4 Street and 25 Avenue S.W.
5. Office commercial uses shall be permitted above the ground floor.
6. Prior to the release of a development permit, the developer shall submit a landscaping plan to the satisfaction of the Development Officer.
7. A minimum of 100 sq. ft. of on-site amenity area per person in the residential component shall be provided in accordance with Appendix C of the Draft Multi-Residential Standards publication.
8. The office-residential tower should be located toward the west end of the podium with a minimum setback of 80 feet from the easterly property boundary to the tower component.
9. The architectural design characteristics of neighbouring residential buildings should be incorporated into the lower levels of the complex fronting onto 25th Avenue where possible to increase the compatibility of the building with the area.
10. Building materials and external cladding shall be such that they are compatible with the residential area.

11. Approval of this reclassification in no way approves the plans as submitted. 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 to the relationship of the development to pedestrian traffic on 4th Street S.W. and the abutting residential development of the east.