

Amendment No. 3054

LUCG/698

Council Approval: 11 September 1978

Land Use Guidelines

The land use shall be for a mixed commercial-residential development only restricted to office commercial uses which shall be located on the front floor and residential uses on the second and third floors.

Development Guidelines

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

Density

2. The residential component shall not exceed 26 units to a maximum of 110 p.p.a. The commercial component shall be limited to a maximum of 6000 sq. ft. located at the ground floor level.

Height

3. Maximum building height to be in the order of 30 feet, to the satisfaction of the Calgary Planning Commission.

Yards

4. The following minimum yard measurements shall apply:

Front Yard: minimum 20 feet
Side Yard: minimum 20 feet (one side yard only)
Rear Yard: no requirements

Landscaping

5. Landscaping shall be provided in the front yard. A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the release of a development permit.

Amenity Area

6. The minimum amenity area per person shall be to the satisfaction of the Development Officer who may use the draft multi-residential standards publication as a guide.

Parking

7. A minimum of 70 off-street parking stalls plus 1 loading bay shall be provided; based on one space per residential unit and one space for every 500 square feet of commercial floor area including the existing commercial building which fronts onto Centre Street and required 35 spaces.

Development Plans

8. 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.