

Amendment No. 3115
LUCG/738
Council Approval: 11 September 1978

Land Use Guidelines

The land use shall be for a mixed residential-commercial development only.

Development Guidelines

1. CM-1 (Central Business District) shall apply unless otherwise noted below.

Density

2. Maximum residential density shall be in the order of 495 ppa, taken over the entire site, to a maximum of 359 units; plus a maximum in the order of 58,000 square feet gross floor area for commercial purpose.
3. Maximum gross floor area shall be 6.2 times the site area.
4. The residential component shall not include any office or other commercial uses.

Amenity Area

5. The minimum amenity area per person shall be in accordance with the appropriate table of the draft Multi-Residential Standards publication or any other amenity area standard in use by the City of Calgary at the time of application for a development permit.

Development Plans

6. 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.

7. Plus 15 System

The Developer shall construct a Plus 15 connection to the Plus 15 system in Palliser Square, subject to the City obtaining the approval for such a connection from the other interested parties, within three months.