

**Amendment No. 2746**  
**LUCG/411**  
**Council Approval: 10 May 1976**

I. Multiple Family Sites (A and B) (5.54 acres ±)

Land Use Guidelines:

Land use will be a comprehensive multi-family project only as proposed.

Development Guidelines:

- 1) R-3 (General Residential District) guidelines are to apply unless noted above.
- 2) Maximum height in the order of 28 feet unless otherwise specified by the Calgary Planning Commission.
- 3) Minimum amenity areas to be calculated using the appropriate table in the Draft Multi Residential Standards publication.
- 4) Maximum density in the order of 60 p.p.a. to the satisfaction of the Calgary Planning Commission.
- 5) That a minimum of 125 % on-site parking to be provided to the satisfaction of the Calgary Planning Commission.
- 6) That the provision for the storage of recreational vehicles be provided to the satisfaction of the Calgary Planning Commission.
- 7) That comprehensive development plans which includes the building design, site layout, exterior finishes and colour, landscaping, parking and access shall be subsequently approved to the satisfaction of the Calgary Commission prior to the release of a Development Permit.

II. Multiple Family Site C (5.96 acres ±)

Land Use Guidelines:

The land use shall be for comprehensively developed multi-family housing only.

Development Guidelines:

- 1) The population density range shall be in the order of:
  - minimum 50 p.p.a.
  - maximum 70 p.p.a.
  - subject to modification by the Calgary Planning Commission
  - occupancy rates are to be based on figures used at the time of development approval.

- 2) The dwelling units composition in dwelling units per acre shall be in the order of:
  - maximum townhousing - 15 (d.u/a)
  - maximum garden apartments - 20 (d.u/a)
  - maximum other apartments - 20 (d.u/a)
  - subject to modification by the Calgary Planning Commission.
- 3) Minimum amenity area per person to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.
- 4) Maximum building heights to be in the order of 28 feet, subject to modification by the Calgary Planning Commission.
- 5) That prior to the issuance of development permit, a landscaped plan shall be approved by the Calgary Planning Commission. The purpose of this landscape plan is to demonstrate how landscaping of buffers, amenity areas, pedestrian walkway systems and parking areas is to be done to comprehensively link the various components of the development.
- 6) That a minimum in the order of 150 percent parking be provided and a recreational vehicle parking compound be provided to the satisfaction of the Calgary Planning Commission.
- 7) That comprehensive development plans which include the building design, site layout, exterior finishes and colour, landscaping, parking and access shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit, having regard to the adjacent development; the purpose of which is to achieve a high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.