

**Amendment No. 2761**  
**LUCG/424**  
**Council Approval: 08 June 1976**

Multiple-Family Sites 1 and 2 (8.6 acres ±)

Land Use Guidelines

The land use will be for townhouses, semi-detached and detached dwellings only with a minimum of three and a maximum of eight in any one townhouse dwelling group.

Development Guidelines

- i) Minimum parcel sizes shall be in accordance with those contained in the Development Control By-law (By-law 8600).
- ii) Maximum building heights shall be in the order of 28' to the satisfaction of the Calgary Planning Commission.
- iii) A minimum of one parking pad per individual unit. Where individual parking pads abut a common property line, individual garages will not be permitted. All garages will be of a design compatible with the associated dwelling group.
- iv) That provision be made for the parking of recreational vehicles to the satisfaction of the Calgary Planning Commission.
- v) That prior to the issuance of a Development Permit, a landscape plan will be submitted to the satisfaction of the Development Officer. This plan will include suitable fencing and/or berming as required.
- vi) That this reclassification in no way approves the plans as submitted and that prior to the approval of development permits, subdivision approval must be obtained from the approving authorities.
- vii) That comprehensive development plans on a block basis including 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 and intent of which is to ensure that the various components are related in expression of form, materials and space relationships.

D-C (Direct Control) Sites - (5.6 acres ± and 0.81 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 40 p.p.a.
  - maximum 50 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 a 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 lay-out, 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.

D-C (Direct Control) Site - (2.0 acres ±)

#### Land Use Guidelines

Land use shall be for C-1 (Local Commercial Direct) only.

#### Development Guidelines

1. C-1 (Local Commercial District) development guidelines to apply unless noted below or unless the outlet is designed as a comprehensive component of the adjacent multi-family site. If the latter, the guidelines will be those as established by the Development Officer to the satisfaction of the Calgary Planning Commission.
2. That comprehensive development plans which include the building design, site lay-out, 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.