

**Amendment No. 2819**  
**LUCG/476**  
**Council Approval: 08 November 1976**

1. As to the 7.0 ± acres Site

Land Use Guidelines

That the land use guidelines shall include educational, recreational and community services uses only.

Development Guidelines

That comprehensive development plans including 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 and intent of which is to ensure that the various components are related in expression of form, materials and space relationship.

2. As to the 8.69 ± acres Site

Land Use Guidelines

The land use shall be for single detached, semi-detached and attached housing only as proposed.

Development Guidelines

The following guidelines are to be adhered to except for minor deviations which are to be to the satisfaction of the Calgary Planning Commission.

1. General

R-2 (Low Density Residential) development guidelines are to apply unless noted below.

2. Density

The maximum density will be in the order of 35 persons per acre.

The minimum density will be in the order of 25 persons per acre.

The maximum unit density will be in the order of 13 units per acre.

(Occupancy rates to be used to calculate density are to be those in use by the City of Calgary at the time of application for Development Permits.)

3. Parcel Area

The minimum parcel areas will be 2500 square feet for single and two family dwelling units and 1600 square feet for internal townhouse units and 2500 square feet for each end dwelling unit in a contiguous townhouse group.

4. Building Height

Maximum building height in the order of 35 feet. Building heights are related to the surrounding land forms.

5. Slope Development - Soil Stability

That prior to the issuance of a Building Permit, the Developer must submit plans, signed and sealed by the Soils Consultant, ensuring that the slope is stable in the developed state.

6. Parking

The parking of recreational vehicles will not be permitted in this area. On site provision for 200 percent parking is to be provided.

7. Landscape Plan

That prior to the issuance of a development permit a landscape 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 both internally and externally the various components of the development.

8. Site Coverage

To retain the visual character of slope areas residential development should not utilize more than 50% of the site area for actual building development.

9. Comprehensive Block Plan

The approval of this application in no way approves the plans as submitted and prior to any consideration of any individual building or development permits a comprehensive block plan is to be prepared to the satisfaction of the Development Officer. Upon approval of any block plan applications for building permits for single and semi-detached units within that block plan may be approved. Within any approved block plan area townhouse development proposals will be considered by the Calgary Planning Commission prior to the release of any Development Permits.

3. As to the 10.7 ± acres Site

Land Use Guidelines

The land use will be for comprehensively planned and developed multiple family housing only.

Development Guidelines

The following guidelines are to be adhered to except for minor deviations which are to be to the satisfaction of the Calgary Planning Commission.

1. General

R-3 (General Residential District) development guidelines are to apply unless noted below.

2. Density

Maximum density will be in the order of 50 persons per acre.  
Minimum density will be in the order of 40 persons per acre  
(Occupancy rates to be used to calculate density are to be those in use by the City of Calgary at the time of application for Development Permit.)

3. Building Height

Maximum building height in the order of 35 feet. Building heights are to relate to the surrounding land forms.

4. Slope Development - Soil Stability

That prior to the issuance of a Building Permit, the Developer must submit plans, signed and sealed by the Soils Consultant, ensuring that the slope is stable in the developed state.

5. Parking

That a minimum of 150% parking be provided for residents' use and that sufficient parking for visitors be provided to the satisfaction of the Calgary Planning Commission.

That a parking compound for the storage of recreational vehicle be provided to the satisfaction of the Calgary Planning Commission.

6. Amenity Area

Minimum on site open space amenity area per person is to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.

7. Landscape Plan

That prior to the issuance of a development permit a landscape 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 both internally and externally the various components of the development.

8. Existing Tree Stands

Existing tree stands in healthy condition must be preserved and integrated as much as possible in the open space system.

9. Site Coverage

That maximum site coverage for all building and roadways be in the order of a maximum of 50% of site area to the satisfaction of the Calgary Planning Commission.

10. The approval of this application in no way approves the plans as submitted and that comprehensive development plans 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.