

**Amendment No. 2938**  
**LUCG/611**  
**Council Approval: 14 November 1977**

Land Use Guidelines

The land use shall be for a comprehensively designed neighbourhood shopping centre only, with a delicatessen and a convenience food store and/or grocery store as permitted uses.

Development Guidelines

C-1 (Local Commercial) District guidelines shall apply.

Land Use Guidelines

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

Development Guidelines

- A. 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.
- B. That the Developer be required, during his rough grading, to level parts of the reserve site to provide for a level recreational area, in accordance with plans to be approved by the Joint Sites Committee.

A. (Site 1 - 9.2 acres ±)

Land Use Guidelines

The land use shall be for a comprehensively planned and developed condominium or rental multi-family developments only.

Development Guidelines

Density

- 1. Maximum density will be in the order of 65 people per net acre to the satisfaction of the Calgary Planning Commission.
- 2. Maximum unit density will be 15 units per net developable acre.

Occupancy rates are to be here in use by the City of Calgary at the time of application for a Development Permit.

#### Building Heights

3. A maximum building height of 35 feet will be permitted where garages or covered parking are an integral part of the development, otherwise, maximum building height of 28 feet.

#### Parking

4. A minimum of 150 percent parking or those parking standards in use by the City of Calgary at the time of an application for development permit are to apply to the satisfaction of the Calgary Planning Commission.

#### Amenity Areas

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 minimum amenity area standard in use by the City of Calgary at the time of application for a Development Permit.

#### Landscaping

6. A landscaping plan, including the provision of tree lots, is to be provided for every development permit application and is to be approved to the satisfaction of the Development Officer prior to the approval of any development permit.
7. In that this development backs onto public open space every effort should be made to integrate the public and private open space systems such that the continuity of the natural landscape in terms of slope and aspect is maintained and perimeter fencing is kept at a minimum to the satisfaction of the Calgary Planning Commission.

#### Slope Development - Soil Stability

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

#### Site Coverage

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

#### General

10. R-3 (General Residential District) guidelines are to apply unless noted above.

#### B. (Site 2 - 3.4 acres ±)

##### Land Use Guidelines

The land use shall be for a comprehensively planned and developed multiple housing development.

##### Development Guidelines

### Density

1. Maximum density will be in the order of 65 people per net acre to the satisfaction of the Calgary Planning Commission.
2. Maximum unit density will be 15 units per net developable acre.

### Building Heights

3. A maximum building height of 35 feet will be permitted where garages or covered parking are an integral part of the development. Otherwise, maximum building height of 28 feet.

### Parking

4. A minimum of 150 percent parking or those parking standards in use by the City of Calgary at the time of an application for development permit are to apply to the satisfaction of the Calgary Planning Commission.

### Amenity Areas

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 minimum amenity area standard in use by the City of Calgary at the time of application for a Development Permit.

### Landscaping

6. A Landscaping plan, including the provision of tot lots if a condominium or rental project is proposed, is to be provided to the satisfaction of the Development Officer prior to the approval of any development permit.

### General

7. R-3 (General Residential District) guidelines are to apply unless noted above.