

**Amendment No. 2853**  
**LUCG/658**  
**Council Approval: 13 March 1978**

Land Use Guidelines

1. The land use shall be for a comprehensively designed and developed condominium or rental multi-family housing development only.
2. R--3 (General Residential) District permitted uses are to apply.

Development Guidelines

General

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

Density

2. Maximum density in the order of 50 p.p.a. to the satisfaction of the Calgary Planning Commission. (Occupancy rates to be used are to be those in use by the City of Calgary at the time of application for a Development Permit).
3. Maximum density in the order of 20 units per acre (u.p.a.) to the satisfaction of the Calgary Planning Commission. (If developed at 20 u.p.a. with 2-bedroom apartment units with an occupancy rate of 2.3, this would result in the development of 171 dwelling units with a site capacity of 393 people for a net site density of 45.9 p.p.a.)

Parking

4. Minimum parking 150% or that standard in use by the City of Calgary at the time of application for a development permit.

Amenity Area

5. The amenity area requirement shall be that as defined in the appropriate Table of the Draft Multi-Residential Standards publication or other amenity area standard in use by the City of Calgary at the time of application for a Development Permit.
6. On-site provision for play areas for young children are to be provided. This play area is to be in the order of 25 square feet per bedroom, excluding the master bedroom to the satisfaction of the Calgary Planning Commission.

Building Height

7. In accordance with the Strathcoma Design Brief maximum building height is to be in the order of 35 feet to the satisfaction of the Calgary Planning Commission.

Landscape Plan

8. 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.

#### Existing Tree Stands

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

#### Comprehensive Plans

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.

#### Setback Dedication

11. That prior to the approval of a Development Permit the applicant is requested to dedicate the 27 foot bylawed property line setback on that portion of the site adjacent to the Banff Coach Road.