

**Amendment No. 3063**  
**LUCG/720**  
**Council Approval: 14 August 1978**

Land Use Guidelines (1.0 acres ±)

The land use shall be for a comprehensively designed neighbourhood commercial centre containing those uses permitted in a C-1 (Local Commercial) District, plus a convenience food or grocery store and a delicatessen.

Development Guidelines

1. C-1 (Local Commercial District) development guidelines shall apply unless otherwise noted below.
2. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

Land Use Guidelines

(Site 1 - 2.3 acres ±)  
(Site 2 - 3.8 acres ±)

The land use shall be for a comprehensively designed multi-family development only.

Development Guidelines

1. R-3 (General Residential) District development guidelines shall apply unless otherwise noted below.

Density

2. Maximum population density shall be in the order of 60 p.p.a.

Landscaping

3. A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the release of a development permit.

Amenity Area

4. The minimum amenity area per person shall be in accordance with the appropriate table of the draft Multi-Residential Standards publication or any other amenity area standard in use by the City of Calgary at the time of application for a development permit.

Parking

5. A minimum of 150 percent off-street parking shall be provided.

#### Performance Requirements - Multi-Family Sites

6. Large parking areas must be made visually discontinuous through the use of berms, planters, natural vegetation, terraces and the like.
7. The physical arrangements of dwelling units in space should have enough variation in order to allow an individual to identify the area he lives in and the dwelling he lives in as unique.

#### Development Plans

8. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

#### Land Use Guidelines (6.5 acres ±)

The land use shall be those permitted under the Planning Act and the regulations appertaining thereto with respect to reserve lands.

#### Development Guidelines

##### Development Plans (Reserves)

Comprehensive development plans including building design, site lay-out, exterior finishes and colour, landscaping, parking and access shall be subsequently approved prior to the approval 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. Such plans are not required for general landscaping or the establishment of outdoor sports fields and recreation facilities.