

Amendment No. 2600
LUCG/297
Council Approval: 09 June 1975

1. Land Use Guidelines - that the land use guidelines for the DC (Direct Control District) site shall be for multi-family uses only.
2. Development Guidelines - that the development guidelines for the DC (Direct Control District) site shall be as follows:
 - a. That the population density range shall be
 - i. Minimum 45 persons per acre.
 - ii. Maximum 65 persons per acre.
 - b. That the dwelling units' composition (in dwelling units per acre) shall be
 - i. Maximum townhousing - 15 (d.u.a.).
 - ii. Maximum garden apartments - 20 (d.u.a.).
 - iii. Maximum other apartments - 40 (d.u.a.).
 - c. That a provision of a minimum of 320 square feet of on-site amenity open space per person be provided.
 - d. That the maximum building height shall be 28'.
 - e. Except as noted above, R-3 (General Residential District) guidelines to apply.
3. Landscaping Guidelines - that the DC (Direct Control District) site shall have a landscape plan approved to the satisfaction of the Calgary Planning Commission with guidelines to apply quantities per acre of landscape material to all acres as follows:
 - 1 Acre - 10 mature trees of 2½" calipre or greater
 - 15 smaller trees of 1" calipre or greater
 - 3 shrubs per tree or greater
 - 30% of all trees shall be evergreen
4. Parking Guidelines - that the parking guidelines for the DC (Direct Control District) site shall conform to the applicable City By-law requirements existing at the time of approval with guidelines of no more than four rows of stalls to be permitted in one unit area, with each unit area separated by a minimum five foot wide landscaped strip and all parking shall be screened from abutting streets by berms, hedges and/or fences.
5. Comprehensive Guidelines - that for the DC (Direct Control District) site 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 residential development; the

purpose of which is to achieve a high standard of residential land use in the area of landscaping and control of visual/aesthetic qualities of the various parcels.