

**Amendment No. 3038**  
**LUCG/682**  
**Council Approval: 10 April 1978**

Land Use Guidelines

- (Site 1 - 9.2 acres±)
- (Site 2 - 3.8 acres±)
- (Site 3 - 6.1 acres±)
- (Site 4 - 10.4 acres±)
- (Site 5 - 9.5 acres±)

The land use shall be of comprehensively designed residential development only, which may be comprised of a variety of housing types limited to single detached, semi-detached, linked housing and town housing.

Development Guidelines

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

2. Density

Residential densities shall be in the order of the following:

- Sites 1 & 2 - 45 p.p.a. to a maximum of 15 u.p.a.
- Sites 3 & 4 - 35 p.p.a. to a maximum of 12 u.p.a.
- Site 5 - 55 p.p.a. to a maximum of 18 u.p.a.

Density rates shall be those in effect at the time of application for a development permit.

3. Height

A maximum building height of 35 feet shall be permitted where garages or covered parking are an integral part of the unit design, in all other cases maximum height shall be 28 feet.

4. Landscaping

Where development occurs on a block basis as opposed to individual lots, a detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the Approval of a Development Permit.

5. Amenity Area

Where development occurs on a block basis as opposed to individual lots, a minimum amenity area of 400 square feet per person shall be provided to the satisfaction of the Calgary Planning Commission.

6. Parking

A minimum of 150% off-street parking shall be provided to the satisfaction of the Calgary Planning Commission.

7. Slope Stability

Where appropriate, prior to the release of a development permit, the developer shall submit a report from a soil consultant ensuring that the slope is stable in the developed state.

8. Development Plans

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 to and approved by the Calgary Planning Commission prior to the release of a Development Permit.

- 9 That the land available for amenity space be assembled in such a manner that it meets the requirements of the Calgary Planning Commission in terms of its usability by the residents of the projects in this application. Included in the amenity area there should be a recreational facility to the satisfaction of the Calgary Planning Commission.

Sector Shopping Centre (23.1 acres ±)

Land Use Guidelines

The land use shall be for a comprehensively designed Sector Shopping Centre only.

Development Guidelines

1. C-2 (General Commercial) District development guidelines shall apply unless otherwise noted below.

2. Height

Maximum building height shall be in the order of 50 feet.

3. Parking

Minimum of 5.5 parking stalls to 1000 square feet of Gross Leasable Area is to be provided in all phases of development. This provision is subject to the future adoption of any new minimum parking standard by the City of Calgary prior to the approval of any future Development Permit.

4. Landscaping

In order to achieve a high standard of development in the area of perimeter landscaping, shelter belt planting around major entry and parking units, and useful open space planting, the following minimum landscape guidelines will apply:

Conifers - all conifers will be of a minimum 8 feet in height.

Deciduous - all deciduous trees will be of a minimum 2½ inch caliper in diameter.

Perimeter Landscaping

- i) Perimeter landscaping will be composed of a mixture of mature and semi-mature coniferous and deciduous trees to the above standards, excluding access points
- ii) Landscaping on the access roads shall be of a minimum of 20 feet on one side and 10 feet on the other.
- iii) Trees at not less than 25-foot centres shall be provided on the landscaped buffer and primary access strips.
- iv) A landscaped area shall be defined by a raised curb of a minimum 18 inches high; landscaping along the principle circulation system must be designed to maintain site angles at a corner.

5. Shelter Belt Plantings Around Major Entries and Parking Units

- i) Landscaping adjacent to any walkway must be a minimum of 20 feet wide.
- ii) Landscaping will be composed of a mixture of semi-mature and mature coniferous and deciduous trees with a mixed variety of flowering shrubs and ground-cover.

6. Development Plans

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 to and approved by the Calgary Planning Commission prior to the release of a Development Permit.

Church Site (1.0 acres ±)

Recommend that City Council, by resolution, AMEND the land use and development guidelines on 1.0 acres ± in an existing D.C. (Direct Control) District as follows:

Land Use Guidelines

The land use shall be for a church and church related uses only.

Development Guidelines

1. R-1 (Single Detached Residential) District development guidelines shall apply.
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 to and approved by the Calgary Planning Commission prior to the release of a Development Permit.