

**Amendment No. 3354**  
**LUCG/912**  
**Council Approval: 12 November 1979**

Development Guidelines (Site 2)

R-1 Development guidelines shall apply unless otherwise noted below.

Site Width

1. Minimum mean site width of any two adjacent lots shall be not less than 60'.

Site Area

2. Minimum site area be 2500 square feet but the aggregate site area of any two adjacent lots be not less than 6000 square feet.

Block Plans

3. Block plans showing on site development shall be approved by the Development Officer prior to the issuance of development permits.

Land Use Guidelines (Site 1)

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

Development Guidelines

1. R-3 development guidelines shall apply unless otherwise noted below.

Density

2. Maximum population density shall be in the order of 65 p.p.a. and unit density in the order of 18 u.p.a.

Height

3. Maximum building height shall be in the order of 40'.

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 standards in use by the City of Calgary at the time of application for a development permit.

Parking

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

Land Use Guidelines (Reserves)

The land uses shall be those permitted under The Planning Act, 1977 and Regulations appertaining thereto with respect to reserve lands.

### 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 recreational facilities.