

Amendment No. 2540
LUCG/256
Council Approval: 09 December 1974

(1) Sites 1 to 8 - Multi-Family Development ONLY -- Land Use Guidelines

Site 1

- (a) that the maximum density be restricted to 50 persons per acre.
- (b) that a provision of a minimum of 320 square feet of on-site amenity of open space per persons be provided.
- (c) that the building height be limited to a maximum height of 28 feet.
- (d) that the units bordering the west side of 19 Street be designed with due regard to the privacy and spacing of the existing multi-family residential development on the east side of 19 Street.

Site 2

- (i) that the maximum density be restricted to 60 persons per acre.
- (ii) that a provision of a minimum of 320 square feet of on-site amenity of open space per persons be provided.
- (iii) that the building height be limited to a maximum height of 28 feet.

Site 3

- (i) that the maximum density be restricted to 85 persons per acre.
- (ii) that a provision of a minimum of 425 square feet of on-site amenity of open space per persons be provided.
- (iii) that the building height be limited to a maximum height of 70 feet.

Site 4

- (i) that the development guidelines be as follows:-
 - (a) that the maximum density be restricted to 60 persons per acre.
 - (b) that a provision of a minimum of 360 square feet of on-site amenity of open space per person be provided.
 - (c) that the building height be limited to a maximum height of 28 feet.

Site 5

- (i) that the development guidelines be as follows:-
 - (a) that the maximum density be restricted to 50 persons per acre.
 - (b) that a provision of a minimum of 320 square feet of on-site amenity of open space per persons be provided.
 - (c) that the building height be limited to a maximum height of 28 feet.

Site 6 and Site 7

- (i) that the development guidelines be as follows:-
 - (a) that the maximum density be restricted to 60 persons per acre.
 - (b) that a provision of a minimum of 500 square feet of on-site amenity of open space per persons be provided.
 - (c) that the building height be limited to a maximum height of 28 feet.

Site 8

- (i) that the development guidelines be as follows:-
 - (a) that the maximum density be restricted to 70 persons per acre.
 - (b) that a provision of a minimum of 320 square feet of on-site amenity of open space per persons be provided.
 - (c) that the building height be limited to a maximum height of 40 feet.
- (a) that the following occupancy rates shall apply to Sites 1 to 8:-
 - (i) Townhouses (Rowhouses, et cetera)
 - 2-bedroom - 3.5 persons/unit
 - 3-bedroom and up - 4.5 persons/unit
 - (ii) Apartments
 - Bachelor - 1.1 persons/unit
 - 1-Bedroom - 1.7 persons/unit
 - 2-Bedroom - 2.3 persons/unit
 - 3-Bedroom - 3.0 persons/unit
 - 4-Bedroom - 3.5 persons/unit
- (b) that amenities, amenity requirements, and any adjustments to the basic densities indicated in Sites 1 to 8 shall be calculated as indicated in the Draft Multi-Residential Standards dated August 1, 1970.
- (c) that all setbacks for Sites 1 to 8 shall be as required under R-1 (Single-Detached Residential District) regulations in The City of Calgary By-law No. 8600 (The Development Control By-law).

- (d) that detailed development plans which include building design, site layout, exterior finishes and colors, landscaping, parking and access shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit. Each site will be considered in context with adjacent and previous development.
- (2) Commercial Site
 - (i) that the land use guidelines be for C-1 Local Commercial District uses only.
 - (ii) that the development guidelines be as follows:-
 - (a) that the south boundary shall be buffered from the multi-family residential site with a 20-foot wide berm having a minimum height of three feet and planted with a minimum of 12-foot high coniferous trees or minimum three-inch caliper deciduous trees at an average spacing of 20 feet.
 - (iii) that detailed development plans, including building design, site layout, exterior finishes and colors, 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 uses.