

Amendment No. 2617
LUCG/307
Council Approval: 14 July 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 site shall be as follows:
 - a) That the population density range shall be:
 - i) Minimum of 50 persons per acre.
 - ii) Maximum of 60 persons per acre.
 - b) That the dwelling unit 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 400 square feet of on-site amenity open space per person be provided.
 - d) That the maximum building height shall be 28 feet.
 - 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 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

Such landscaping plan to maintain the existing poplar trees along the northwest property line and the existing evergreen trees along the northeast property line. These trees to be supplemented by additional trees to the above specifications, the purpose of which is to provide a visual screen between this site and the proposed car dealership to the northwest and the Crowchild Trail to the northeast.

- 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.
- 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.