

**Amendment No. 3108
LUCG/712
Council Approval: 13 June 1978**

Land Use Guidelines

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

Development Guidelines

1. R-4 (General Residential District) development guidelines shall apply unless otherwise noted below.

Density

2. Maximum population density shall be in the order of 150 p.p.a. to the satisfaction of the Calgary Planning Commission. Density rates shall be those in effect at the time of application for a development permit.

Landscaping

3. Landscaping shall cover a minimum of 50% of the net site area, plus any adjoining City boulevards. A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

Amenity Area

4. A minimum on site amenity area of 190 square feet per person shall be provided to the satisfaction of the Calgary Planning Commission based on the following occupancy rates:

1 bedroom	-	1.7
2 bedroom	-	2.3
3 bedroom	-	3.0
4 bedroom	-	3.5

Parking

5. A minimum of 125% off-street parking shall be provided to the satisfaction of the Calgary Planning Commission. Parking spaces shall be rented with each apartment unit and a caveat shall be registered against the land to that affect.

Access

6. No vehicular access shall be permitted from 56 Avenue S.W.

Setback

7. The buildings, excluding balconies, shall be set 30 foot from the property line on 56 Avenue S.W.

Development Plans

8. 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.