

**Amendment No. 3194**  
**LUCG/811**  
**Council Approval: 19 March 1979**

A. Land Use Guidelines

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

Development Guidelines

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

Density

2. Site 1 - Maximum population density shall be in the order of 50 p.p.a.  
Site 2 - Maximum population density shall be in the order of 55 p.p.a.

Parking

3. A minimum of 125 percent parking or those parking standards in use by the City of Calgary at the time of an application for a development permit.

Landscaping

4. A detailed landscaping plan, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

Development Plans

5. 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 and approved prior to the release of a development permit.

B. Land Use Guidelines

The land use shall be for educational, recreational and community related activities only.

Development Plans (Reserves)

Comprehensive development plans including building design, site layout, 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.