Amendment No. 3389 LUCG/948

Council Approval: 11 February 1980

A. <u>Land Use Guidelines (Reserve)</u> (3.04 acres±)

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

B. <u>Land Use Guildelines</u> (7.08 acres) Site 1 - 1.74 acres±

Site 2 - 1.92 acres± Site 3 - 3.41 acres±

The Land use shall be for a comprehensively designed apartment complex.

Development Guidelines

1. Site 1 - R-3, Site 2 and 3 - R-4 development guidelines shall apply unless otherwise noted below.

Density

2. The maximum unit density shall be in the order of:

Site 1 - 17 u.p.a. Site 2 - 35 u.p.a. Site 3 - 52 u.p.a.

Height

3. The maximum building heights shall be in the order of:

Site 1 - 3 storeys, 30 feet at the eaveline. Site 2 - 6 storeys, 56 feet at the eaveline. Site 3 - 13 storeys, 122 feet at the eaveline.

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. Off-street parking facilities shall be provided in accordance with the approved City of Calgary standards which are in effect at the time of application for a development permit.

F.A.R.

6. Maximum floor area shall be: Site 1 - 0.42:1

Site 2 - 0.84:1

Site 3 - 1.21:1 (not including the the parking structure)

Times the area of the site upon which the building is located. Any floor area totally or partially above grade level shall be included in the F.A.R. calculation.

Landscaping

7. The landscaping requirement in use by the City of Calgary at the time of application for a development permit shall apply. 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.

Parking Areas

8. Large parking areas must be made visually discontinuous through the use of berm, planters, natural vegetation, terraces and the like, to the satisfaction of the Development Officer.

Development Plans

Approval of this application in no way approves the plans as submitted.
Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and access shall subsequently be submitted and approved prior to the release of a development permit.

Yards

- 10. Yard requirements to the satisfaction of the Development Officer shall be approved at the Development Permit stage.
- 11. Prior to the release of the Development Permit for the multi-family site the developer shall enter into an agreement with the City to provide two tennis courts at his sole cost on the reserve site in a location and to a standard to be approved by the Director of Parks/Recreation.