

Amendment No. 2631
LUCG/362
Council Approval: 08 December 1975

A. Site A (8.7 acres)
Land Use Guidelines

The Land Use shall be for a comprehensively designed residential development.

Development Guidelines

- i) that the population density range shall be
 - minimum 50 persons per acre
 - maximum 70 persons per acre
 - occupancy rates are to be based on current figures at the time of development application approval.
- ii) that the dwelling units composition in dwelling units per acre shall be:
 - maximum single family - 8 (d.u/a)
 - maximum townhousing - 15 (d.u/a)
 - maximum garden apartments - 20 (d.u/a)
 - maximum other apartments - 40 (d.u/a)
- iii) minimum amenity area per person to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.
- iv) that no residential buildings be constructed within 100 feet of 36th Street and,
 - building heights within 200 feet of 38th Street - 28' maximum
 - building heights within 100 feet of 25th Avenue - 28' maximum
- v) that prior to the issuance of a development permit a landscaped plan shall be approved by the Calgary Planning Commission. The purpose of this landscape plan is to demonstrate how landscaping of buffers, amenity areas, pedestrian walkway systems and parking areas is to be done to comprehensively link the various components of the development.
- vi) that parking shall conform to the applicable City By-Law requirements existing at the time of approval with guidelines of no more than 4 rows of stalls to be permitted in one unit, with each unit area separated by a minimum 5' wide landscaped strip and all parking shall be screened from abutting streets by berms, hedges, and/or fences. Separate parking areas for the storage of recreational vehicles shall also be provided to the satisfaction of the Calgary Planning Commission.
- vii) that 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 development; the purpose of which is to achieve a high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.

B. Site B (9.7 acres)
Land Use Guidelines

The Land Use shall be for a comprehensively designed residential development.

Development Guidelines

- i) that the population density range shall be:
 - minimum 90 persons per acre.
 - maximum 150 persons per acre.
 - occupancy rates are to be based on figures used at the time of development approval.
- ii) that if at the time of an application for a development permit a building permit for a regional shopping centre of not less than 300,000 gross leasable sq. fit. on the west side of 36th Street NE has not been issued then the population density range shall be:
 - minimum 50 persons per acre
 - maximum 70 persons per acre
- iii) that the dwelling units composition in dwelling units per acre shall be:
 - maximum single family - 8 (d.u/a)
 - maximum townhousing - 15 (d.u/a)
 - maximum garden apartments - 20 (d.u/a)
 - maximum other apartments - 40 (d.u/a)
- iv) minimum amenity area per person to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.
- v) that no residential buildings be constructed within 100 feet of 36th St.
 - that building heights be within 100 feet of 25 and 24 Avenues and 38 Street be 28 ft. maximum
- vi) that prior to the issuance of a development permit a landscaped plan shall be approved by the Calgary Planning Commission. The purpose of this landscape plan is to demonstrate how landscaping of buffers, amenity areas, pedestrian walkway systems and parking areas is to be done to comprehensively link the various components of the development.
- vii) that parking shall conform to the applicable City By-Law requirements existing at the time of approval with guidelines of no more than 4 rows of stalls to be permitted in one unit, with each unit area separated by a minimum 5' wide landscaped strip and all parking shall be screened from abutting streets by berms, hedges, and/or fences. Separate parking areas for the storage of recreational vehicles shall also be provided to the satisfaction of the Calgary Planning Commission.
- viii) that 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 development; the purpose of which is to achieve a high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.
- ix) there should be provision for the continuity of the bicycle and walkway system through the site.

C. Site C (8.2 acres)
Land Use Guidelines

The land use shall be for comprehensively designed residential development.

Development Guidelines

- i) that the population density range shall be
 - minimum 50 persons per acre
 - maximum 70 persons per acre
 - and occupancy rates are to be based on current figures at the time of development application approval.
- ii) that the dwelling units composition in dwelling units per acre shall be
 - maximum single family - 8 (d.u/a)
 - maximum townhousing - 15 (d.u/a)
 - maximum garden apartments - 20 (d.u/a)
 - maximum other apartments - 40 (d.u/a)
- iii) minimum amenity area per person to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.
- iv) that no residential buildings be constructed within 100 feet of 36th Street
 - that building heights within 100 feet of 24 Avenue, 38 Street and Rundlehorn Drive be 28 feet maximum.
- v) that prior to the issuance of a development permit a landscaped plan shall be approved by the Calgary Planning Commission. The purpose of this landscape plan is to demonstrate how landscaping of buffers, amenity areas, pedestrian walkway systems and parking areas is to be done to comprehensively link the various components of the development.
- vi) that parking shall conform to the applicable City By-Law requirements existing at the time of approval with guidelines of no more than 4 rows of stalls to be permitted in one unit, with each unit area separated by a minimum 5' wide landscaped strip and all parking shall be screened from abutting streets by berms, hedges, and/or fences. Separate parking areas for the storage of recreational vehicles shall also be provided to the satisfaction of the Calgary Planning Commission.
- vii) that 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 development; the purpose of which is to achieve a high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.

D. Site D (6.1 acres)
Land Use Guidelines

The land use shall be for multiple-family housing only.

Development Guidelines

- i) that the population density range shall be
 - minimum - 45 persons per acre

- maximum - 65 person per acre
 - occupancy rates are to be based on figures used at the time of development approval.
- ii) that the dwelling units composition in dwelling units per acre shall be
- maximum single family - 8 (d.u/a)
 - maximum townhousing - 15 (d.u/a)
 - maximum garden apartments - 20 (d.u/a)
 - maximum other apartments - 40 (d.u/a)
- iii) minimum amenity area per person to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.
- iv) that unless noted herein, R-3 (General Residential Guidelines) to apply.
- v) that parking shall conform to the applicable City By-Law requirements existing at the time of approval with guidelines of no more than 4 rows of stalls to be permitted in one unit, with each unit area separated by a minimum 5' wide landscaped strip and all parking shall be screened from abutting streets by berms, hedges, and/or fences. Separate parking areas for the storage of recreational vehicles shall also be provided to the satisfaction of the Calgary Planning Commission.
- vi) that 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 development; the purpose of which is to achieve a high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.

E. Site E (2.6 acres)
Land Use Guidelines

The land use shall be for multiple family housing only.

- i) the population density range shall be:
- minimum 45 persons per acre
 - maximum 65 persons per acre
 - occupancy rates are to be based on figures used at the time of development approval.

Development Guidelines

- ii) that the dwelling units composition in dwelling units per acre shall be:
- maximum single family - 8 (d.u/a)
 - maximum townhousing - 15 (d.u/a)
 - maximum garden apartments - 20 (d.u/a)
 - maximum other apartments - 40 (d.u/a)
- iii) minimum amenity area per person to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.
- iv) that unless noted herein, R-3 (General Residential Guidelines) to apply.
- v) that parking shall conform to the applicable City By-Law requirements existing at the time of approval with guidelines of no more than 4 rows of stalls to be permitted in one

unit, with each unit area separated by a minimum 5' wide landscaped strip and all parking shall be screened from abutting streets by berms, hedges, and/or fences. Separate parking areas for the storage of recreational vehicles shall also be provided to the satisfaction of the Calgary Planning Commission.

- vi) that 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 development; the purpose of which is to achieve a high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.

F. Site F (14.7 acres)
Land Use Guidelines

The land use guidelines shall include educational recreational and community services only.

Development Guidelines

That comprehensive development plans including 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 development; the purpose and intent of which is to ensure that the various components are related in expression of form, materials and space relationships