

**Amendment No. 2801
LUCG/471
Council Approval: 08 November 1976**

LAND USE GUIDELINES

The use of land shall be for low density residential development only.

Development Guidelines

1. No habitable building shall be located within 25 feet of the property line.
2. Maximum building height shall be in the order of 28 feet.
3. Minimum at grade open space amenity area shall be in the order of 500 sq. feet per person.
4. Maximum and minimum residential densities shall be in the order of 25 and 18 persons per acre respectively to the satisfaction of the Calgary Planning Commission.
5. Off street parking shall be provided at a rate of 2 functional spaces associated with each dwelling unit.
6. 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 relationship.
7. That consideration be given to visibility at the intersection of 53rd Street and Varsity Estate Drive.