

**Amendment No. 2436**  
**LUCG/282**  
**Council Approval: 07 April 1975**

A. Site R

- (i) that the land use guidelines shall include educational, recreational and community services uses only.
- (ii) that comprehensive development plans including building design, site layout, 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.

B. Site K

- (i) that the land use guidelines shall be for church park and/or multi-family uses only.
- (ii) that comprehensive development plans including building design, site layout, 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 this guideline is to ensure that church sites are related in expression of space and location relationships and alternatively, if required, any undeveloped sites should be integrated in and incorporating the development guidelines of Multi-Family Site D (as listed under development guidelines for Multi-Family Site D).

C. Site L

- (i) that the land use guidelines shall be for C-2 General Commercial District uses only.
- (ii) that the development guidelines shall be as follows:
  - (a) that a minimum 20 feet wide landscaped strip shall be provided inside the entire property line along 52nd Street and 23rd Avenue N.E. (excepting driveways); additionally, all adjoining boulevard areas shall be landscaped and maintained by the developer, such landscaping to be grassed and planted with mature trees having a minimum height of 12' at an average spacing of 20' to the satisfaction of the Calgary Planning Commission.
  - (b) that all commercial/retail development shall be integrated in the major building groups linked together by the walkways and the open space "Village Square", except for the automotive service centre only.
  - (c) that vehicular access shall be provided to the satisfaction of the City Transportation Department.

- (d) that all building elevations shall have similar treatment to the satisfaction of the Calgary Planning Commission (i.e. the design, expressions and materials used on the front of the structure must be carried out on all other elevations).
- (e) that the maximum building height shall be three storeys.
- (f) that fencing, if required or provided, shall be compatible with the exterior finishes used on the buildings.
- (g) that parking shall conform to the applicable City By-law requirements existing at the time of approval, and the parking to be developed with guidelines such that a maximum of 6 rows of stalls are in one unit area with each unit area separated by a minimum 10' wide landscaped space or, alternatively, the equivalent amount of landscaping is to be provided elsewhere on the site to the satisfaction of the Calgary Planning Commission.

D. Residential Sites A to H inclusive

- (i) that the land use guidelines for Sites A to G inclusive shall be for multi-family uses only and that the land use guidelines for Site H shall be for multi-family as a primary land use incorporating C1 Local Commercial District (local convenience) accessory uses only.
- (ii) that the development guidelines shall be as follows:
  - (A) Site A (8.17 acres ±)
    - (a) that the population density range shall be:
      - minimum 70 persons per acre
      - maximum 80 persons per acre
    - (b) that the dwelling units composition (in dwelling units per acre) shall be:
      - maximum Townhousing - 15 (d.u./a.)
      - maximum Garden apartments - 20 (d.u./a.)
      - maximum other apartments - 40 (d.u./a.)
    - (c) that a provision of a minimum of 320 square feet of on-site amenity open space per person be provided.
    - (d) that the maximum building height shall be:
      - buildings within 300' of 52nd Street and Rundlehorn Dr. N.E. - 28'
      - other areas - 60'
  - (B) Site B (5.93 acres ±)
    - (a) that the population density range shall be:
      - minimum 55 persons per acre
      - maximum 65 persons per acre
    - (b) that the dwelling unit composition (in dwelling units per acre) shall be:
      - maximum townhousing - 15 (d.u./a.)
      - maximum Garden apartments - 20 (d.u./a.)

- (c) that a provision of a minimum of 320 square feet of on-site amenity open space per person be provided.
- (d) that the maximum building height shall be 28'.

(C) Site C (5.17 acres ±)

- (a) that the population density range shall be:
  - minimum 70 persons per acre
  - maximum 80 persons per acre
- (b) that the dwelling unit composition (in dwelling units per acre) shall be:
  - maximum Townhousing - 15 (d.u./a.)
  - maximum Garden apartments - 20 (d.u./a.)
  - maximum other apartments - 40 (d.u./a.)
- (c) that a provision of a minimum of 320 square feet of on-site amenity open space per person be provided.
- (d) that the maximum building height shall be:
  - buildings within 300 feet of 52nd St. and Rundlehorn Dr. N.E.
    - 28'
  - other areas - 60'

(D) Site D (2.59 acres ±)

- (a) that the population density range shall be:
  - minimum 55 persons per acre
  - maximum 65 persons per acre
- (b) that the dwelling unit composition (in dwelling units per acre) shall be:
  - maximum townhousing - 15 (d.u./a.)
  - maximum Garden apartments - 20 (d.u./a.)
- (c) that a provision of a minimum of 425 square feet of on-site amenity open space per person be provided.
- (d) that the maximum building height shall be 28'.

(E) Site E (4.29 acres ±)

- (a) that the population density range shall be:
  - minimum 65 persons per acre
  - maximum 75 persons per acre
- (b) that the dwelling unit composition (in dwelling units per acre) shall be:
  - maximum townhousing - 15 (d.u./a.)
  - maximum Garden apartments - 20 (d.u./a.)
  - maximum other apartments - 40 (d.u./a.)
- (c) that a provision of a minimum of 350 square feet of on-site open space per person be provided.
- (d) that the maximum building height shall be:
  - buildings within 300' of 56th St. N.E. - 28'

- other areas - 60'

(F) Site F (4.49 acres ±)

- (a) that the population density range shall be
  - minimum 65 persons per acre
  - maximum 75 persons per acre
- (b) that the dwelling unit composition (in dwelling units per acre) shall be
  - maximum townhousing - 15 (d.u./a.)
  - maximum Garden apartments - 20 (d.u./a.)
  - maximum other apartments - 40 (d.u./a.)
- (c) that a provision of a minimum of 350 square feet of on-site open space per person be provided.
- (d) that the maximum building height shall be
  - buildings within 300' of 56th Street - 28'
  - other areas - 60'

(G) Site G (3.26 acres ±)

- (a) that the population density range shall be
  - minimum 65 persons per acre
  - maximum 75 persons per acre
- (b) that the dwelling unit composition (in dwelling units per acre) shall be
  - maximum townhousing - 15 (d.u./a.)
  - maximum Garden apartments - 20 (d.u./a.)
  - maximum other apartments - 40 (d.u./a.)
- (c) that a provision of a minimum of 400 square feet of on-site amenity open space per person be provided.
- (d) that the maximum building height shall be 28'.

(H) Site H (4.32 acres ±)

- (a) that the population density range shall be
  - minimum 65 persons per acre
  - maximum 75 persons per acre
- (b) that the dwelling unit composition (in dwelling units per acre) shall be
  - maximum townhousing - 15 (d.u./a.)
  - maximum Garden apartments - 20 (d.u./a.)
  - maximum other apartments - 40 (d.u./a.)
- (c) that a provision of a minimum of 350 square feet of on-site open space per person be provided.
- (d) that the maximum building height shall be 28'.
- (e) that, if proposed, the C1 Local Commercial District accessory uses and related parking shall be integrated into and compatible with the multi-family building development.

- (iii) that all multi-family sites shall have a landscape plan approved to the satisfaction of the Calgary Planning Commission with guidelines to apply quantities per acre of landscape material to all areas as follows:
- 1 acre - 10 mature trees of 2½" calipre or greater
  - 15 smaller trees of 1" calipre or greater
  - 3 shrubs per tree or greater
  - 30% of all trees shall be evergreen
- (iv) 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 area, 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.
- (v) 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 release 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.
- (vi) occupancy rates are to be based on current figures at the time of the development application approval.