

**Amendment No. 2656**  
**LUCG/345**  
**Council Approval: 06 October 1975**

Site A - Reserve

Land Use Guidelines

That the land use guidelines shall include educational, recreational and community services uses only.

Development Guidelines

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.

Site B - Commercial

Land Use Guidelines

The land use guidelines will be for C-1 Local Commercial District uses only (as outlined in Schedule ii of the Development Control By-law 8600).

Development Guidelines

1. That C-1 Local Commercial Guidelines are to apply unless noted below.
2. That a minimum 20 foot landscaped boulevard be provided along the north and west property lines (excluding driveways).
3. That all commercial/retail development shall be integrated within major building groups except for an automobile service centre if proposed.
4. That vehicular access shall be provided to the satisfaction of the City Transportation Department.
5. That fencing on the east and south property line (if required or provided) shall be compatible with the exterior finishes used on the buildings.
6. That parking shall conform to the applicable City By-law requirements existing at the time of approval.

Site C - Institutional

Land Use Guidelines

The land use guidelines shall be for institutional uses only.

Development Guidelines

1. That a minimum 20 foot landscaped boulevard be provided along Ranchview Drive.
2. 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 this guideline is to ensure that the various components are related in expression of space and location relationships.

Site D and E - Residential

Land Use Guidelines

The land use shall be for multi-family uses only.

Development Guidelines

1. That the R-3 General Residential District apply for development guidelines except as noted.
2. Maximum density and minimum amenity area per person to be calculated using 'Appendix B - Low Multi-Residential: Raw Land' table in the Draft Multi-Residential standards.
3. 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.

Site F - Residential

Land Use Guidelines

The land use shall be for dwelling groups and semi-detached dwellings only as proposed.

Development Guidelines

1. That the population density range shall be
  - minimum 30 persons per acre
  - maximum 50 persons per acre
2. 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.

3. That no Development Permit is to be considered on an individual basis. Development Plans to be submitted must demonstrate integration with previously approved and proposed adjacent development.

Site G - Low Density Residential

Land Use Guidelines

The land use shall be for single detached houses as proposed.

Development Guidelines

1. That the population density range shall be
  - maximum 30 persons per acre
2. That a comprehensive block plan showing building placements and driveways be approved by the Development Officer prior to the issuance of a Building Permit.

Note: The purpose of Guideline #2 to ensure that development in the area does not proceed on a piecemeal basis without due regard to surrounding uses, while at the same time does not restrict the scope and flexibility of initiatives in housing types and design.