

Amendment No. 2657
LUCG/363
Council Approval: 12 January 1976

- (a) That prior to the issuance of any development permits that the applicant provide, at no cost to the City, a public parking area immediately to the west of the intersection of 62nd Avenue SE and Lynnwood Drive. This parking area to be constructed to the satisfaction of the City Engineer and the Calgary Planning Commission.
- (b) Land Use Guidelines (Site A, B and C)
- The land use guidelines shall be for comprehensively developed multiple family housing only.

Development Guidelines

1 - Site A

- i) Properties lying within or partially within the 25 - 30 N.E.F. Noise Zone being caveated alerting owners to a potential noise problem.
- ii) A maximum building height of 28 feet.
- iii) Minimum amenity area per person to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.
- iv) That the population density range shall be:
- minimum of 50 persons per acre
 - maximum of 70 persons per acre
 - occupancy rates are to be based on current figures at the time of development application approval.
- v) That a minimum of 125 percent on-site parking be provided to the satisfaction of the Calgary Planning Commission.
- vi) That a recreational vehicle storage compound be provided to the satisfaction of the Calgary Planning Commission.
- vii) That building setbacks be a minimum of 60 feet from the top of the escarpment or the stability limit along the escarpment whichever is the greater and that a 60 feet public access easement be provided between the top of a slope and the proposed buildings. The exact location and treatment of this easement to be to the satisfaction of the Director of Parks and Recreation and 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.

2 - Site B

- i) Properties lying within or partially within the 20 - 30 N.E.F. Noise Zone being caveated alerting owners to a potential noise problem.
- ii) A maximum building height of 28 feet.
- iii) Minimum amenity area per person to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.
- iv) That the population density range shall be:
 - minimum of 50 persons per acre
 - maximum of 70 persons per acre
 - occupancy rates are to be based on current figures at the time of development application approval.
- v) That a minimum of 125 percent on-site parking be provided to the satisfaction of the Calgary Planning Commission.
- vi) That a recreational vehicle storage compound be provided to the satisfaction of the Calgary Planning Commission.
- vii) That building setbacks be a minimum of 60 feet from the top of the escarpment or the stability limit along the escarpment whichever is the greater and that a 60 foot public access easement be provided between the top of a slope and the proposed buildings. The exact location and treatment of this easement to be to the satisfaction of the Director of Parks and Recreation and 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 to a Development Permit.

3 - Site C

- i) Properties lying within or partially within the 25 - 30 N.E.F. Noise Zone being caveated alerting owners to a potential noise problem.
- ii) A maximum building height of 28 feet.
- iii) Minimum amenity area per person to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.
- iv) That the population density range shall be:
 - minimum of 55 persons per acre
 - maximum of 75 persons per acre
 - occupancy rates are to be based on current figures at the time of development application approval.
- v) That a minimum of 125 percent on-site parking be provided to the satisfaction of the Calgary Planning Commission.
- vi) That a recreational vehicle storage compound 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.