

**Amendment No. 2698**  
**LUCG/393**  
**Council Approval: 05 April 1976**

Land Use Guidelines (Sites 1 and 2)

Land Use will be for multi-family dwellings only as proposed.

Development Guidelines (Sites 1 and 2)

1. R-3 (General Residential District) guidelines are to apply unless noted below.
2. Maximum height in the order of 35' unless otherwise specified by the Calgary Planning Commission.
3. Minimum amenity areas to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.
4. Maximum density in the order of 65 p.p.a. to the satisfaction of the Calgary Planning Commission.

Minimum density in the order of 35 p.p.a. to the satisfaction of the Calgary Planning Commission. (It being understood that the overall density of 22 p.p.a. will be maintained).

Occupancy rates are to be based on current figures at the time of development application approval.

5. That a minimum of 125 percent on-site parking to be provided to the satisfaction of the Calgary Planning Commission.
6. That recreational vehicle storage be provided to the satisfaction of the Calgary Planning Commission.
7. That comprehensive development plans which includes the building design, site lay-out, exterior finishes and colour, landscaping, parking and access shall be subsequently approved to the satisfaction of the Calgary Commission prior to the release of a Development Permit.

Private Lake and Recreational Area

Maintaining 45.7 acres± under the existing D-C (Direct Control District) Classification.

Land Use Guidelines

Land uses will be for a private lake, and a recreation area and their ancillary uses and for the entire site to be used for non-commercial uses only as proposed.

Development Guidelines

The development of the lake and recreational area is to be permitted on the basis that the urban residential density that could be accommodated on this area is transferred to the balance of the Midnapore Concept Plan residential area.

That membership in the private lake and recreational area be made available to residents of the existing Midnapore 'hamlet' on the same (or lesser) basis as will be offered to the residents of the new community.

### Employment Centre

Maintaining 47.8 acres± under the existing D-C (Direct Control District) classification.

### Land Use Guidelines

Land uses will be restricted to: light industrial, office, research and development and non-retail distribution facilities as approved by the Calgary Planning Commission.

### Development Guidelines

#### 1. Frontage

Buildings shall be designed to front onto Macleod Trail and the proposed Midpark Boulevard. Where frontage on Macleod Trail or Midpark Boulevard is not possible an attractive street frontage in both the front and rear must be maintained.

#### 2. Access

Access to all properties should be via the proposed Midway Drive or on an interior road if developed at some future date.

#### 3. Parking

Parking should be provided according to the existing City standards for the type of building proposed at the time of application of a Development Permit.

All parking will be to the rear of the building or within the building itself.

Mounding in front of parking areas shall be encouraged for screening effect.

All parking shall be a minimum of 5 feet from sideyard property lines and paved and drained to the satisfaction of the City Engineer.

Parking area fences shall be discouraged and all fences to be approved to the satisfaction of the Calgary Planning Commission.

#### 4. Loading Facilities

Adequate off-street loading facilities to be provided according to existing City standards for the type of building proposed at the time of application of a Development Permit.

Side loading shall be permitted only where adequate screening from main roads is provided.

Any parking and loading that is visible from the street shall be screened by the use of shrubs, trees or walls.

5. Outside Storage

No property shall be used wholly or principally for open and uncovered storage of supplies, semi-finished or finished products or materials including waste or refuse.

No outside storage will be permitted anywhere unless specifically permitted by the Calgary Planning Commission.

6. Outdoor Screening

To encourage screening of potentially unsightly areas within each property's outdoor area, as seen from street or sidewalk. Use of earth berms with planting hedges or walls to be encouraged.

All mechanical equipment on roof to be attractively screened or covered.

7. Building Height

Maximum building height to be in the order of 40 feet unless so modified to the satisfaction of the Calgary Planning Commission.

8. Minimum Site Size and Maximum Floor Area Ratio

Unless proved to the satisfaction of the Calgary Planning Commission no subdivision less than 2 acres shall be permitted. Initial floor area ratios to be in the order of a maximum of three to provide attractive, adequate land for off-street parking and shipping areas and for potential expansion of the facility.

9. Signage

Billboards or other general advertizing signs are prohibited in the area.

All signs shall be designed and constructed to be complimentary elements in the total environment.

Each sign shall identify only the use and/or use of the particular property or portion thereof.

Each sign shall be of the size, shape, material, colour, type of construction method and intensity of lighting, and location to be in scale with and harmonious with development on its site and on adjacent sites in the project.

No blinking bulbs flashing or rotating signs shall be allowed.

No roof signs or signs projected above the parapet of any building shall be permitted. No sign shall move or have moving parts.

Each company may have one identification sign located in the front setback area (or side area for corner lots of each property) and one along rear of property.

All signs are to be located a minimum 5 feet back from sidewalk within the building setback area and are to be parallel to the curb.

All signs are to be a maximum of 4 feet high, maximum 6 feet long and maximum 2 feet wide.

An additional sign per company may be placed flush with the building facade.

Plans for all signs shall be to the satisfaction of the Development Officer.

10. Development Plans

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 commercial/industrial land use in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.