

**Amendment No. 2780**  
**LUCG/450**  
**Council Approval: 07 September 1976**

A. MULTIPLE-FAMILY SITE

Land Use Guidelines

The land use will be for a comprehensive multi-family residential development only.

Development Guidelines

1. General

R-3 (General Residential District) guidelines shall apply unless noted otherwise below.

2. Density

The population density range shall be  
-- minimum 50 persons per acre.  
-- maximum 60 persons per acre.

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

3. Parking

A minimum of 150 percent parking be provided to the satisfaction of the Calgary Planning Commission and that parking for recreational vehicles be provided to the satisfaction of the Calgary Planning Commission.

4. Building Height

Maximum building height shall be in the order of 28 feet to the satisfaction of the Calgary Planning Commission.

5. A minimum amenity area of 320 sq.ft. per person shall be provided to the satisfaction of the Calgary Planning Commission.

6. Landscaping Plan

Prior to the issuance of a development permit a landscape plan shall be submitted and approved by the Calgary Planning Commission.

7. 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 relationship.

B. JOINT USE RESERVE SITE

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 relationship.

NOTE: If pedestrian overpasses are to be provided across John Laurie Blvd., they will be the subject of negotiations and the resulting terms and conditions of a development agreement between the developer and the City of Calgary.