

**Amendment No. 2898**  
**LUCG/604**  
**Council Approval: 11 October 1977**

Maintain 31.5 acres ± under the existing D.C. (Direct Control) District classification with the following Land Use and Development Guidelines:

Land Use Guidelines

The land use shall be for educational, recreational and community service use only.

Development Guidelines

Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and access, having regard to adjacent development, shall subsequently be approved to the satisfaction of the Calgary Planning Commission, prior to the release of a development permit to insure that the various components are related in expression of form, materials and space relationship.

Land Use Guidelines - (Site 10 - 6.1 acres and Site 12 - 8.3 acres)

The land use shall be for comprehensively designed multi-family dwellings only.

Development Guidelines - (Sites 10 and 12)

1. R-3 (General Residential) District development guidelines are to apply unless otherwise noted below.
2. Maximum height in the order of 28 feet 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 45 p.p.a. to the satisfaction of the Calgary Planning Commission.
5. A minimum of 150% on site parking to be provided to the satisfaction of the Calgary Planning Commission.
6. Comprehensive development plans which include the building design, site lay-out, exterior finishes and colour, landscaping, parking and access and a detailed analysis of the Interface between the development and Fish Creek Provincial Park shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the release of a development permit.

### Land Use Guidelines

The land use shall be for single family detached dwellings only.

### Development Guidelines

1. R-1 (Single Detached Residential) District development guidelines shall apply.
2. Minimum site area per dwelling unit shall be 3700 square feet.
3. Minimum site width shall be 36 feet.