

**Amendment No. 3412**  
**LUCG/964**  
**Council Approval: 10 March 1980**

A. Land Use Guidelines (Site 1 - 9.76 acres)

The land use shall be for a retail/commercial/residential use only.

Development Guidelines

1. C-2 development guidelines shall apply unless otherwise noted below.

Density

2. Maximum residential population density shall be in the order of 55 p.p.a.

Height

3. Maximum building height shall be in the order of 150 feet.

Floor Area Ratio

4. Maximum floor area shall be 1.5 times the area of the site upon which the building is located. Any floor area totally or above-grade level shall be in the F.A.R. calculations.

Front Yards

5. All front yards shall be a minimum of 25 feet.

Landscaping

6. Landscaping shall cover a minimum of 40% of the net site area plus any adjoining boulevards. A detailed landscaping plan indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit.

The landscaped open space may include a man-made pond, a clock tower, a terrace amphitheatre, linking the retail residential component to the Community Centre Site, and shall be constructed concurrently with the retail residential component.

Parking

7. A minimum of 150% parking shall be provided of which 100% below-grade parking shall be provided for the residential component. Parking areas for the retail/commercial component must be visually discontinuous through the use of berms, plantings, natural vegetation, terraces and the like to the satisfaction of the Development Officer.

### Massing

8. One quarter of all the residential units on site shall be on the first three to four habitable levels above-grade and be designed as townhousing or garden apartments.

### Amenity Areas

9. The minimum amenity area per person shall be in the order of 250 square feet or any other amenity area standards which shall include landscaped terrace decks in use by the City of Calgary at the time of application.

## B. Land Use Guidelines (Site 2 - 3.09 acres)

The land shall be for a comprehensively designed townhousing garden apartments, and two point tower high rise apartments only.

### Development Guidelines

1. R-4 development guidelines shall apply unless otherwise noted below.

### Density

2. Maximum density shall be in the order of 150 p.p.a.

### Height

3. Maximum building heights shall be in the order of 100 feet.

### Front Yards

4. All front yards shall be a minimum of 25 feet.

### Parking

5. A minimum of 150% off-street parking shall be provided, 100% of which shall be provided underground.

### Massing

6. One quarter of all residential units on site shall be on the first four habitable levels above-grade and be designed as townhousing or garden apartments.

### Amenity Areas

7. The minimum amenity area per person shall be in the order of 250 square feet or any other amenity area standard which shall include landscaped terrace decks in use by the City of Calgary at the time of application.

## C. Land Use Guidelines (Reserves) (Site 3 - 6.99 acres)

The land uses shall be those permitted under The Planning Act, 1977 and regulations appertaining thereto with respect to reserve lands.

### Development Plans (Reserves)

That the developer; if he obtains approval of the appropriate authorities, shall at his expense, construct playing fields and tennis courts and associated buildings for the use of future residents of the area and landscape the total area to the satisfaction of the Development Officer.

The applicant shall enter into an agreement related to these facilities with the City prior to the issuance of the development permit for the residential retail component.