

**Amendment No. 2614
LUCG/383
Council Approval: 08 March 1976**

Land Use Guidelines:

The land use shall be for comprehensively developed multiple family dwelling units only.

Development Guidelines:

1. that the population density range shall be in the order of:
 - minimum of 40 persons per acre
 - maximum of 60 persons per acre
 - subject to modification by the Calgary Planning Commission
 - occupancy rates are to be based on current figures at the time of development application approval.
2. that a maximum building height be in the order of 28 feet.
3. that a minimum of 125 percent on-site parking be provided to the satisfaction of the Calgary Planning Commission.
4. that minimum amenity area per person requirements to be calculated using the appropriate table in the Draft Multi-Residential Standards publications.
5. that prior to the issuance of a Development Permit and at no cost to the City of Calgary, that a road plan be registered dedicating the by-lawed 7' property line setback requirement to 53rd Street NW.
6. the approval of this reclassification in no way approves the plans as submitted and that prior to the issuance of a Development Permit 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.