

Amendment No. 2592
LUCG/392
Council Approval: 05 April 1976

A. Reserve Site (Joint Use Facilities)
Land Use Guidelines

The land use guidelines shall include - educational, recreational and community services only.

Development Guidelines

That comprehensive development plans including 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 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 relationships.

B. Multi-Family Site 1
Land Use Guidelines

The land use shall be for comprehensively developed multiple-family housing only.

Development Guidelines

- i) The population density range shall be in the order of:
 - minimum 40 p.p.a.
 - maximum 50 p.p.a.
 - subject to modification by the Calgary Planning Commission
 - occupancy rates are to be based on figures used at the time of development approval.

- ii) The dwelling units composition in dwelling units per acre shall be in the order of:
 - maximum townhousing - 15 (d.u/a)
 - maximum garden apartments - 20 (d.u/a)
 - maximum other apartments - 40 (d.u/a)
 - subject to modification by the Calgary Planning Commission.

- iii) Minimum amenity area per person to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.

- iv) Maximum building heights to be in the order of 28', subject to modification by the Calgary Planning Commission.

- v) That prior to the issuance of a development permit a landscaped plan shall be approved by the Calgary Planning Commission. The purpose of this landscape plan is to demonstrate how landscaping of buffers, amenity areas, pedestrian walkway systems and parking areas is to be done to comprehensively link the various components of the development.

- vi) That a minimum in the order of 150 percent parking be provided and a recreational vehicle parking compound be provided to the satisfaction of the Calgary Planning Commission.
- vii) That comprehensive development plans which include the 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 of which is to achieve a high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.
- viii) Clauses (iii) and (vi) apply except in cases of subdivision in fee simple ownership.

C. Multi-Family Site 2
Land Use Guidelines

The land use will be for townhouses with a minimum of three and a maximum of eight in any one dwelling group.

Development Guidelines

1. Minimum individual gross site areas not to be less than 2,500 square feet.
2. Minimum individual front yards to be not less than 12 feet.
3. Minimum individual site widths to be not less than 15 feet.
4. Maximum building heights not greater than 28 feet.
5. A minimum of one parking pad per individual unit. Where individual parking pads abut a common property line, individual garages will not be permitted. All garages will be of a design compatible with the associated dwelling group.
6. That prior to the issuance of a Development Permit a landscape plan will be submitted to the satisfaction of the Development Officer. This plan will include suitable fencing and/or berming as required.
7. That this reclassification in no way approves the plans as submitted and that prior to the issuance of development permits subdivision approval must be obtained from the approving authorities.
8. 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 relationships.

D. Multi-Family Site 3
Land Use Guidelines

The land use shall be for comprehensively developed multiple-family housing only.

Development Guidelines

- i) The population density range shall be in the order of:
 - minimum 40 p.p.a.
 - maximum 60 p.p.a.
 - subject to modification by the Calgary Planning Commission
 - occupancy rates are to be based on figures used at the time of development approval.

- ii) The dwelling units composition in dwelling units per acre shall be in the order of:
 - maximum townhousing - 15 (d.u/a)
 - maximum garden apartments - 20 (d.u/a)
 - maximum other apartments - 40 (d.u/a)
 - subject to modification by the Calgary Planning Commission.

- iii) Minimum amenity area per person to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.

- iv) Maximum building heights to be in the order of 28', subject to modification by the Calgary Planning Commission.

- v) That prior to the issuance of a development permit, a landscaped plan shall be approved by the Calgary Planning Commission. The purpose of this landscape plan is to demonstrate how landscaping of buffers, amenity areas, pedestrian walkway systems and parking areas is to be done to comprehensively link the various components of the development.

- vi) That a minimum in the order of 150 percent parking be provided and a recreational vehicle parking compound be provided to the satisfaction of the Calgary Planning Commission.

- vii) That comprehensive development plans which include the 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 of which is to achieve a high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.

- viii) Clauses (iii) and (vi) apply except in cases of subdivision in fee simple ownership.