

**Amendment No. 3075**  
**LUCG/691**  
**Council Approval: 08 May 1978**

Land Use Guidelines

The land use shall be for a residential apartment building with a local convenience grocery store of a maximum of 2,500 square feet permitted on the ground floor.

Development Guidelines

1. R-5 (General Residential District) development guidelines shall apply unless otherwise noted below.

Density

2. The R-5 (General Residential District) minimum site area per dwelling unit calculation shall be used to determine the overall density of development for the site. For every 500 square feet of commercial development proposed, one residential unit shall be subtracted from the maximum unit calculations in order that the resultant development does not exceed that which would be possible under R-5.

Landscaping

3. Landscaping shall cover a minimum of 15% of the net site area, plus any adjoining City boulevards. A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

Amenity Area

4. The minimum amenity area per person shall be in accordance with the appropriate table of the draft Multi-Residential Standards publication or any other amenity area standard in use by the City of Calgary at the time of application for a development permit.

Parking

5. A minimum of 125% off-street parking for the residential component and 1 space for every 500 sq. ft. ± in the commercial component shall be provided to the satisfaction of the Calgary Planning Commission.

By-Lawed Setback

6. No buildings or structures shall be permitted within the 7 foot by-lawed setback on 11th Street S.W. and the 10 by 10 foot corner cut at 11th Street and 14th Avenue S.W.

Development Plans

7. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to and approved by the Calgary Planning Commission prior to the release of a development permit.

NOTE: In recommending approval of this application, the Commission took into account a letter from the applicant dated February 1, 1978 which proposed two and three-bedroom accommodation, which use seems appropriate adjacent to a park and school.