

**Amendment No. 3273**  
**LUCG/860**  
**Council Approval: 07 August 1979**

Land Use Guidelines

The land use shall be for a multi-family apartment development only.

Development Guidelines

- A. R-4 (General Residential District) development guidelines shall apply unless otherwise noted below.

Density

- B. Maximum population density shall be 150 p.p.a.

Height

- C. Maximum building height shall be in the order of 44 feet.

Landscaping

- D. Landscaping shall cover a minimum of 48% of the net site area, in addition to 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. (This will include roof terrace.)

Amenity Area

- E. A minimum on-site amenity area of 190 square feet per person shall be provided to the satisfaction of the Calgary Planning Commission based on the following occupancy rates:

1 bedroom - 1.7  
2 bedroom - 2.3  
3 bedroom - 3.0  
4 bedroom - 3.5

Parking

- F. A minimum of 125% off-street parking shall be provided to the satisfaction of the Calgary Planning Commission. Parking spaces shall be rented with each apartment unit and a caveat shall be registered against the land to that effect and 65% of the spaces shall be provided below grade.

Lanes

- G. That the lane be paved and drained to the satisfaction of the City Engineer.

### Setback

- H. The building, excluding balconies, shall be set 30 feet from the property line on 57th Avenue S.W.

### Development Plans

- I. 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.