

**Amendment No. 3307**  
**LUCG/879**  
**Council Approval: 17 September 1979**

1. Land Use Guidelines:  
The land use shall be for a 23-unit apartment development only.
2. Development Guidelines:  
R-4 development guidelines shall apply unless otherwise noted below.
3. Density:  
Maximum unit density shall be in the order of 150 p.p.a.
4. Height:  
Maximum building height shall be in the order of 44 feet.
5. Landscaping:  
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 applicant shall retain as many of the mature trees as possible, to satisfaction of the Development Officer.
6. Amenity Area:  
A minimum of 190 square feet per person of on-site open space shall be provided to 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
7. Parking:  
A minimum of 125% off-street parking stalls shall be provided.
8. Development Plans:  
Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

