

Amendment No. 2730
LUCG/398
Council Approval: 05 April 1976

Land Use Guidelines

The land use shall be for comprehensively designed detached, semi-detached, and attached housing only as proposed.

Development Guidelines

1. R-2 (Low-Density Residential) Guidelines to apply unless noted below.
2. Maximum density will be in the order of 22 p.p.a. to the satisfaction of the Calgary Planning Commission.
3. Minimum parcel size for detached single-family dwellings.
 - i) 2,500 sq. ft. If the parcel is served by roadway and lane system.
 - ii) 4,500 sq. ft. If the parcel is in a laneless subdivision (a minimum of 50% of the total number of parcels to be 4,500 sq. ft. or greater).
4. Minimum parcel area per dwelling unit for semi-detached dwellings.
 - 3,000 sq. ft. for an internal parcel
 - 3,500 sq. ft. for a corner parcel.
5. Minimum site area for buildings containing three or more dwelling units will be calculated on the following basis.
 - i) Minimum Open Space Per Dwelling Unit

The minimum on-site, at-grade open space per dwelling unit shall be 1,500 sq. ft. and the minimum dimension of any area calculated for open space must be not less than 12' wide, on-site measured perpendicular to the lot line.
 - ii) On-site parking, vehicular parking areas, and garbage storage areas shall not be considered part of the open space.

Detached, semi-detached and attached houses to be approved on a block basis.
6. The balance of the area remaining to be developed after each block approval to be between 18-24 p.p.a. at anytime.
7. That prior to the release of any Development Permit a block plan has been submitted to the satisfaction of the Calgary Planning Commission taking into consideration, building

placement, access to rear yards, building orientation and any other factors identified by the Development Officer.