

Amendment No. 2823
LUCG/468
Council Approval: 04 October 1976

Land Use Guidelines (Site 1-4.7 acres and Site 2-3.0 acres)

The land use guidelines shall be for comprehensively developed multiple family project only.

Development Guidelines

The following guidelines are to be to the satisfaction of the Calgary Planning Commission.

1. Density

Maximum density in the order of 70 persons per acre.

Maximum density in the order of 15 units per acre.

Minimum density in the order of 50 persons per acre.

Occupancy rates to be used are those in use at the time of application for a Development Permit.

2. Building Heights

Maximum building height in the order of 28 feet.

3. Amenity Area

Minimum on site open space amenity area per person is to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.

4. Parking

That a minimum of 150% parking be provided for residents' use and sufficient parking for visitors and recreation vehicles.

5. Landscape Plan

That prior to the issuance of a development permit a landscape 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 if to be done to comprehensively link both internally and externally the various components of the development.

6. Site Coverage

That maximum site coverage of all building and roadways be in the order of a maximum of 50% of site area.

7. Comprehensive Plans

The approval of this application in no way approves the plans as submitted and that comprehensive development plans 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.

8. General

Unless noted above R-3, General Residential District Development Guidelines are to apply.