Amendment No. 2829
LUCG/494
Council Approval: 11 January 1977

A. COMMERCIAL SITE, 5.0 acres ±

Land Use Guidelines

The land use shall be for a comprehensively designed neighbourhood commercial centre in which a local convenience store or grocery store shall be a permitted use.

Development Guidelines

C-1 (Local Commercial District) development guidelines shall apply.

B. MULTI-FAMILY SITES, TOTAL 9.93 acres ±

Land Use Guidelines

The land use on each of the two sites shall be for a comprehensively designed multi-family development only.

Development Guidelines

1. General Guidelines

    R-3 (General Residential District) development Guidelines shall apply unless otherwise noted below.

2. Density

    The minimum and maximum population densities shall be in the order of 40 to 50 p.p.a. respectively to the satisfaction of the Calgary Planning Commission. Density rates shall be those in use by the City of Calgary at the time of application for a Development Permit.

3. Amenity Area

    The minimum amenity area shall be calculated using the appropriate table in the Draft Multi-Residential Standards publication.

4. Building Height

    The maximum building height shall be in the order of 28 feet to the satisfaction of the Calgary Planning Commission.

5. Parking

A minimum of 150 percent parking shall be provided on site to the satisfaction of the Calgary Planning Commission. If no special provisions are to be made for the parking of recreational vehicles, 200 percent parking should be provided on site.

6.   Comprehensive Development Plans

Comprehensive development plans which include the building design, site layout, exterior finishes and colour, landscaping, parking and access 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 open space system, the purpose of which is to achieve high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities of this sensitive site.