

Amendment No. 2869
LUCG/517
Council Approval: 14 March 1977

Land Use Guidelines

The land use shall be for an 80-unit apartment building only.

Development Guidelines

R-4 (General Residential District) development guidelines shall apply unless otherwise noted below by guidelines contained in the Windsor Park Plan.

1. Maximum density of 150 persons per net acre.
2. The provision of 1.25 parking spaces per suite and that these be rented with the apartment suite and that a caveat be registered against the land to that effect.
3. A 10% cash-in-lieu of community reserve payment be made for each property at the time of rezoning based on the market value of the land and that these monies be used in the Windsor Park area for the provision of community facilities in accordance with the Planning Act.
4. That pedestrian easements be provided by the developer where necessary to preserve the community pedestrian circulation system.
5. A maximum building height of 44 feet.
6. The provision of a minimum of 190 square feet of on-site open space per person based on the following occupancy rates:

1 Bedroom	-	1.7
2 Bedroom	-	2.3
3 Bedroom	-	3.0
4 Bedroom	-	3.5
7. That the lanes be paved and drained to the satisfaction of the City Engineer.
8. The costs of upgrading of services and utilities to be borne by the developer.
9. That detailed site and building plans, including building materials and landscaping, be submitted to the satisfaction of the Calgary Planning Commission and that these plans take cognizance of existing and future land uses in the area.
10. The sidewalk on the south side of 56 Avenue S.W. be removed and a landscaped berm be created on the boulevard to a minimum height of 4 feet.
11. No vehicular access to be derived from 56 Avenue.

12. The buildings, excluding balconies, be set back an average of 30 feet from the property line on 56 Avenue.
13. Approval of this reclassification in no way adopts the plans submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and access shall subsequently be approved to the satisfaction of the Calgary Planning Commission prior to the release of a development permit.