

Amendment No. 2956
LUCG/582
Council Approval: 08 August 1977

1. Multi-Family Site (3.29 Acres ±)

Land Use Guidelines

The land use shall be for a comprehensively developed multi-family project.

Development Guidelines

General

R-3 guidelines shall apply unless otherwise noted below.

Density

A maximum site density in the order of 50 ppa.

Building Height

A maximum building in the order of 28 feet.

Amenity Area

The minimum amenity area to be in accordance with the Draft Multi-Residential Standards or other standards applicable at the time of development permit application.

Parking

A minimum parking standard in the order of 150% shall be provided, or parking provided in accordance with standards being used at the time of development permit application.

Fencing

A uniform cedar-screen fence to the satisfaction of the Development Officer is to be erected along the N.E. and S.E. property lines.

Landscaping

A landscape plan shall be submitted for the approval of the Calgary Planning Commission prior to the issuance of the development permit.

2. Reserve Site (22,08 Acres ±)

Land Use Guidelines

The land use shall be for educational, recreational and community service uses only.

Development Guidelines

Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and access, having regard to the adjacent development shall subsequently be approved to the satisfaction of the Calgary Planning Commission prior to the release of a development permit to insure that the various components are related in expression of form, materials and space relationship.