Amendment No. 2953
LUCG/591
Council Approval: 29 August 1977

Land Use Guidelines

The land use shall be for a comprehensive multi-family development only.

Development Guidelines

1.   General

    Except as noted, R-3 (General Residential) District guidelines will apply.

2.   Density

    To the satisfaction of the Calgary Planning Commission:

    -    maximum population density to be 55 persons per gross acre;

    -    minimum population density to be in the order of 45 persons per gross acre.

    Occupancy rates to be based upon those in effect at the time of application for a Development Permit.

3.   Amenity Areas

    A minimum, in the order of 475 sq. ft. per person of open space amenity area to the satisfaction of the Calgary Planning Commission.

4.   Parking

    That a minimum of 125 percent parking be provided to the satisfaction of the Calgary Planning Commission and in addition that parking for recreational vehicles be provided to the satisfaction of the Commission.

5.   Building Height

    That the maximum building height be 28'.

6.   Comprehensive Development Plans

    That comprehensive development plans which include the building designs, 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 single-family dwellings and golf course, the purpose of which is to achieve a high standard of residential land use in the areas of

landscaping and control of visual/aesthetic qualities of this site and ensure minimum removal of the mature trees presently located on the site.

7.   Replotting Scheme

That a replotting scheme be registered prior to the approval of a Development Permit to consolidate the east/west half roadway with the subject property and the 6.55 acre multi-family site to the south.

NOTE: In the approval of this reclassification, Council also approved the preparation of an amended Livingstone Design Brief Map, in accordance with the Planning Commission's recommendation.