

Amendment No. 2969
LUCG/614
Council Approval: 14 November 1977

Land Use Guidelines

That the land use guidelines shall include educational, recreational and community services uses only.

Development Guidelines

That comprehensive development plans including building design, site lay-out, 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 development; the purpose and intent of which is to ensure that the various components are related in expression of form, materials and space relationship.

Land Use Guidelines (Site 1 - 1.8 acres ±)
(Site 2 - 5.5 acres ±)
(Site 3 - 5.1 acres ±)

The land use shall be for a comprehensively designed and developed multi-family residential development.

Development Guidelines

Density

1. Site 1 - Maximum density in the order of 45 p.p.a.
Minimum density in the order of 30 p.p.a.
2. Site 2 - Maximum density in the order of 50 p.p.a.
Minimum density in the order of 40 p.p.a.
3. Site 3 - Maximum density in the order of 50 p.p.a.
Minimum density in the order of 30 p.p.a.

Occupancy rates to calculate density are to be those in use by the City of Calgary at the time of the application for a Development Permit.

Building Heights

4. A maximum building height of 35 feet will be permitted where garages or covered parking are an integral part of the development. Otherwise, maximum building height of 28 feet.

Parking

5. A minimum of 150 percent parking on those parking standards in use by the City of Calgary at the time of an application for development permit are to apply to the satisfaction of the Calgary Planning Commission.

Amenity Areas

6. The minimum amenity area per person shall be in accordance with the appropriate table of the draft Multi-Residential Standards publication or any other minimum amenity area standard in use by the City of Calgary at the time of application for a Development Permit.

Landscaping

7. A Landscaping plan, including the provision of tot lots if a condominium or rental project is proposed, is to be provided to the satisfaction of the Development Officer prior to the approval of any development permit.
8. In that this development backs onto public open space every effort should be made to integrate the public and private open space systems such that the continuity of the natural landscape in terms of slope and aspect is maintained and perimeter fencing is kept at a minimum to the satisfaction of the Calgary Planning Commission.

Slope Development - Soil Stability

9. That prior to the issuance of a Building Permit the Developer must submit plans, signed and sealed by the Soil Consultant ensuring that the slope is stable in the developed state.

Site Coverage

10. To retain the visual character of slope area, residential development must not utilize more than 50% of the site area for actual building development.

General

11. R-3 (General Residential District) guidelines are to apply unless noted above.