

Amendment No. 3016
LUCG/660
Council Approval: 13 March 1978

Land Use Guidelines

Single detached and semi-detached residential units only are to be permitted.

Development Guidelines

- 1) R-2 (Low Density Residential District) guidelines are to apply.
- 2) That prior to the approval of a Tentative Plan of Subdivision block plans of the proposed units are to be submitted to the satisfaction of the Development Officer.

Land Use Guidelines

Site 1 - 1.6 acres
Site 2 - 3.8 acres
Site 3 - 2.47 acres
Site 4 - 3.05 acres

The land uses shall be for those uses permitted in the R-3 (General Residential District) (Schedule 8 of the Land Use Classification Guide).

Development Guidelines

General

- 1) Unless specified below R-3 (General Residential) District guidelines are to apply.
- 2) Unless specified below these guidelines apply to all the above mentioned sites, 1-4.

Density

Sites 1 & 2

Maximum density in the order of 65 ppa.

Sites 3 & 4

Maximum density in the order of 50 ppa.

Amenity Area

- 3) The minimum amenity area per person shall be in accordance with the appropriate table of the Draft Multi-Residential Standard publication or any other amenity area standard in use by the City of Calgary at the time of application for a Development Permit.
- 4) If a condominium or rental project on-site provision for play areas for young children are to be provided. This play area is to be in the order of 25 square feet per bedroom, excluding the master bedroom to the satisfaction of the Calgary Planning Commission.

Parking

- 5) Minimum on site parking is to be in the order of 150 percent to the satisfaction of the Calgary Planning Commission.

Building Height

- 6) Maximum building height is to be in the order of 28 feet. If attached drive-under garages are provided the maximum building height is to be in the order of 35 feet.

Landscape Plan

- 7) A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the Approval of a Development Permit.

Development Plans

- 8) Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to and approved by the Calgary Planning Commission prior to the release of a development permit.

Architectural Compatibility

- 9) That, in preparing building plans for these sites, it will be a requirement that they be architecturally compatible with the adjoining and nearby multi-family, site to the satisfaction of the Calgary Planning Commission.

Land Use Guidelines

The land use shall be for a neighbourhood shopping centre only. Permitted uses shall be those permitted within a C-1 (Local Commercial District) plus a convenience food store or a grocery store.

Development Guidelines

- 1) C-1 (Local Commercial District) development guidelines shall apply unless otherwise noted below.

Development Plans

- 2) Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to and approved by the Calgary Planning Commission prior to the release of a development permit.

Land Use Guidelines

The land uses will be those that are permitted by the Planning Act and the regulations thereto for reserve parcels.

Development Guidelines

Development Plans (Reserves)

Comprehensive development plans including 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 approval 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

The land use shall be for a church and church related uses only. (including day care)

Development Guidelines

1. R-1 (Single Detached Residential) District development guidelines shall apply.
2. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to and approved by the Calgary Planning Commission prior to the release of a development permit.