

Amendment No. 3082
LUCG/732
Council Approval: 14 August 1978

A. Land Use Guidelines

The land use shall be for a residential development containing a maximum of three dwelling units in any one building.

Development Guidelines

1. R-2A (Low Density Residential) District Development guidelines shall apply unless otherwise noted below.
2. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site lay-out, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

B. RECOMMEND THAT CITY COUNCIL, BY RESOLUTION, AMEND THE LAND USE AND DEVELOPMENT GUIDELINES AS THEY APPLY TO 3.9 ACRES ± IN AN EXISTING D.C. (DIRECT CONTROL) DISTRICT AS FOLLOWS:

Land Use Guidelines

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

Development Guidelines

1. R-3 (General Residential) District development guidelines shall apply unless otherwise noted below.

Density

2. Maximum population density shall be in the order of 60 p.p.a.

Landscaping

3. A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

Amenity Area

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

Parking

5. A minimum of 200 percent off-street parking shall be provided.

By-lawed Setback

No buildings or structures shall be permitted within the 27 foot by-lawed setback on 24 Street S.W. It is requested that the developer dedicate this set-back to the City of Calgary for road widening purposes prior to the release of a development permit.

6. The physical arrangements of dwelling units in space should have enough variation in order to allow an individual to identify the area he lives in and the dwelling he lives in as unique.
7. Large parking areas must be made visually discontinuous through the use of berms, planters, natural vegetation, terraces and the like.

- C. RECOMMEND THAT CITY COUNCIL, BY RESOLUTION, AMEND THE LAND USE AND DEVELOPMENT GUIDELINES AS THEY APPLY TO 6.9 ACRES ± IN AN EXISTING D.C. (DIRECT CONTROL) DISTRICT AS FOLLOWS:

Land Use Guidelines

The land use shall be for a comprehensively designed neighbourhood commercial centre only, and may contain those uses permitted under C-1 (Local Commercial) District plus a convenience food store or grocery store.

Development Guidelines

1. C-1 (Local Commercial) District development guidelines shall apply unless otherwise noted below.
2. No vehicular access shall be permitted to or from this commercial site to the residential lane along its southerly boundary.

Development Plans

3. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site lay-out, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

- D. RECOMMEND THAT CITY COUNCIL, BY RESOLUTION, AMEND THE LAND USE AND DEVELOPMENT GUIDELINES AS THEY APPLY TO 29.0 ACRES ± IN AN EXISTING D.C. (DIRECT CONTROL) DISTRICT AS FOLLOWS:

Land Use Guidelines

The land uses will be those that are permitted by the Planning Act, 1977, and the regulations appertaining thereto for reserve lands.

Development Guidelines

Development Plans (Reserves)

Comprehensive development plans including building design, site lay-out, exterior finishes and colour, landscaping, parking and access shall be subsequently approved 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. Such plans are not required for general landscaping or the establishment of outdoor sports fields and outdoor recreational facilities.