

Amendment No. 3266
LUCG/862
Council Approval: 07 August 1979

Land Use Guidelines

The land use shall be for an apartment building (Max. 103 units) to include a swimming pool, exercise club, and other rooms associated with the recreation facilities.

Development Guidelines

- A. R-5 (General Residential District) development guidelines shall apply unless otherwise noted below.

Density

- B. Maximum population density shall be in the order of 205 p.p.a.

Height

- C. Maximum building height shall be in the order of 144 feet.

Coverage

- D. Maximum building coverage of the net site shall be 35%.

Landscaping

- E. Landscaping shall cover a minimum of 45% of the net site area, plus any adjoining City boulevards. A detailed landscaping plan shall be submitted to and approved by the Development Officer (in consultation with the Parks and Recreation Department) prior to the approval of a development permit.

Amenity Area

- F. The minimum amenity area shall be in the order of 440 square feet ± per unit.

Parking

- G. A minimum of 150% off-street parking shall be provided. All parking to be underground with the exception of a maximum of 11 surface visitor parking spaces.

Development Plans

- Ha) 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 and approved prior to the approval of a development permit.

- b) The Calgary Planning Commission, when considering the development application, must ensure that the detailed drawings/elevations are compatible and consistent with the floor plans and the model presented to the Commission in support of Amendment No. 3266.