

Amendment No. 3369
LUCG/957
Council Approval: 10 March 1980

Land Use Guidelines

The land use shall be for a comprehensively designed apartment project.

Development Guidelines

1. R-4 development guidelines shall apply unless otherwise noted below.

Density

2. Maximum unit density shall be in the order of 63 u.p.a.

Height

3. Maximum building height shall 12 storeys not to exceed 110 feet at the roof slab or the eaveline and located generally in the north and northwest quadrants of the subject site to the satisfaction of the Development Officer. The maximum height elsewhere on the site shall be 4 storeys, along Bonaventure Drive, not to exceed 36 feet at the eaveline, the remaining 3 storeys not to exceed 27 feet at the eaveline.

Landscaping

4. Landscaping shall cover a minimum of 52% of the net site area plus all adjoining City boulevards. A detailed landscaping plan, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit. The landscaping shall consist of substantial landscaping with mature trees to the satisfaction of the Development Officer.

Amenity Area

5. 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 standards in use by the City of Calgary at the time of application for a Development Permit, and shall include the provision of indoor and/or outdoor active recreation areas.

Yards

6. The yard requirements shall be determined at the Development Permit stage to the satisfaction of the Development Officer.

Parking

7. Off-street parking facilities shall be provided in accordance with the approved City of Calgary standards which are in effect at the time of application for a Development Permit.

A minimum of 100% of the parking shall be located below grade. The remainder of the parking requirements shall be located at grade. Any portion located at grade and all other parking areas shall be screened by the use of berms, planters, natural vegetation, trellis, terraces and the like, to the satisfaction of the Development Officer.

Access

8. Prior to the release of the Development Permit the Developer shall enter into a Development Agreement for the construction of, and the extension of Bonaventure Drive between 90th Avenue S.E. and the lane at the south end of the subject site and this road shall be used as one means of access to the development.

Development Plans

9. Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a Development Permit.

Renderings

10. The Calgary Planning Commission, when considering the development application shall ensure that the detailed plans and elevations are consistent and compatible with the renderings presented to City Council in support of LUCG/957, on 1980 March 10.