

Amendment No. 2712
LUCG/386
Council Approval: 08 March 1976

Land Use Guidelines:

The land use shall be for multiple family dwellings only.

Development Guidelines:

1. That the population density range shall be in the order of:
Maximum 60 persons per acre.
Minimum 50 persons per acre.
 - subject to modification and approval by the Calgary Planning Commission.
 - occupancy ratio is to be based on current figures at the time of development application approval.
2. Minimum on-site open space amenity area per person to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.
3. That a recreational vehicle storage area be provided to the satisfaction of the Calgary Planning Commission.
4. That a minimum of 125 percent parking (including recreational vehicle parking) be provided to the satisfaction of the Calgary Planning Commission.
5. Maximum building heights in the order of 28' to the satisfaction of the Calgary Planning Commission.
6. That building setbacks from the east and south property line be in the order of a minimum of 60 feet to the satisfaction of the Calgary Planning Commission.
7. That access to the site be restricted to Southamption Drive and the north 200 feet of Elbow Drive south of the intersection with Elbow Drive.
8. That prior to the issuance of a development permit, a landscape plan has been submitted to the satisfaction of the Development Officer.
9. Approval of this application does not approve the plans as submitted and that prior to the issuance of a Development Permit comprehensive development plans which include building design, site lay-out, exterior finishes and colour, landscaping, parking and access shall subsequently be approved to the satisfaction of the Calgary Planning Commission.