

Amendment No. 2771
LUCG/437
Council Approval: 09 August 1976

Land Use Guidelines

That the site be for a comprehensive multi-family development only.

Development Guidelines

1. That unless otherwise noted below R-3 (General Residential District) guidelines are to apply.
2. That the units along Dalhousie Drive NW have a maximum height of 28' from road level.
3. That the units south of those along Dalhousie may go to the height of 40' when:
 - a) finished site contours indicate that they will not have any adverse impact on the units immediately north and those on the north side of Dalhousie Drive.
4. That the density for the site be in the order of 50 - 60 p.p.a. (i.e. 50 - minimum and 60 - maximum).
5. That the density be determined by using occupancy rates in effect at the time of applying for a Development Permit.
6. That a minimum amenity space of 350 sq. ft. per person be provided.
7. That a 20' buffer strip be provided along Crowchild Trail NW and the buffer strip is to be landscaped extensively and bermed to a minimum height of 5'.
8. That at the time of the Development Permit application, a comprehensive conceptual plan be submitted for the entire site prior to the release of any Development Permits for any portion of the site.
9. That a recreational vehicle compound be provided.
10. That a minimum of 2 tot lots be introduced throughout the site and details of tot lots be shown at the time of Development application.
11. That a minimum of 150% on-site parking be provided to the satisfaction of the Calgary Planning Commission.
12. That comprehensive development plans which includes the building design, site layout, exterior finishes and colours, landscaping, parking and access shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the release of the Development Permit.