

Amendment No. 2778
LUCG/439
Council Approval: 09 August 1976

Land Use Guidelines

The land use shall be for apartments and/or townhouses only.

Development Guidelines

i) Density

- A maximum density in the order of 60 persons per acre and a maximum density of 15 units per acre.
- A minimum density in the order of 50 persons per acre.
- To the satisfaction of the Calgary Planning Commission.
- Occupancy rates to be used are those in use at time of application for a Development Permit.

ii) Building Height

Maximum building height in the order of 28' to the satisfaction of the Calgary Planning Commission.

iii) Parking

That a minimum of 150% parking be provided for residents' use and that sufficient parking for visitors be provided to the satisfaction of the Calgary Planning Commission.

That a parking compound for the storage of recreational vehicles be provided to the satisfaction of the Calgary Planning Commission.

iv) Amenity Area

Minimum on-site open space amenity area per person is to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.

v) Landscape Plan

That prior to the issuance of a development permit, a landscape plan shall be approved by the Calgary Planning Commission. The purpose of this landscape plan is to demonstrate how landscaping of buffers, amenity areas, pedestrian walkway systems and parking areas, if to be done, to comprehensively link both internally and externally the various components of the development.

vi) Comprehensive Plans

The approval of this application in no way approves the plans as submitted and that comprehensive development plans shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the issuance 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 relationships.

vii) General

Unless noted above R-3, General Residential District Development Guidelines are to apply.