

Amendment No. 2717
LUCG/446
Council Approval: 07 September 1976

A. MULTI-FAMILY SITE (8.0 acres ±)

Land Use Guidelines

The land use shall be for a comprehensive multi-family development only.

Development Guidelines

1. General Guidelines

R-3 (General Residential District) guidelines are to apply unless otherwise noted below.

2. Density

The maximum and minimum population densities shall be in the order of 65 and 55 persons per gross acre, respectively, to the satisfaction of the Calgary Planning Commission.

Occupancy rates shall be those in use by the City of Calgary at the time of application for a Development Permit.

3. Amenity Area

The minimum amenity area shall be calculated using the appropriate table in the Draft Multi-Residential Standards publication.

4. Building Height

The maximum building height shall be in the order of 28 feet to the satisfaction of the Calgary Planning Commission.

5. Parking

A minimum of 150 percent parking, plus parking for recreational vehicles, shall be provided to the satisfaction of the Calgary Planning Commission.

6. Comprehensive Development Plans

That comprehensive development plans which include the building design, site layout, exterior finishes and colour, landscaping, parking and access 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 open space system,

the purpose of which is to achieve high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities for this sensitive site.

7. A combined public pedestrian walkway and bicycle path system shall be established on an easement through this multi-family site and shall be situated in the southerly portion of that site.

B. JOINT USE/RESERVE SITE (4.51 acres)

Land Use Guidelines

That the land use guidelines shall include educational, recreational and community services uses only.

Development Guidelines

That comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and access 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 relationship.