

Amendment No. 2773
LUCG/488
Council Approval: 06 December 1976

Land Use Guidelines

The land use shall be for a comprehensively designed multi-family project only.

Development Guidelines

1. R-3 (General Residential District) development guidelines shall apply unless otherwise noted below.
2. The maximum permitted density shall be 50 persons per gross acre, to the satisfaction of the Calgary Planning Commission, based on occupancy rates in use at the time of application for a Development Permit.
3. The maximum building height shall be 35 feet, and in no case shall it be higher than 28 feet above grade at the northern boundary of the site.
4. A minimum of 150% parking shall be provided on site.
5. Prior to the approval of a development permit, the applicant shall, at no cost to the City of Calgary, dedicate by plan of subdivision the 1.47 acres ± indicated in the Silver Springs Design Brief as Open Space.
6. Water service shall be taken from the 8 inch water main along the north boundary of the site.
7. The approval of this application in no way approves the site plans as submitted and that comprehensive development plans which shall include the building design, site layout, exterior finishes and colour, landscaping, parking and access be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the release of a Development Permit.
8. Prior to the approval of a Development Permit and at no cost to the City of Calgary, the applicant will dedicate the required six feet setback on Silver Springs Road N.W.