

Amendment No. 2766
LUCG/561
Council Approval: 18 July 1977

Land Use Guidelines

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

Development Guidelines

Density

1. A maximum site density of 45 p.p.a. is permitted. (This includes land within the site subject to the setback restrictions below).

Set-Back

2. A residential dwelling unit set-back of 200 feet from the centre of the present Sarcee Trail alignment or 90 feet from the west property line is required. Whichever is the greater shall apply.

Building Height

3. Maximum building heights for semi-detached dwellings or townhouses shall be 28 feet.
4. Maximum building heights for apartments shall be 35 feet.

Noise Attenuation

5. Dwelling units adjacent to the west side of the site should be oriented to have their end walls facing in a westerly direction to minimize road noise effects.

General

6. R-3 (General Residential District) provisions shall apply as modified or amended by the Calgary Planning Commission at the time of the consideration of the Development Permit application.

Engineering Provisions

7. The road and utility requirements are to be met to the satisfaction of the City Engineer and the Calgary Planning Commission prior to the issuance of the Development Permit.

General

8. The approval of this reclassification is an approval in principle and does not approve the site plan, as submitted. A satisfactory site plan must be submitted to the satisfaction of the Calgary Planning Commission prior to the approval of a Development Permit.