

Amendment No. 2890
LUCG/597
Council Approval: 06 September 1977

1. LOW DENSITY RESIDENTIAL

The reclassification of 60.5 acres ± from D.C. (Direct Control) District to R-2A (Low Density Residential) District, as proposed.

2. PARK & RIDE SITE

The establishment of the following land use and development guidelines on a 2.5 acre ± Direct Control site:

(a) Land Use Guidelines

The land use shall be for parking for public transit patrons and those other uses directly related to the provision of public transit.

(b) Development Guidelines

If Development Guidelines are required, then the proposed development, including the provision of landscaping, shall be to the satisfaction of the Calgary Planning Commission.

3. COMMERCIAL SITE

The establishment of the following land use and development guidelines on a 14.7 acre Direct Control site:

(a) Land Use Guidelines

The land use initially shall be for a comprehensively-designed neighbourhood shopping centre which, upon the submission of a commercial study as per the Airport III Design Brief, may be enlarged or replaced by a sector-sized centre that is to include both retail and service functions designed to satisfy the needs of the residents of the Airport III Design Brief area.

(i) C-1 (Local Commercial) District Uses

Are to apply in the initial phase including the provision of local convenience and grocery stores.

(ii) C-2 (General Commercial) District Uses

Are to apply upon the approval of the development of a sector-sized facility.

(b) Development Guidelines

General

- (i) For the first phase, C-1 (Local Commercial) District development guidelines are to apply unless noted below.
- (ii) For additional phases, C-2 (General Commercial) District guidelines are to apply.

Building Heights

- (iii) In the first phase, maximum building height is to be in the order of 28 feet. Height above 28 feet may be permitted to the satisfaction of the Calgary Planning Commission, if this height is to provide for architectural treatment in terms of roof profiles or for the development of a focal point such as a clock tower, etc.
- (iv) In the second and subsequent phases, maximum building height is to be in the order of 40 feet.

Parking

- (v) Minimum of 5.5 square feet of parking to one square foot of Gross Leaseable Area is to be provided in all phases of development. This provision is subject to the future adoption of any new minimum parking standard by the City of Calgary prior to the approval of any future Development Permit.
- (vi) The adequate provision for the parking of bicycles and mopeds must also be made.

Pedestrian Linkages

- (vii) Safe pedestrian linkages to the proposed Park & Ride facility, the multi-family site and the church must be provided. These linkages may take the form of pathways within landscaped corridors or be composed of brightly-coloured paving material adjacent to parking and traffic movement areas. They must be designed in a fashion such that both pedestrians and motorists are aware of their existence and function.

Landscaping

- (viii) In order to achieve a high standard of development in the area of perimeter landscaping, shelter belt planting around major entry and parking units, and useful open space planting; the following minimum landscape guidelines will apply:

Conifers - all conifers will be of a minimum 8 feet in height.

Deciduous - all deciduous trees will be of a minimum 2-1/2 inch caliper in diameter.

(A) Perimeter Landscaping

- (i) That perimeter landscaping will be composed of a mixture of mature and semi-mature coniferous and deciduous trees to

the above standards, excluding access points (a 20-foot minimum landscaped perimeter buffer be constructed around the site).

- (ii) That landscaping on the access roads shall be of a minimum of 20 feet on one side and 10 feet on the other.
- (iii) That trees with not less than 25-foot centres shall be provided on the landscaped buffer and primary access strips.
- (iv) That a landscaped area shall be defined by a raised curb of a minimum 18 inches high; landscaping along the principle circulation system must be designed to maintain site angles at a corner.

(B) Shelter Belt Plantings Around Major Entries and Parking Units

- (i) That landscaping adjacent to any walkway must be a minimum of 20 feet wide.
- (ii) That landscaping will be composed of a mixture of semi-mature and mature coniferous and deciduous trees with a mixed variety of flowering shrubs and ground-cover.

4. RELIGIOUS & ASSOCIATED USES

The establishment of the following land use and development guidelines on a 1.5 acre Direct Control site.

(a) Land Use Guidelines

The land use shall be for religious and associated uses only.

(b) Development Guidelines

Comprehensive development plans shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the approval of a development permit.

5. COMPREHENSIVE MULTI-FAMILY SITE

The establishment of land use and development guidelines on an existing 5.2 acre ± Direct Control parcel.

(a) Land Use Guidelines

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

(b) Development Guidelines

General

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

Building Heights

- (ii) Maximum building heights in the order of 35 feet to the satisfaction of the Calgary Planning Commission.

Parking

- (iii) A minimum of 125% parking or those parking standards in use by the City of Calgary at the time of an application for development permit are to apply to the satisfaction of the Calgary Planning Commission.

Density

- (iv) A maximum site density in the order of 75 p.p.a. is to be provided to the satisfaction of the Calgary Planning Commission.

Access

- (v) No access will be permitted to Falcon Ridge Drive. Access will be from Falcon Ridge Crescent and from the unnamed proposed public road to the west of the property.

Landscaping & Tot-Lots

- (vi) Landscaping plan, including the provision of tot-lots, is to be approved to the satisfaction of the Development Officer prior to the approval of any development permit.

6. STREET TOWNHOUSING

The establishment of the land use and development guidelines on an existing 6.8 acre Direct Control site.

(a) Land Use Guidelines

The land use shall be single detached and semi-detached and townhouse units only.

(b) Development Guidelines

R-3 (General Residential) District development guidelines are to apply with the exception that the building height may be increased to 35 feet when drive-under garages are provided. Other maximum building heights are to be in the order of 28 feet to the satisfaction of the Calgary Planning Commission.

NOTE: (The developer is to be advised that road widths of 25'/44' are no longer permitted and the minimum standard is 32'/44').