

Amendment No. 3252
LUCG/857
Council Approval: 16 July 1979

Site 1 Commercial Site (1.1 acres ±)

Land Use Guidelines

C-1 (Local Commercial District) land uses additionally a convenience food store or grocery store and a gas bar.

Development Guidelines

1. C-1 (Local Commercial District) development guidelines are to apply unless otherwise noted below.
2. A continuous 6 foot high pressure treated decorative cedar screen fence to be constructed along the north property line together with a 10 foot landscaped buffer strip.
3. That comprehensive development plans which include the building design, site lay-out 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 achieve a high standard of commercial and residential land uses in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.

Architectural treatment of commercial development should be of a residential nature in keeping with the residential character of the surrounding area.

Site 2 Multi-Family Site (1.8 acres ±)

Land Use Guidelines

The land use shall be for a comprehensively designed multi-family project consisting of townhouses or apartments.

Development Guidelines

1. R-3 (General Residential District) development guidelines shall apply unless otherwise noted below.

Density

2. Maximum population density shall be 65 persons per acre with a maximum of 15 dwelling units per acre for townhouses and of 30 dwelling units per acre for apartments. (Owing to the site constraints there is some concern whether the

development can achieve the maximum density and therefore actual maximum density shall be to the satisfaction of the Calgary Planning Commission).

Landscaping

3. A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

Amenity Area

4. The minimum amenity area per person shall be in accordance with the appropriate table of the draft multi-residential standards publication or any other amenity area standard in use by the City of Calgary at the time of application for a development permit.

Parking

5. A minimum of 150% off-street parking for townhouses and 125% for apartments shall be provided, to the satisfaction of the Calgary Planning Commission

Setbacks

6. A minimum building setback of 30 feet shall be maintained from the property lines along the major roads together with the provision of berms and uniform fencing.

Development Plans

7. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to and approved by the Calgary Planning Commission prior to the release of a development permit.

Site 3 Multi-Family Site (0.2 acres ±)

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.

Density

2. Maximum population density shall be in the order of 60 p.p.a. to the satisfaction of the Calgary Planning Commission. Density rates shall be those in effect at the time of application for a development permit.

Amenity Area

3. The minimum amenity area per person shall be in accordance with the appropriate table of the draft Multi-Residential Standards publication or any other amenity area standard in use by the City of Calgary at the time of application for a Development Permit.

Parking

4. A minimum of 150% off-street parking shall be provided to the satisfaction of the Calgary Planning Commission.

Development Plans

5. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to and approved by the Calgary Planning Commission prior to the release of a development permit.