

Amendment No. 3315
LUCG/910
Council Approval: 12 November 1979

1. Land Use Guideline (Reserve) (1.47 acres±)

The land uses shall be those permitted under the Planning Act, 1977 and Regulations appertaining thereto with respect to reserve lands.

2. Multi Family Site (10.62 acres±)

Land Use Guidelines

The land use shall be for a comprehensively designed project comprised of single family detached, semi-detached and townhouse units with the townhouse component not to exceed 50% of the total number of units.

Development Guidelines

1. R-2A (General Residential District) development guidelines shall apply unless otherwise noted below.

Density

2. Maximum population density shall be 45 persons per acre with a maximum of 12 dwelling units per acre for townhouses, 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 the townhouse portion of the development shall be provided to the satisfaction of the Calgary Planning Commission. For the other units off-street parking shall be provided in accordance with the approved City of Calgary standards which are in effect at the time of application for a development permit.

Setbacks

6. A minimum building setback of 30 feet shall be maintained from the property line along the major road together with the provision of uniform screening fencing and landscaping.

Escarpment

7. The development shall be integrated with the escarpment slope so as to avoid unnecessary regrading and creation of a hard edge condition.

Development Plans

8. 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.