

Amendment No. 3368
LUCG/956
Council Approval: 10 March 1980

A. Land Use Guidelines (Site 8 - 5.35 acres)

The land use shall be for single family dwellings.

Development Guidelines

1. R-1 development guidelines shall apply unless otherwise noted below.

Minimum Site Area

2. The minimum site area will be 2,500 square feet, but the aggregate site area of any two adjacent lots will not be less than 6,000 square feet.

Minimum Site Width

3. The minimum site width will be 25 feet mean width.

B. Land Use Guidelines (Reserve) (Sites 9, 10, 11 and 12)

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

Development Plans

Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and access shall be subsequently approved prior to the approval of a development permit, having regard to the adjacent development; the purpose and intent of which is to ensure that the various components are related in expression of form, materials and space relationship. Such plans are not required for general landscaping or the establishment of outdoor sports fields and recreational facilities.

C. Land Use Guidelines (Site 7 - 5.06 acres)

The land use shall be for a comprehensively designed local commercial centre in which a local convenience store, a grocery store and a delicatessen shall be permitted uses.

Development Guidelines

C-1 development guidelines shall apply unless otherwise noted below.

D. Land Use Guidelines (Site 1 - 2.6 acres; Site 2 - 3.91 acres;
(Site 5 - 4.3 acres; & Site 6 - 2.76 acres)

The land use shall be comprehensive townhouse development.

Development Guidelines

1. R-3 development guidelines shall apply unless otherwise noted below.

Density

2. Maximum unit density shall be in the order of 18 u.p.a.

Height

3. Maximum building height shall be 3 stories and shall not exceed 9 metres (30 feet) at any eaveline.

Building Separation

4. No residential building shall be situated closer than 3 metres (10 feet) to any other building on the site.

Landscaping

5. Landscaping shall cover a minimum of 30% of the net site area plus any adjoining boulevards. A detailed landscaping plan, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit.

Amenity Area

6. 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 standards in use by the City of Calgary at the time of application for a development permit.

Parking

7. A minimum of 200% off-street parking stalls shall be provided.

Access

8. a) No direct vehicular access or egress shall be permitted from the lanes.
b) Access and egress to the satisfaction of the Director of Transportation, shall be determined at the time of application for a development permit.

E. Land Use Guidelines (Site 4 - 3.7 acres)

The land use shall permit a variety of residential buildings in low-profile form in a medium density range.

Development Guidelines

1. R-3 development guidelines shall apply unless otherwise noted below.

Density

2. Maximum population density shall be in the order of 60 u.p.a.

Height

3. Maximum building height shall be 3 stories and shall not exceed 9 metres (30 feet) at any eaveline.

Landscaping

4. Landscaping shall cover a minimum of 30% of the net site area plus any adjoining boulevards. A detailed landscaping plan, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit.

Parking

5. A minimum of 150% off-street parking stalls shall be provided.

F. Land Use Guidelines (Site 3 - 2.88 acres)

The land use shall permit a variety of residential buildings in low-profile form in a medium density range.

Development Guidelines

1. R-3 development guidelines shall apply unless otherwise noted below.

Density

2. Maximum population density shall be in the order of 25 u.p.a.

Height

3. Maximum building height shall be 3 stories and shall not exceed 9 metres (30 feet) at any eaveline.

Landscaping

4. Landscaping shall cover a minimum of 30% of the net site area plus any adjoining boulevards. A detailed landscaping plan, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit.

Parking

5. A minimum of 150% off-street parking stalls shall be provided.