

Amendment No. 2817
LUCG/466
Council Approval: 04 October 1976

Land Use Guidelines

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

Development Guidelines

1. The maximum population density shall be 321 persons as established by the Ogden Design Brief. For the purposes of computing population density the following occupancy rates shall apply:
 - Duplex - 3.8 persons per dwelling unit
 - Townhouses
 - 2 bedroom - 3.5 persons per dwelling unit
 - 3 + bedroom - 4.5 persons per dwelling unit
2. The land inscribed by a triangle approximately 290 feet east, and 225 feet south from the northwest corner of the subject site be dedicated at no cost to the City as non-creditable reserve for the purposes of extending the existing public open space system; such dedication to occur before the release of a development permit.
3. Before the above land is dedicated, the owner shall build swale within the reserve area along the proposed property line to catch the storm water flows from the sloped land. The shape and dimensions of the swale are to be to the satisfaction of the Calgary Planning Commission.
4. At time of development, all the disturbed land in the dedicated portion of the subject site is to be loamed and seeded to the satisfaction of the Calgary Planning Commission.
5. R-2 (Low Density Residential District) development guidelines are to apply to the duplex units and R-3 (General Residential District) development guidelines are to apply to the townhouses.