

Amendment No. 2804
LUCG/551
Council Approval: 13 June 1977

1. That the 2.96 acres ± site be subject to the following Land Use and Development Guidelines:

Land Use Guidelines

The land use shall be for a comprehensively designed multi-family development containing a mixture of townhouse and apartment units.

Development Guidelines

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

1. Maximum permitted density shall be in the order of 80 p.p.a.
2. A minimum of 150% off-street parking shall be provided on site.
3. Maximum building height shall be in the order of 32 feet.
4. A minimum on site amenity area of 350 square feet per person shall be provided.

2. That the 2.78 acres ± site be subject to the following Land Use and Development Guidelines:

Land Use Guidelines

That the land uses shall be for educational, recreational and community service uses only.

Development Guidelines

That comprehensive development plans 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 ensure that the various components are related in expression of form, materials and space relationships; and

3. That the 10.32 acres ± site be reclassified from M.1 to D.C. with R-2A Guidelines, EXCEPTING Block 11 which shall remain M-1.