

Amendment No. 3027
LUCG/662
Council Approval: 13 March 1978

Land Use Guidelines

The land uses will be those that are permitted by the Planning Act and the regulations thereto for reserve parcels.

Development Guidelines

Development Plans (Reserves)

Comprehensive development plans including 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 Approval of 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.

Site 1 (3.2 acres±), Site 2 (4 acres±), Site 3 (4.2 acres±)

Land Use Guidelines

The land uses shall be for those uses as permitted in Schedule 8 (Permitted Uses for R-3) as attached to the Development Control Bylaw.

Development Guidelines

General

1. Unless noted below R-3 (General Residential District) development guidelines are to apply.

Density

2. Maximum net site density is to be in the order of 15 unit per acre. (If developed with an occupancy of 3.5 per unit this would be 52.5 p.p.a.)

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.
4. If a condominium or rental project on-site provision for play areas for young children are to be provided. This play area is to be in the order of 25 square feet per bedroom, excluding the master bedroom to the satisfaction of the Calgary Planning Commission.

Parking

5. Minimum onsite parking is to be in the order of 150 percent to the satisfaction of the Calgary Planning Commission.

Building Height

6. Maximum building height is to be in the order of 28 feet. If attached drive-under garages are provided the maximum building height is to be in the order of 35 feet.

Landscaping Plan

7. A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the Approval of a Development Permit

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.