

Amendment No. 3049
LUCG/670
Council Approval: 14 March 1978

Land Use Guidelines

The land use shall be for single family detached dwellings only.

Development Guidelines

1. R-1 (Single Detached Residential) District development guidelines shall apply.
2. Minimum site area per dwelling unit shall be 3700 square feet.
3. Minimum site width shall be 36 feet.

Land Use Guidelines

Site 2 - 11.98 acres
Site 3 - 8.69 acres
Site 4 - 7.63 acres
Site 6 - 6.69 acres

The land use shall be for comprehensively designed multiple family dwellings only as proposed.

Development Guidelines

Site 2 - 11.98 acres
Site 3 - 8.69 acres
Site 4 - 7.63 acres
Site 6 - 6.69 acres

1. R-3 (General Residential) District development guidelines are to apply unless otherwise noted below.
2. Maximum height in the order of 35 feet unless otherwise specified by the Calgary Planning Commission.
3. Minimum amenity areas to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.
4. Maximum density in the order of 65 p.p.a. to the satisfaction of the Calgary Planning Commission.

Minimum density in the order of 35 p.p.a. to the satisfaction of the Calgary Planning Commission.

Occupancy rates to be used to calculate density are to be those in use by the City of Calgary at the time of application for a Development Permit.

5. Maximum net site density in units per acre is to be in the order of 18 u.p.a. as per the Midnapore Design Brief.
6. A minimum of 150% on site parking to be provided to the satisfaction of the Calgary Planning Commission.
7. Comprehensive development plans which include the building design, site lay-out, exterior finishes and colour, landscaping, parking and access and a detailed analysis of the interface between the development and Fish Creek Provincial Park shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the release of a development permit.

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 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.