

Amendment No. 3208
LUCG/809
Council Approval: 19 March 1979

- A. Land Use Guidelines Site 1 excluding land fronting onto 300 and 400 Strathcona Mews, Stratton Hill Rise, and Stratton Hill Bay.

The land use shall be for single-detached residential dwellings only.

Development Guidelines

1. R-1 (Single Detached Residential) District development guidelines shall apply.

Land Use Guidelines The land fronting onto 300 and 400 Strathcona Mews, Stratton Hill Rise, and Stratton Hill Bay.

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

Development Guidelines

1. R-1 (Single Detached Residential) District development guidelines shall apply.
2. Minimum site width shall be 34 feet.
3. Minimum site area per dwelling unit shall be 3400 square feet.
4. There shall be two side yards within each lot, each side yard being a minimum of 5 feet.

- B. Land Use Guidelines Site 2

The land use shall be for single-detached residential dwellings only.

Development Guidelines

1. R-1 (Single Detached Residential) district guidelines shall apply unless except as noted below.
2. There shall be two side yards within each lot, each side yard being a minimum of 5 feet.

- C. Land Use Guidelines Site 3

The land use shall be for single-detached residential dwellings only.

Development Guidelines

1. R-1 (Single Detached Residential) district development guidelines shall apply.

2. Minimum site width shall be 28 feet.
 3. Minimum site area per dwelling unit shall be 2,800 square feet.
 4. Any lot less than 30 feet in width shall be serviced by a lane.
- D. Land Use Guidelines (Site 4 - 4.0 acres±)
(Site 5 - 2.5 acres±)
(Site 6 - 5.5 acres±)

The land use shall be for a comprehensively designed residential development only, comprised on whole or in part of single-detached, semi-detached, linked housing and townhousing dwellings.

Development Guidelines

General

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

Density

2. Residential densities shall be in the order of 45 p.p.a. to a maximum of 12 u.p.a.

Height

3. A maximum building height of 35 feet shall be permitted where garages or covered parking are an integral part of the unit design, in all other cases maximum height shall be 28 feet.

Landscaping

4. Where development occurs on a block basis as opposed to individual lots, a detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

Amenity Area

5. Where development occurs on a block basis as opposed to individual lots, a minimum amenity area of 400 square feet per person shall be provided to the satisfaction of the Calgary Planning Commission.

Parking

6. A minimum of 150 percent off-street parking shall be provided to the satisfaction of the Calgary Planning Commission.

Slope Stability

7. Where appropriate, prior to the release of a development permit, the developer shall submit a report from a soils consultant ensuring that the slope is stable in the undeveloped state.

The requirements of the City Engineering Department with respect to land with slopes in excess of 15 percent or within 50 feet of ravine shall be complied with.

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. Such plans should also indicate that the design controls contained in the Strathcona Design Brief, as they apply to sloped lands, are being complied with.

Views

9. Any development of this site must recognize and blend with the topography, in particular the slope of the land, and allow views through the site from the south and the east, so that substantial on-site green areas are part of the view scape; as detailed in the Strathcona Design Brief.

All substantial areas of parking must be covered by landscaping or buildings.

E. Land Use Guidelines

The land use shall be those permitted under the Planning Act and the regulations appertaining thereto with respect to reserve lands.

Development Guidelines

Comprehensive development plans including building design, site layout, 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, the purpose and intent of which is to ensure that the various components are related in expression of form, materials and space relationship.