

Amendment No. 3205
LUCG/823
Council Approval: 14 May 1979

Land Use Guidelines

The land use shall be for a residential apartment building only.

Development Guidelines

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

Density

Maximum population density shall be in the order of 90 p.p.a. to a maximum of 14 dwelling units.

Height

Maximum building height shall be in the order of 31 feet.

Landscaping

A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

Amenity Area

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.

Parking

A minimum of 125% off-street parking shall be provided.

Sound Proofing

Adequate sound proofing provided as outlined in the CMHC Site Planning Handbook:

“Road and Rail Noise & Effects on Housing 1977” to the satisfaction of the Development Officer.

Access

No vehicular access shall be permitted from Ogden Road. That suitable vehicular access from 24 Street be provided to the satisfaction of the Development Officer.

Development Plans

Approval of this application in no way approved the plans as submitted. Comprehensive development plans including building, design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.