

Amendment No. 3302

LUCG/891

Council Approval: 15 October 1979 (Sites 1-4)

Council Approval: 10 December 1979 (Site 5)

1. Land Use Guidelines (Site 1)

The land shall be used for comprehensively designed residential development only, comprised in whole or in part of linked housing, townhousing or stacked townhousing units and apartments.

2. Development Guidelines

R-3 General Residential District Development Guidelines shall apply unless otherwise noted below.

3. Yards:

- a) All front yards shall be a minimum of 25' - 0".
- b) the minimum setback of an end wall of a unit to a property line not adjoining a public street shall be 4' - 0" plus 1 additional foot for every 3' - 0" of building height or portion thereof over 28' - 0".
- c) the minimum setback of a front or rear face of a building to a property line, not adjoining a public street shall be 25' - 0".

4. Height

Maximum Building Height: 40' - 0".

5. Maximum density shall be 23 u.p.a.

6. Parking:

A minimum of 150% off-street parking shall be provided.

7. Recreation Vehicle Storage:

Adequate screened recreational vehicle storage shall be provided to the satisfaction of the Calgary Planning Commission.

8. Acreage Assessment

The Planning Department negotiate an acreage assessment with approval of the developers of Cell "C" of Strathcona Heights for the purpose of establishing a Reserve Fund for the construction of a Community Association Hall and associated sports facilities, and further:

- a) the acreage assessment be sufficient to afford a reasonable size facility with sports amenities.
- b) the fund be turned over to the Future Community Association upon election of a representative executive.
- c) the Reserve Fund may be used for capital purposes only.
- d) the Community Association consult with the developers re the design of the facility.

1. Land Use Guidelines: (Site 2)

This site shall be used for comprehensively designed terraced garden apartments or townhouses only.

2. Development Concept

The development must respond to the existing landform in overall massing, and be slope adaptive in design concept.

The maximum height should be 55 feet as the housing form increases in height from east to west along the slope.

The massing along the west property line must respond to the built form on the adjacent parcel to the west.

3. Development Guidelines:

R-3 General Residential District Guidelines shall apply unless otherwise noted below.

4. Front Yards:

The minimum front yard shall be 25 feet. The minimum side yard shall be 30 feet.

5. Height:

The maximum building height shall be 55 feet.

6. Density:

The maximum density shall be 30 units per acre.

7. Parking:

- a) There shall be 150% resident parking.
- b) All residential parking shall be below grade and screened, and all visitor parking shall be screened.

8. Acreage Assessment

The Planning Department negotiate an acreage assessment with approval of the developers of Cell "C" of Strathcona Heights for the purpose of establishing a Reserve Fund for the construction of a Community Association Hall and associated sports facilities, and further:

- a) the acreage assessment be sufficient to afford a reasonable size facility with sports amenities.
- b) the fund be turned over to the Future Community Association upon election of a representative executive.
- c) the Reserve Fund may be used for capital purposes only.
- d) the Community Association consult with the developers re the design of the facility.

9. Recreation Vehicle Storage

Adequate screened recreational vehicle storage shall be provided to the satisfaction of the Calgary Planning Commission.

1. Land Use Guidelines: (Site 3)

This site shall be used for comprehensively designed garden apartments or apartment buildings only.

2. Development Concept

The overall massing is to step down from west to east from a maximum height of 125 feet and must respond to the built form on the adjacent property to the east.

3. Development Guidelines:

R-3 General Residential District Guidelines shall apply unless otherwise noted below:

4. Yards:

Minimum front yard will be 25 feet. Minimum side yard will be 30 feet.

5. Height:

The maximum height shall be 125 feet.

6. Density:

The maximum density shall be 55 units per acre.

7. Parking:

- a) There shall be 150% residential parking.
- b) All resident parking shall be below grade and screened and all visitor parking shall be screened.

8. Acreage Assessment

The Planning Department negotiate an acreage assessment with approval of the developers of Cell "C" of Strathcona Heights for the purpose of establishing a Reserve Fund for the construction of a Community Association Hall and associated sports facilities, and further:

- a) the acreage assessment be sufficient to afford a reasonable size facility with sports amenities.
- b) the fund be turned over to the Future Community Association upon election of a representative executive.
- c) the Reserve Fund may be used for capital purposes only.
- d) the Community Association consult with the developers re the design of the facility.

9. Recreation Vehicle Storage

Adequate screened recreational vehicle storage shall be provided to the satisfaction of the Calgary Planning Commission.

1. Land Use Guidelines: (Site 4)

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

2. 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.

3. Acreage Assessment

The Planning Department negotiate an acreage assessment with approval of the developers of Cell "C" of Strathcona Heights for the purpose of establishing a Reserve Fund for the construction of a Community Association Hall and associated sports facilities, and further:

- a) the acreage assessment be sufficient to afford a reasonable size facility with sports amenities.
- b) the fund be turned over to the Future Community Association upon election of a representative executive.
- c) the Reserve Fund may be used for capital purposes only.
- d) the Community Association consult with the developers re the design of the facility.

Land Use Guideline: (Site 5)

- 1. This site shall be used for a Firehall only.

Development Guidelines

- 2. R-1 development guidelines shall apply.

Development Guidelines (Site 6)

- 1. C-2 (General Commercial District) guidelines shall apply except as otherwise noted below.

Landscaping Plans

2. A detailed landscaping plan shall be submitted to the satisfaction of the Development Officer. The plan shall indicate how a pleasing visual buffer will be established between the commercial site and the land west of 69th Street S.W.

Acreage Assessment

3. The Planning Department negotiate an acreage assessment with approval of the developers of Cell "C" of Strathcona Heights for the purpose of establishing a Reserve Fund for the construction of a Community Association Hall and associated sports facilities, and further:
 - a) the acreage assessment be sufficient to afford a reasonable size facility with sports amenities.
 - b) the fund be turned over to the Future Community Association after they have been duly registered with the Registrar of Societies upon the election of a representative executive.
 - c) the Reserve Fund may be used for capital purposes only.
 - d) the Community Association consult with the developers Re: the design of the facility.