

Amendment No. 3320
LUCG/920
Council Approval: 10 December 1979

A. Land Use Guidelines

The land use shall be for single family detached dwelling units only.

Development Guidelines

1. R-1 development guidelines shall apply unless otherwise noted below.

Site Width

2. Minimum site width - 55 feet excepting the key lots located between multi-family site 2 and the DC(R-1) to the north-east where site width at the road right-of-way shall be no less than 20 feet.

Urban Design

3. Block plans will be acceptable and may be approved by the Development Officer who will have due regard to the following site planning principles.
 - a) Due to the north, north east slopes, main living spaces should have orientation and access to sunlight;
 - b) Deciduous trees should be utilized on the south to provide summer shade and winter sun.
 - c) Coniferous trees should be utilized on the north and west to provide a dense understory for protection from prevailing winds.
 - d) Reduce the sea of roofs and walls effect by staggering roof lines and variety of house designs.

ACREAGE ASSESSMENT

4. The Planning Department negotiate an acreage assessment with approval of the developers of Cell "A" 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 election of a prerepresentative 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.

B. Land Use Guidelines

The land use shall be for comprehensively designed and developed multiple family development only.

Development Guidelines

- 1. R-3 development guidelines shall apply unless otherwise noted below.

Density

- 2. Maximum density shall be as follows:

- a) site 1 - 6 units per acre
- b) site 2 - 16 units per acre
- c) site 3 - 14 units per acre

Parking

- 3. 150% resident parking with provision for visitor and recreational vehicle parking, all to be screened to off site views.

Urban Design

- 4.
 - a) Due to the north, north-east slopes, main living spaces should have orientation and access to sunlight.
 - b) Deciduous trees should be utilized on the south to provide summer shade and winter sun.

Coniferous trees should be utilized on the north and west to provide a dense understory for protection from prevailing winds.
 - c) Units should be staggered up the slopes rather than across, to expose green spaces to views from off site.
 - d) Each unit should have access to views.
 - e) Reduce the sea of roofs and walls effect created by multi-family developments which attempt to maximize views from the site only. Roof lines and setbacks should be altered to break up the development lines.

Acreage Assessment

- 5. The Planning Department negotiate an acreage assessment with approval of the developers of Cell "A" 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 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.