

Amendment No. 3377
LUCG/937
Council Approval: 10 March 1980

Land Use Guidelines

The land use shall be for comprehensively designed multi-family project consisting of townhouse and apartment units.

Development Guidelines

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

Density

2. Maximum unit density shall be in the order of 22 u.p.a.

Height

3. A maximum of 3 storeys and not to exceed 30 feet (9m) at the eaveline.

Landscaping

4. Landscaping shall cover a minimum of 45% of the net site area plus any adjoining boulevards. A detailed landscaping plan, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a development permit. A landscaped deck may be considered in fulfillment of part of the landscaping requirement.

Amenity Area

5. The amenity standards shall be in accordance with the appropriate standards in effect by the City of Calgary at the time of application for a development permit.

Parking

6. The parking requirement for other than the street townhousing and visitor parking shall be totally enclosed.

Yards

7. A minimum of 30' building setback from the right-of-way of 24 St. S.W.
A minimum of 7' building setback along the north property line.

Access

8. Prior to the release of the Development Permit, the Developer shall enter into a development agreement for the construction of and the extension to Oakfield Drive between 26 Street and

24 Street adjacent to the site and this road shall be used as one of the accesses to the development.

Development Plans

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