

Amendment No. 2756
LUCG/416
Council Approval: 08 June 1976

COMMERCIAL SITE (0.69 acres±)

Land Use Guidelines

C-1 (Local Commercial District) land uses only as proposed.

Development Guidelines

- 1) C-1 (Local Commercial District) development guidelines are to apply unless noted below.
- 2) A continuous 6 foot high pressure treated decorative cedar screen fence to be constructed along the north property line.
- 3) That comprehensive development plans which include the building design, site lay-out, exterior finishes and colour, landscaping, parking and access shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit, having regard to the adjacent development; the purpose of which is to achieve a high standard of commercial and residential land uses in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.

RESIDENTIAL SITE (23.75 acres ±)

Land Use Guidelines

The land use guidelines are for a Planned Unit Development consisting of any combination of the following dwelling units: single-detached, semi-detached and townhousing.

Development Guidelines

- 1) Density

Maximum gross density in the order of 35 p.p.a.
Minimum gross density in the order of 30 p.p.a.

Maximum 215 units
Minimum 190 units

Above subject to modification by the Calgary Planning Commission.

Occupancy rates are to be those in use at time of application for Development Permit.

- 2) Yard Requirement

Front yards - minimum average 12 feet for each individual unit.

Zero lot line single-family - minimum side yard 10 feet.

Duo style/semi-detached - minimum side yard 4 feet. The developer is to notify the purchaser that there is no rear yard vehicular access.

Townhousing/semi-detached - minimum side yard where separated, 4 feet except where units have attached roof lines, fascias, etc. The developer is to notify the purchaser that there is no rear yard vehicular access when laneless.

3) Dwelling Unit Access

Those dwelling units located on parcels that have a side yard of 8 feet or less or whose side (or sides) are within 12 feet of another structure will be restricted to front and rear access points only.

4) Parking

That a minimum of two off-street parking spaces be provided at initial development for:

- a) All units on narrow cul-de-sacs and all townhouse groups.
- b) All units with no rear yard vehicular access.

That a restrictive covenant be registered guaranteeing two off-street parking spaces on narrow cul-de-sacs and townhouse groups.

That a minimum of 50% of each parking stall be located on the private lot.

That lots where garages or carports are possible shall be located on the plan at the time of application for a Development Permit.

That parking stalls within cul-de-sacs shall be suitably surfaced to the satisfaction of the City Engineer.

That a restrictive covenant be registered on garage/carport design and materials.

5) General

That in the use of tot lots, walkways, site drainage control, privacy screening for row housing; the details are to the satisfaction of the Development Officer prior to the issuance of a development permit.

The developer is to provide common fences for rear yards abutting Whiteland Drive.

A landscape plan shall be provided to the satisfaction of the Development Officer prior to the issuance of a Development Permit.

No trees are to be planted in the rear yard access ways.

The developer is to provide for possible vehicle access to the rear of single-family detached units.

Zero lot line - 2 foot eave encroachment and 8 foot maintenance access easements to be registered at the time of Building Permit approval.

A garage may be located in an access easement such that the structure is separated from principal residence and so it does not impede access to rear yards where available.

6) Comprehensive Development Plans

That comprehensive development plans which include the building design, site lay-out, exterior finishes and colour, landscaping, parking and access shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit, having regard to the adjacent development; the purpose of which is to achieve a high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.