

Amendment No. 2752
LUCG/418
Council Approval: 08 June 1976

Land Use Guidelines

The land use guidelines shall be for a comprehensive designed multiple-family project only.

Development Guidelines

- a) That a maximum of 5 dwelling units be constructed on the north site and a maximum of 4 on the south site.
- b) That a minimum of 340 sq. ft. of open space per person be provided based on the occupancy rate in use by the City of Calgary at the time of application for Development Permit.
- c) That a minimum of 200% of on-site parking be provided as proposed.
- d) That a maximum building height be in the order of 28 feet to the satisfaction of the Calgary Planning Commission.
- e) That, unless specified above the R-2 (Low Density Residential District), provisions of the Development Control By-law are to apply.
- f) That approval of this application in no way approves the plans as submitted and 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 open space system, 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 this sensitive site.