

Amendment No. 2673
LUCG/433
Council Approval: 05 July 1976

Land Use Guidelines

The land use shall be for a comprehensive multi-family development only.

Development Guidelines

1. General

Except as noted, R-3 (General Residential District) guidelines will apply.

2. Density

To the satisfaction of the Calgary Planning Commission:

- maximum population density to be 55 persons per gross acre;
- minimum population density to be in the order of 45 persons per gross acre.

Occupancy rates to be based upon those in effect at the time of application for a Development Permit.

3. Amenity Areas

A minimum, in the order of 475 sq. ft. per person of open space amenity area to the satisfaction of the Calgary Planning Commission.

4. Parking

That a minimum of 125 percent parking be provided to the satisfaction of the Calgary Planning Commission and in addition that parking for recreational vehicles be provided to the satisfaction of the Commission.

5. Building Height

That the maximum building height be 28'.

6. Comprehensive Development Plans

That comprehensive development plans which include the building designs, 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 single-family dwellings and golf course, 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 site and ensure minimum removal of the mature trees presently located on the site.

7. Replotting Scheme

That a replotting scheme, consolidating the east/west half roadway which adjoins the property to the north with Block 4, Plan 3795 J.K., be registered prior to the release of a Development Permit.

8. Reserve

That a cash payment be made in lieu of reserve prior to the release of the Development Permit and that said payment be determined on the same basis as would be used in the case of subdivision.

NOTE: This reclassification does NOT adopt any layout plan that has been used to demonstrate how the development of the site may be achieved.