

Amendment No. 2779
LUCG/445
Council Approval: 07 September 1976

Land Use Guidelines

The land use on each multi-family site shall be for a comprehensively designed residential development.

Development Guidelines

1. General

R-3 (General Residential District) guidelines are to apply unless otherwise noted below.

2. Density

SITE 1 (8.7 acres)

The population density range shall be
-- minimum 40 persons per acre
-- maximum 55 persons per acre

SITE 2 (6.8 acres)

The population density range shall be
-- minimum 40 persons per acre
-- maximum 50 persons per acre

SITE 3 (3.1 acres)

The population density range shall be
-- minimum 55 persons per acre
-- maximum 75 persons per acre

SITE 4 (3.7 acres)

The population density range shall be
-- minimum 50 persons per acre
-- maximum 65 persons per acre

Occupancy rates are to be based in each instance on current figures at the time of the development application approval.

3. Parking

A minimum of 150 percent parking be provided to the satisfaction of the Calgary Planning Commission and that parking for recreational vehicles be provided to the satisfaction of the Calgary Planning Commission.

4. Building Height

Maximum building height shall be in the order of 28 feet to the satisfaction of the Calgary Planning Commission.

5. Amenity Area

Minimum amenity area per person shall be calculated using the appropriate table in the Draft Multi-Residential Standard publication.

6. Landscaping Plan

Prior to the issuance of a development permit for any site, a landscape plan for that site shall be approved by the Calgary Planning Commission. The purpose of such landscape plans is to demonstrate how landscaping of buffers, amenity areas, pedestrian walkway systems and parking areas is to be done to comprehensively link the various components of the development.

7. Comprehensive Development Plans

Comprehensive development plans including building design, site layout, 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 and intent of which is to ensure that the various components are related in expression of form, materials and space relationship.

8. If the proposed 40 foot pipeline right-of-way on sites 1 and 2 is not relocated to 36th Street, a minimum building setback of 40 feet from the right of way shall be required.