

Amendment No. 2897
LUCG/526
Council Approval: 14 March 1977

Land Use Guidelines

The land use shall be for a comprehensively designed multiple family development only.

Development Guidelines

1. R-3 (General Residential District) development guidelines are to apply unless noted below.
2. Building Height

Maximum building to be limited to 40 feet providing that no residential dwelling units ceilings are greater than 28 feet in height. Height over 28 feet permitted is to allow the effective roof slopes if proposed.
3. Density

The net site density to be as permitted in the Low Multi-Residential: Raw Land Table of the Draft Multi-Residential standards.
4. Building Placement and Orientation

Building Placement and Orientation shall be done in a fashion to minimize shadow cast problems on the adjacent tot lot.
5. Parking

A minimum of 125% on site parking to be provided to the satisfaction of the Calgary Planning Commission.
6. The approval of this reclassification in no way approves the plans as submitted. Detailed plans and other requirement of Section 8 of the Development Control Bylaw (Bylaw 8600) are to be provided at the time of application for a Development Permit and are to be to the satisfaction of the Calgary Planning Commission prior to the approval of a Development Permit.
7. Roadway requirements for 4A Street should be dedicated by subsequent subdivision application.