

Amendment No. 2720
LUCG/541
Council Approval: 09 May 1977

Land Use Guidelines

1. The land use shall be for a comprehensively developed multi-family project.
2. Permitted dwelling units are restricted to semi-detached, town-houses and walk-up apartments.

Development Guidelines

1. A maximum site density of 45 p.p.a. is permitted. (This includes land within the site subject to the setback restrictions below).

Set-Back

2. A residential dwelling unit set-back of 200 feet from the centre of the present Sarcee Trail alignment or 90 feet from the west property line is required. Whichever is the greater shall apply.

Building Height

3. Maximum building heights for semi-detached dwelling or town-house shall be 28 feet.
4. Maximum building heights for apartments shall be 35 feet.

Noise Attenuation

5. Dwelling units adjacent to the west side of the site should be oriented to have their end walls facing in a east-west direction to minimize road noise effects.

General

6. R-3 (General Residential) District provisions shall apply as modified or amended by the Calgary Planning Commission at the time of the consideration of the Development Permit application.

Access

7. Access to the site from 26th Avenue to be located no closer than 350 feet east of the west property line of the property.

Engineering Provisions

8. The road and utility requirements are to be met to the satisfaction of the City Engineer and the Calgary Planning Commission prior to the issuance of the Development Permit.

General

9. The approval of this reclassification is an approval in principle and does not approve the site plan as submitted. A satisfactory site plan must be submitted to the satisfaction of the Calgary Planning Commission prior to the approval of a Development Permit.