

Amendment No. 2967
LUCG/584
Council Approval: 08 August 1977

Land Use Guidelines

That the land use be for a comprehensively planned multiple family housing development only.

Development Guidelines

General

1. R-3 Development Guidelines are to apply unless noted below.

Density

2. Maximum density is to be in the 57 - 63 p.p.a. range to the satisfaction of the Calgary Planning Commission.

Occupancy rates to be used are to be those in use by the City of Calgary at the time of application for a Development Permit.

Building Height

3. In accordance with the Strathcoma Design Brief, maximum building height is to be in the order of 35 feet to the satisfaction of the Calgary Planning Commission.

Amenity Area

4. Minimum on-site open space amenity area per person is to be calculated using the appropriate table in the Draft Multi-Residential Standards publication.
5. On-site provision for play areas for young children are to be provided. This play area is to be in the order of 25 square feet per bedroom, excluding the master bedroom to the satisfaction of the Calgary Planning Commission.

Landscape Plan

6. That prior to the issuance of a Development Permit a landscape plan shall be approved by the Calgary Planning Commission. The purpose of this landscape plan is to demonstrate how landscaping of buffers, amenity areas, pedestrian walkway systems and parking areas is to be done to comprehensively link both internally and externally the various components of the development.

Existing Tree Stands

7. Existing tree stands in healthy condition must be preserved and integrated as much as possible in the open space system.

Parking Facilities

8. Minimum on-site parking is to be in the order of 150% or those standards in use by the City of Calgary at the time of the application for a Development Permit.

Comprehensive Plans

9. The approval of this application in no way approves the plans as submitted and that comprehensive development plans 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 relationships.

(NOTE: Prior to this item being advertised for Council, the applicant shall enter into a legal agreement with the City, to the satisfaction of the Law Department, relative to providing access by the public to the 2 acres ± parcel of trees to the south).