

Amendment No. 2995
LUCG/621
Council Approval: 14 November 1977

Site A - Land Use Guidelines (Commercial - 4.92 acres ±)

The land use shall be for a comprehensively designed neighbourhood commercial centre only. Permitted uses shall be C-1 (Local Commercial) District plus a local convenience or variety store and a delicatessen.

Development Guidelines

1. C-1 (Local Commercial) District development guidelines shall apply unless otherwise noted below.
2. Maximum gross floor area shall be in the order of 65,000 square feet.
3. Minimum parking required shall be 5.5 spaces per 1,000 square feet of net retail commercial floor area, or portion thereof and 1 space for every 500 sq. ft. of net office floor area or portion thereof. Provision for bike parking must also be made.
4. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to and approved by the Calgary Planning Commission prior to the release of a development permit.

Site B - Land Use Guidelines (Residential - 5.79 acres ±)

The land use shall be for a comprehensively designed multi-family development only containing a maximum of 100 units.

Development Guidelines

R-3 General Residential (District) development guidelines shall apply unless otherwise noted below.

Density

2. Maximum population density shall be in the order of 70 p.p.a. to the satisfaction of the Calgary Planning Commission. Density rates shall be those in effect at the time of application for a development permit.

Parking

3. A minimum of 200% off-street parking, plus additional recreational vehicle storage, be provided to the satisfaction of the Calgary Planning Commission.

Development Plans

4. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to and approved by the Calgary Planning Commission prior to the release of a development permit.
5. That extensive landscaping be provided on the eastern exposure.