

Amendment No. 3028
LUCG/661
Council Approval: 13 March 1978

Land Use Guidelines

The land use shall be for a neighbourhood shopping centre only. Permitted uses shall be those permitted within a C-1 (Local Commercial District) plus a convenience food store or a grocery store.

Development Guidelines

1. C-1 (Local Commercial District) development guidelines shall apply unless otherwise noted below.

Development Plans

2. 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.

Land Use Guidelines

The land uses will be those that are permitted by the Planning Act and the regulations thereto for reserve parcels.

Development Guidelines

Development Plans (Reserves)

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 approval 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.

Land Use Guidelines

The land use shall be for a church and church related uses only. (Including day care)

Development Guidelines

1. R-1 (Single Detached Residential) District development guidelines shall apply.
2. 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.

Land Use Guidelines

The land use shall be for a church and church related uses only. (Including day care)

Development Guidelines

1. R-1 (Single Detached Residential) District development guidelines shall apply.
2. 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.

Residential Site (14 acres ±)

Land Use Guidelines

The land use guidelines are for a Planned Unit Development consisting of any combination of the following dwelling units: single-detached, semi-detached and townhousing.

Development Guidelines

Density

1. Maximum gross density in the order of 40 ppa.

Minimum gross density in the order of 35 ppa.

Above subject to modification by the Calgary Planning Commission.

Occupancy rates are to be those in use at the time of application for development permit.

Yard Requirement

2. Front Yards - minimum average 12 feet for each individual unit.

Zero lot line single family - minimum side yard 10 feet.

Duo style/semi-detached - minimum side yard 4 feet. The developer is to notify the purchaser that there is no rear yard vehicular access.

Town housing/semi-detached - minimum side yard where separated, 4 feet except where units have attached roof lines, fascias, etc. The developer is to notify the purchaser that there is no rear yard vehicular access when laneless.

Parcel Size

3. The R-2A provisions of the Development Control Bylaw will apply, with the exception of parcels intended for townhouse development which shall have a minimum size of 2000 square feet.

Dwelling Unit Access

4. Those dwelling units located on parcels that have a side yard of 8 feet or less or whose side (or sides) are within 12 feet of another structure will be restricted to front and rear entry points only.

Parking

5. A minimum of two off-street parking spaces shall be provided at initial development for;
 - a. all units having narrow frontages on cul-de-sacs and all townhouse groups.
 - b. All units with no rear yard vehicular access.

A restrictive covenant shall be registered guaranteeing two off-street parking spaces on narrow cul-de-sacs and townhouse groups.

A minimum of 50% of parking stalls shall be located on the private lot.

Lots where garages or carports are possible shall be indicated on the plan at the time of application of a development permit.

Parking stalls within cul-de-sacs shall be suitably surfaced to the satisfaction of the City Engineer.

A restrictive covenant shall be registered on garage/carport design and materials.

General

6. In the use of tot lots, walkways, site drainage control, privacy screening for row housing; the details are to the satisfaction of the Development Officer prior to the issuance of a development permit.
7. Respecting the multi-family site, an application for Development Permit for a density in excess of 150 dwelling units for ownership other than fee simple that community and recreational facilities will be required to the satisfaction of the Calgary Planning Commission.