

Amendment No. 3019
LUCG/680
Council Approval: 10 April 1978

- A. Parcel 1 (5.7 acres±)
Parcel 2 (5.2 acres±)

Land Use Guidelines

The land use shall be for a comprehensively designed multi-family apartment development, plus a recreation centre, which is to be located on Parcel 2, to serve the entire area.

Development Guidelines

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

Density

2. Residential densities shall be limited to the following:

Parcel 1 - 82 p.p.a. to a maximum of 232 units
Parcel 2 - 58 p.p.a. to a maximum of 140 units

All residential units shall be contained in not more than 2 buildings on each parcel. Density shall be to the satisfaction of the Calgary Planning Commission based on the following occupancy rates:

1 bedroom - 1.5 p.p.a.
2 bedroom - 2.1 p.p.a.
3 bedroom - 3.0 p.p.a.

Height

3. Maximum building height shall be in the order of the following:

Parcel 1 - 120 feet
Parcel 2 - 85 feet, 35 feet for the recreation centre

Amenity Area

4. The minimum open space amenity area per person shall be in the order of 380 square feet for Parcel 1 and 475 square feet for Parcel 2, to the satisfaction of the Calgary Planning Commission.

Parking

5. A minimum of 150% off-street parking on each parcel shall be provided within a parking structure.

Development Plans

6. 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.

- B. Parcel 4 (5.1 acres±)
Parcel 5 (6.2 acres±)
Parcel 6 (4.3 acres±)
Parcel 7 (4.6 acres±)

Land Use Guidelines

The land use shall be for a comprehensively designed multi-family, townhouse development only.

Development Guidelines

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

Density

2. Maximum population density shall be limited to the following:

Parcel 4 - 35 p.p.a. to a maximum of 56 units,
Parcel 5 - 38 p.p.a. to a maximum of 76 units,
Parcel 6 - 43 p.p.a. to a maximum of 60 units,
Parcel 7 - 45 p.p.a. to a maximum of 68 units,

to the satisfaction of the Calgary Planning Commission based on the following occupancy rates:

1 bedroom - 1.5 p.p.a.
2 bedroom - 2.1 p.p.a.
3 bedroom - 3.0 p.p.a.

Height

3. Maximum building height shall be in the order of 35 feet.

Amenity Area

4. The minimum amenity area per person shall be in the order of 380 square feet to the satisfaction of the Calgary Planning Commission.

Parking

5. A minimum of 200% off-street parking shall be provided to the satisfaction of the Calgary Planning Commission.

Development Plans

6. 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.

- C. Parcel 3 (2.8 acres±)
Parcel 8 (1.7 acres±)
Parcel 9 (1.8 acres±)
Parcel 10 (2.9 acres±)
Parcel 11 (3.3 acres±)
Parcel 12 (2.0 acres±)

Land Use Guidelines

The land use shall be for a comprehensively designed multi-family, apartment development only.

Development Guidelines

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

Density

2. Residential densities shall be limited to the following:

Parcel 3 - 48 p.p.a. to a maximum of 54 units,
Parcel 8 - 72 p.p.a. to a maximum of 48 units,
Parcel 9 - 38 p.p.a. to a maximum of 36 units,
Parcel 10 - 55 p.p.a. to a maximum of 72 units,
Parcel 11 - 67 p.p.a. to a maximum of 88 units,
Parcel 12 - 70 p.p.a. to a maximum of 56 units,

to the satisfaction of the Calgary Planning Commission based on the following occupancy rates:

1 bedroom - 1.5 p.p.a.
2 bedroom - 2.1 p.p.a.
3 bedroom - 3.0 p.p.a.

Height

3. Maximum building height shall be in the order of 35 feet.

Amenity Area

4. The minimum open space amenity area per person shall be in the order of 300 square feet to the satisfaction of the Calgary Planning Commission.

Parking

5. A minimum of 150% off-street parking shall be provided to the satisfaction of the Calgary Planning Commission.

Development Plans

6. 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.

- D. Reserve Parcel (1.9 acres±)

Land Use Guidelines

The land uses shall be those permitted under the Planning Act and the regulations appertaining thereto with respect to reserve lands.

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 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.

General

1. The developer is requested to dedicate 6 feet of right-of-way along his entire boundary on 50th Street S.W. to facilitate the upgrading of that Street to a collector standard prior to the release of a development permit. It is also requested that any requirements for the construction of the intersection of 50th Street and Richmond Road be similarly dedicated.
2. The developer is requested to dedicate the required right-of-way for the extension of 40th Avenue S.W. from 50th Street to the westerly boundary of the site.