

Amendment No. 2978
LUCG/684
Council Approval: 10 April 1978

Land Use Guidelines

The land use shall be for single-detached residential dwellings only.

Development Guidelines

1. R-1 (Single-Detached Residential) District development guidelines shall apply unless otherwise noted below.
 2. Minimum site width shall be 34 feet.
 3. Minimum site area per dwelling unit shall be 3400 square feet.
 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 Development Officer prior to the release of a development permit.
- C. 22.7 acres ±

Land Use Guidelines

R-1 (Single-Detached Residential) District uses are to apply.

Development Guidelines

General

1. R-1 (Single-Detached Residential) District guidelines are to apply unless noted below. An effort should be made to encourage variety in housing design, finishing materials and colours throughout this area.

Yard Requirements

Front Yard

2. A minimum of 3 feet.
3. The provisions of Section 31(2) of the Development Control Bylaw are to apply namely:

“31(2) Where a residential area is developed on a road and walkway system and the dwellings front upon the walkway and back upon the road, for the purposes of subsection (1) the road may be regarded in the discretion of the Planning Commission as a lane.”

Side Yards

4. Except as hereinafter provided, side yards for principle buildings, shall be a minimum of 5 feet.
5. A side yard may be reduced to 0 feet where
 - i) the owner(s) of the adjacent parcel(s) grant(s) a 10 foot maintenance access and a 2 foot eave and footing encroachment easement on the adjoining property in perpetuity. The easements shall be to the satisfaction of the Development Officer and shall be registered against the title of the property. (amended June 21, 1976).
 - ii) all roof drainage shall be directed onto the building site by means of eavestroughs and downspouts or other suitable means.

Paragraphs i and ii do not include accessory buildings which are governed by the Building By-law. (amended January 9, 1973)

Parking

6. A minimum of 200% site parking is required.

Block Plan Approval

7. That prior to the approval of a tentative plan of subdivision a block plan indicating proposed buildings, fencing and developer initiated landscaping shall be submitted to the satisfaction of the Development Officer.

Fence

8. All fence heights shall conform to the applicable provisions of the Development Control By-law.

No rear yard fence shall be permitted to extend further than 12 feet from a line drawn parallel to the furthest point of a dwelling unit on either of the adjoining parcels.

No rear yard fence shall be constructed between the side lot lines unless that fence is an extension of an existing wall of the dwelling unit and whose purpose is to provide a privacy area for said dwelling unit.

9. The requirements of the City Engineering Department with respect to land with slopes in excess of 15% or within 50 feet of ravine slopes shall be complied with.

Restrictive Covenant

10. That prior to the signing of a subdivision development agreement a restrictive covenant is to be registered against this site. The purpose of this covenant is to provide:
 - a) A public access easement will be provided for those lots adjacent to the top of slope for the purpose of providing a public walkway system to the satisfaction of the Director of Parks and Recreation.
 - b) The provision of a minimum of 20 foot public access easements between all lots abutting other lots whose means of vehicular access is via another street. It will be the

responsibility of the land owner on whose property this easement falls to landscape and maintain this easement area.

The construction of a paved pedestrian/bicycle walkway within the easements mentioned in a and b above. These walkways to be designed, located and constructed at the developer's expense, and to the satisfaction of the Director of Parks and Recreation.

D. 5.7 acres ±

Land Use Guidelines

The land use shall be a comprehensively designed residential development containing single-detached and/or semi-detached dwellings only.

Development Guidelines

1. R-2 (Low Density Residential) District development guidelines shall apply unless otherwise noted below.
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. Such plans should also indicate that the design controls contained in the Strathcona Design Brief, as they apply to sloped lands, are being complied with.
3. Prior to the release of a development permit, the developer shall submit a report from a soils consultant ensuring that the slope is stable in the developed state.
4. The requirements of the City Engineering Department with respect to land with slopes in excess of 15% or within 50 feet of ravine slopes shall be complied with.

E. 7.0 acres ±

Land Use Guidelines

(Site 1 - 3.1 acres ±)

(Site 2 - 3.9 acres ±)

The land use shall be for a comprehensively designed residential development only, comprised in whole or in part of single-detached, semi-detached, linked housing and townhousing dwellings.

Development Guidelines

General

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

Density

2. Residential densities shall be in the order of the following:

Site 1 - 45 p.p.a. to a maximum of 12 u.p.a.

Site 2 - 65 p.p.a. to a maximum of 18 u.p.a.

Height

3. A maximum building height of 35 feet shall be permitted where garages or covered parking are an integral part of the unit design, in all other cases maximum height shall be 28 feet.

Landscaping

4. Where development occurs on a block basis as opposed to individual lots, a detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

Amenity Area

5. Where development occurs on a block basis as opposed to individual lots, a minimum amenity area of 400 square feet per person shall be provided to the satisfaction of the Calgary Planning Commission.

Parking

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

Slope Stability

7. Where appropriate, prior to the release of a development permit, the developer shall submit a report from a soils consultant ensuring that the slope is stable in the developed state.

The requirements of the City Engineering Department with respect to land with slopes in excess of 15% or within 50 feet of ravine slopes shall be complied with.

8. Development Plans

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. Such plans should also indicate that the design controls contained in the Strathcona Design Brief, as they apply to sloped lands, are being complied with.

- F. .5 acres ±

Land Use Guidelines

The land use shall be for a neighbourhood commercial centre only. Permitted uses in the centre may include, in addition to those permitted under C-1 (Local Commercial) District, a local convenience grocery or variety store.

Development Guidelines

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

G. 1.0 acres ±

Land Use Guidelines

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

Development Guidelines

Comprehensive development plans including building design, site lay-out, 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.

H. 1.0 acres ±

Land Use Guidelines

The land use shall be for a church and church-related uses only, including a day care centre.

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.

The Planning Department negotiate an acreage assessment with the approval of the developers of Cell "C" of Strathcona Heights for the purpose of establishing a Reserve Fund for the construction of a Community Association Hall and associated sports facilities, and further:

- a) the acreage assessment be sufficient to afford a reasonable size facility with sports amenities.
- b) the Reserve Fund be turned over to the Future Community Association upon election of a representative executive.
- c) the Reserve Fund may be used for capital purposes only.
- d) the Community Association consult with the developers re the design of the facility.