

Amendment No. 3057
LUCG/695
Council Approval: 12 June 1978

A. Land Use Guidelines

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

Development Guidelines

1. R-2A (Low Density Residential District) development guidelines shall apply.

Slope Stability

2. 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 Engineer's Department with respect to land with slopes in excess of 15 percent or with 50 feet of ravine slopes be complied with.

B. Land Use Guidelines

- (Site 1 - 3.33 acres±)
- (Site 2 - 1.46 acres±)
- (Site 3 - 5.30 acres±)
- (Site 4 - 1.10 acres±)

The land use shall be for comprehensive residential multifamily development only, comprised of whole or in part of single-detached, semi-detached, link housing and town-housing units.

Site 3 may also contain a recreation building and/or facilities to serve the multi-family development.

Development Guidelines

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

Density

2. Maximum population densities shall be in the order of the following to the satisfaction of the Calgary Planning Commission
 - Sites 1 - 55 p.p.a., to a maximum of 12 u.p.a.
 - Sites 2 and 4 - 50 p.p.a., to a maximum of 12 u.p.a.
 - Site 3 - 60 p.p.a., to a maximum of 15 u.p.a.

Density rates shall be those in effect at the time of application for a development permit.

Landscaping

3. Landscaping shall cover a minimum of 20% of the net site area, plus any adjoining City boulevards. A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the Approval of a Development Permit.

Amenity Area

4. 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

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. 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.

C. 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)

1. 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.
2. All matters related to preservation of the natural environment in the reserve areas be subject to the same controls as Cell "A" as supervised by the same city appointed Strathcona Environmental Coordinator.
3. A restrictive covenant be placed on the private open space classified A (Agricultural and Parkway) District of this application, restricting the developer or community from utilizing the land for any purpose other than open space, which must also respect the natural environment.

4. The Land Use Classification Guide Map containing the above described lands is hereby amended to incorporate the new classification of the lands as set out in Section I.

D. ACREAGE ASSESSMENT

“The Planning Department shall negotiate an acreage assessment with approval of the developers of Cell “C” of Strathcona Heights for the purpose of establishing a 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 fund be turned over to the Future Community Association upon election of a representative executive and proper registration of said association.
- c) The Fund may be used for capital purposes only.
- d) The Community Association consult with the developers re the design of the facility.”