

Amendment No. 3348
LUCG/935
Council Approval: 14 January 1980

1. Land Use Guidelines (Reserves) (Site 1)

The land uses shall be those permitted under The Planning Act, 1977, and Regulations appertaining thereto with respect to reserve lands.

Development Plans (Reserves)

Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and access shall be subsequently approved prior to the approval of a development permit, having regard to the adjacent development; the purpose and intent of which is to ensure that various components are related in expression of form, materials and space relationship. Such plans are not required for general landscaping or the establishment of outdoor sports fields and recreational facilities.

2. Land Use Guidelines (Site 2)

The land use shall be for a comprehensively designed townhouse development.

Development Guidelines

1. R-3 development guidelines shall apply unless otherwise noted below.

Density

2. Maximum unit density shall be in the order of 12 u.p.a. and the units will all accommodate at least 2 bedrooms.

Height

3. A building may contain a maximum of 3 storeys but shall not exceed 9 metres (30 feet) at any eaveline.

Building Separation

4. No residential building shall be situated closer than 3 metres (10 feet) to any other building on the site.

Parking

5. A minimum of 150% off-street parking stalls shall be provided.

Landscaping

6. All portions of the site not covered by structures, parking or vehicular circulation areas shall be landscaped to the satisfaction of the Development Officer.

3. Land Use Guidelines (Site 3)

The Land use shall be for a comprehensively designed multi-family development.

Development Guidelines

1. R-4 development guidelines shall apply unless otherwise noted below.

Density

2. Maximum unit density shall be in the order of 36 u.p.a. and shall include 30 one bedroom units.

Height

3.
 - i) A building may contain a maximum of 8 storeys but shall not exceed 6.8' at any eaveline.
 - ii) Accessory buildings shall not exceed a maximum of 5 metres (16 feet).

Parking

4. A minimum of 130% off-street parking stalls shall be provided.

Landscaping

5. A minimum of 35% of the gross site area plus all adjoining City boulevards. Landscaping area may include tennis courts and other recreational amenities.

4. Land Use Guidelines (Site 4)

The land use shall be for office and ancillary uses.

Development Guidelines

1. C-2 development guidelines shall apply unless otherwise noted below.

Height

2. Maximum building height shall be in the order of 40'.

Access

3. Vehicular access to this site shall only be to and from Westwood Drive S.W.

Parking

4. Off-street parking facilities shall be provided in accordance with the approved City of Calgary standards which are in effect at the time of application for a development permit.

Landscaping

5. Landscaping shall cover a minimum of 10% of the site area plus any adjoining boulevards. A detailed landscaping plan, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit.

F.A.R.

6. Maximum floor area shall be 0.8 times the area of the site upon which the building is located. Any floor area totally or partially above grade level shall be included in the F.A.R. calculation.

Ground Coverage

Maximum permitted ground coverage for the proposed building(s) would be in the order of 70,000 gross square feet.