

Amendment No. 3362
LUCG/950
Council Approval: 11 February 1980

- A. Land Use Guidelines Site 1 - (4.5 acres±)
Site 2 - (4.26 acres±)

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

Development Guidelines

- 1) R-3 development guidelines shall apply unless otherwise noted below.
- 2) Maximum population density shall be in the order of 60 p.p.a. and unit density in the order of 15 u.p.a.

Height

- 3) Maximum building height shall be in the order of 40 feet.

Amenity Area

- 4) The minimum amenity area per person shall be in accordance with the approximate table of Draft Multi-Residential Standards Publication or any other amenity area standards in use by the City of Calgary at the time of application for a Development Permit.

Parking

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

Landscaping

- 6) Landscaping shall cover a minimum of 35% of the net 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.

- B. Land Use Guidelines (Reserves) Site 3 - 8.8 acres±

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

- C. Land Use Guidelines: Site 4 (3.35 acres±)

- 1) The land shall be used for a comprehensively designed local commercial centre in which a local convenience store or grocery store shall be a permitted use.

Development Guidelines:

- 2) C-1 (Local Commercial District) development guidelines shall apply.

Height

- 3) Maximum building height shall be in the order of 28 feet.

Landscaping:

- 4)
 - (i) The full length of the front yard shall be landscaped to a minimum of 3 metres (9.8 feet) from the property line.
 - (ii) The full length of the rear yard where it abutts the D.C.-R-3 site shall be landscaped except for access ways to a minimum width of 5 metres (16.4 feet) from the property line.

Signage:

- 5) Signage shall be limited in size, design and location and must be compatible with the existing structure to the satisfaction of the Development Officer.

Storage:

- 6) No outside storage shall be permitted.

D. Land Use Guidelines: Site 5 (9.09 acres±)

Land Uses will be restricted to light industrial office, research and development and non retail distribution facilities such as approved by the Calgary Planning Commission.

Development Guidelines:

- 2) M-1-SDA Development Guidelines shall apply unless otherwise noted below.

E. Land Use Guidelines: Site 6 (11.83 acres±)

The land shall be used for comprehensively designed commercial development including retail and office uses only.

Development Guidelines:

- 2) C-2 Development Guidelines shall apply unless otherwise noted below.

Height

- 3) Maximum building height will be determined by the Calgary Planning Commission, and the Commission must ensure that said height shall respect the land forms and adjacent development.

Landscaping:

- 4) Landscaping shall cover a minimum of 10% of the net 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.

