

Amendment No. 3345
LUCG/951
Council Approval: 11 February 1980

A. Land Use Guidelines (Site 1 - 4.01 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 40 ppa and unit density in the order of 12 upa.

Height

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

Amenity

4. The minimum amenity area per person shall be in accordance with the appropriate 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 (Site 8 - 3.64 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 55 ppa and unit density in the order of 15 upa.

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 accordance with the appropriate 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.

C. Land Use Guidelines (Site 6 - 2.32 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 55 ppa unit density in the order of 15 upa.

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 accordance with the appropriate 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.

D. Land Use Guidelines (Site 4-.99 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 and side yard shall be landscaped to a minimum of 3 metres (9.8 feet) from the property line except for access ways.
(ii) The full length of the rear yard where it abutts the DC-R3 site shall be landscaped 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.

E. Development Guidelines (Site 2, Site 3, Site 5, Site 9)

R-1 Development guidelines shall apply unless otherwise noted below.

Site Width

1. Minimum mean site width of any two adjacent lots shall be not less than 60'.

Site Area

2. Minimum site area be 2500 square feet but the aggregate site area of any two adjacent lots be not less than 6000 square feet.

Block Plans

3. Block plans showing on site development shall be approved by the Development Officer at the time of the development permit application.

F. Land Use Guidelines (Reserves) (Site 7 - 17.74 acres±)

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 the 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.