

Amendment No. 2778
LUCG/475
Council Approval: 08 November 1976

Sites 3, 4 and 5 (19.1 acres ±)

1. General

R-3 (General Residential District) Development Guidelines are to apply unless noted below.

2. Density

Site 3 - Maximum density will be in the order of 60 persons per acre.
- Minimum density will be in the order of 50 persons per acre.

Sites
4 & 5 - Maximum density will be in the order of 55 persons per acre.
- Minimum density will be in the order of 45 persons per acre.

(Occupancy rates to be used to calculate density are to be those in use by the City of Calgary at the time of application for Development Permit.)

3. Building Height

Maximum building height in the order of 35 feet. Building heights are to relate to the surrounding Land forms.

4. Slope Development - Soil Stability

That prior to the issuance of a Building Permit, the Developer must submit plans, signed and sealed by the Soils Consultant, ensuring that the slope is stable in the developed state.

5. Parking

That a minimum of 150% parking be provided for residents' use and that sufficient parking for visitors be provided to the satisfaction of the Calgary Planning Commission.

That a parking compound for the storage of recreational vehicles be provided to the satisfaction of the Calgary Planning Commission.

6. Amenity Area

Minimum on site open space amenity area per person is to be calculated using the appropriate table in the Draft Multi-Residential Standard publication.

7. Landscape Plan

That prior to the issuance of a development permit a landscape plan shall be approved by the Calgary Planning Commission. The purpose of this landscape plan is to demonstrate how landscaping of buffers, amenity areas, pedestrian walkway systems and parking areas is to be done to comprehensively link both internally and externally the various components of the development.

8. Existing Tree Stands

Existing tree stands in healthy condition must be preserved and integrated as much as possible in the open space system.

9. Site Coverage

That maximum site coverage for all building and roadways be in the order of a maximum of 50% of site area to the satisfaction of the Calgary Planning Commission.

10. Comprehensive Plans

The approval of this application in no way approves the plans as submitted and that comprehensive development plans shall be subsequently approved to the satisfaction of the Calgary Planning Commission prior to the issuance 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 relationships.

11. Development Constraints

Site 3 - No development permit is to be approved for site 3 until the developer has shown to the satisfaction of the Calgary Planning Commission that the development of this site does not severely constrain the access provisions for urban density development of the parcels to the north.