

Amendment No. 3037
LUCG/713
Council Approval: 13 June 1978

A. Land Use Guidelines (Site 1 - 4.3 acres, Site 2 - 5.2 acres)

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

Development Guidelines

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

Density

2. Maximum population density shall be in the order of 45 p.p.a. to the satisfaction of the Calgary Planning Commission. 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. The minimum amenity area per person shall be in accordance with the appropriate table of the draft Multi-Residential Standards publication or any other amenity area standard 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 shall be provided to the satisfaction of the Calgary Planning Commission.

Development Plan

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.

B. Land Use Guidelines (Reserve Site)

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.