

Amendment No. 3150

LUCG/758

Council Approval:

Land Use Guidelines

The land use shall be for a comprehensively designed multi-family residential 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 a maximum of 46 residential units.

Setback

3. No residential dwelling unit is to be constructed within that portion of the site that is less than 200 feet from the centre line of the existing Sarcee Trail right-of-way.

Parking

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

By-lawed Setback

5. No buildings or structures shall be permitted within the 6 foot by-lawed setback on 51st Street, and the 3 foot by-lawed setback on 35 Avenue. A 15' x 15' corner cut is required at the corner of 35th Avenue and 51st Street S.W. It is requested that the developer dedicate this setback to the City of Calgary for road widening purposes prior to the release of a development permit.

Development Plans

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 and approved prior to the release of a development permit.