

Amendment No. 2722
LUCG/427
Council Approval: 05 July 1976

A) Multiple-Family Sites

1) Multi-Family Site 1 (3.3 acres ±)

Land Use Guidelines

That the land use shall be for a comprehensive multiple-family development only.

Development Guidelines

1. General Guidelines

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

2. Density

To the satisfaction of the Calgary Planning Commission:

- maximum population density be in the order of 50 persons per gross acre
- minimum population density be in the order of 40 persons per gross acre.

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

3. Amenity Areas

A minimum, in the order of 450 sq. ft. per person of open space amenity area to the satisfaction of the Calgary Planning Commission.

4. Access

No vehicular access will be permitted to 36th Street NE.

5. Parking

That a minimum of 150 percent parking be provided to the satisfaction of the Calgary Planning Commission and that parking for recreational vehicles be provided to the satisfaction of the Commission.

6. Building Height

That a maximum building height be in the order of 28 feet to the satisfaction of the Calgary Planning Commission.

7. Building Setback

That all residential buildings be set back a minimum of 100 feet from 36 Street NE.

8. Comprehensive Development Plans

That comprehensive development plans which include the building design, site layout, exterior finishes and colour, landscaping, parking and access 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 open space system, the purpose of which is to achieve a high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities of this sensitive site.

2) Multi-Family Sites 2 (4.9 acres ±) and 3 (6.2 acres ±)

Land Use Guidelines

That the land use shall be for a comprehensive multiple-family development only.

Development Guidelines

1. General Guidelines

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

2. Density

To the satisfaction of the Calgary Planning Commission:

- Maximum population density be in the order of 50 persons per gross acre
- Minimum population density be in the order of 40 persons per gross acre.

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

3. Amenity Areas

A minimum, in the order of, 450 sq. ft. per person of open space amenity area to the satisfaction of the Calgary Planning Commission.

4. Parking

That a minimum of 150 percent parking be provided to the satisfaction of the Calgary Planning Commission and that parking for recreational vehicles be provided to the satisfaction of the Commission.

5. Building Height

That a maximum building height be in the order of 28 feet to the satisfaction of the Calgary Planning Commission.

6. Comprehensive Development Plans

That comprehensive development plans which include the 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 issuance of a Development Permit, having regard to the adjacent open space system, the purpose of which

is to achieve a high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities of this sensitive site.

B) Joint Use/Reserve Sites (31.7 acres ±)

Land Use Guidelines

That the land use guidelines shall include educational, recreational and community services uses only.

Development Guidelines

That 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 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 relationship.