

Amendment No. 2772
LUCG/440
Council Approval: 09 August 1976

1. RESIDENTIAL - LOW DENSITY (55.3 ACRES)

Land Use Guidelines

The land use will be for single detached and semi-detached dwellings only.

Development Guidelines

i) General

Unless noted below R-2 (Low Density Residential District) development guidelines are to apply.

ii) Parcel Area - Single Family Detached

That the minimum parcel area for detached single family dwellings is to be not less than 4000 sq. feet for both lane and laneless subdivisions.

iii) Comprehensive Block Plans

That a comprehensive block plan showing building placements and driveways is to be submitted to the satisfaction of the Development Officer prior to the Issuance of any Building Permits within that block plan area. Individual block plan boundaries are to be to the satisfaction of the Development Officer and are to take cognizance of adjacent developments.

NOTE: The purpose of Guideline (iii) is to ensure that the development of the area does not proceed on a piecemeal basis without due regard to surrounding uses, while at the same time does not restrict the scope and flexibility of initiatives in housing types and design.

iv) Subdivision Approval

That the approval of this reclassification in no way approves the plans as submitted and that prior to the issuance of building permits subdivision approval must be obtained from the approving authorities.

2. RESIDENTIAL - MEDIUM DENSITY (SITES 1 & 2)

A) SITE I (4.1 ACRES)

Land Use Guidelines

The land use shall be for townhouses only as proposed.

Development Guidelines

i) Density

- A maximum density in the order of 60 persons per acres and a maximum density of 12 units per acre.
- A minimum density in the order of 50 persons per acre.
- To the satisfaction of the Calgary Planning Commission.
- Occupancy rates to be used are those in use at time of application for a development permit.

ii) Building Height

Maximum building height in the order of 28' to the satisfaction of the Calgary Planning Commission.

iii) 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.

iv) Parking

The parking of recreational vehicles will not be permitted in this area

On site provision for 200 percent parking and the provision of one public visitor parking space for every four (4) dwelling units to the satisfaction of the Calgary Planning Commission.

v) Amenity Area

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

vi) 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 area if to be done to comprehensively link both internally and externally the various components of the development.

vii) Site Coverage

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

viii) 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.

ix) General

Unless noted above R-3, General Residential District Development Guidelines are to apply.

B) SITE 2 (12.2 ACRES)

Land Use Guidelines

Land use will be those residential land uses contained in Schedule 8 of Development Control By-law (By-law 8600).

Development Guidelines

i) Density

- A maximum density in the order of 70 persons per acre and a maximum density of 17 units per acre.
- A minimum density in the order of 50 persons per acre.
- To the satisfaction of the Calgary Planning Commission.
- Occupancy rates to be used are those in use at time of application for a Development Permit.

ii) Building Height

Maximum building height in the order of 28' to the satisfaction of the Calgary Planning Commission.

iii) 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.

iv) 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.

v) Amenity Area

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

vi) 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 area if to be done to comprehensively link both internally and externally the various components of the development.

vii) Site Coverage

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

viii) 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.

ix) General

Unless noted above R-3, General Residential District Development Guidelines are to apply.

3. RESERVE - OPEN SPACE AND JOINT USE SITES

Land Use Guidelines

That the land uses shall be for educational, recreational and community service uses only.

Development Guidelines

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.