

Amendment No. 2941
LUCG/577
Council Approval: 08 August 1977

Land Use Guidelines

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

Development Guidelines

1. R-3 (General Residential) District development guidelines shall apply unless otherwise noted below.
2. Maximum permitted density on the 14.55 acres ± shall be in the order of 55 persons per acre. (Note: this figure takes into account a transfer of density from 8.16 acres ± dedicated for the widening of Sheganappi Trail).
3. Maximum building height for townhouses shall be 28 feet, and for apartments shall be 40 feet.
4. The provision of off-street parking facilities shall be in compliance with the approved City standards at the time of the development permit application, or 125% whichever is the greater.
5. The pedestrian system is to be in accordance with the Market Mall agreement. It must have no conflict whatsoever with vehicular movement within the site.
6. Variation in physical arrangement of the dwelling units must be attained to the satisfaction of the Calgary Planning Commission in order to establish identifiable sub-sections within the development.
7. The number and location of vehicular access points from the site to 42 Street should be limited and arranged so as to minimize the impact of the expected traffic flows. Special attention should be given to access points in the vicinity of the school.
8. The developer shall be responsible for the construction of sound attenuation adjacent to Shaganappi Trail. The method of attenuation shall be subject to the approval of the City Engineer.
9. Approval of this application in no way approves the plans, as submitted. Detailed development plans are to be provided at the time of application for a development permit to the satisfaction of the Calgary Planning Commission.
10. The alignment of the pedestrian system through the development linking Market Mall and the school must flow through a pedestrian orientated amenity area and/or open space.
11. The pedestrian access system linking Market Mall and the school site must be an integral part of a major open space network of the development.

12. The design of the pedestrian system linking the Market Mall and the school site is to be planned in a manner to keep the options open for preventing the use of 42 Street N.W. and Varmoor Road N.W. as a shortcut for downtown traffic.