

Amendment No. 3256
LUCG/856
Council Approval: 16 July 1979

A. Land Use Guidelines

The Land Use shall be for public utility uses.

B. Land Use Guidelines

The Land Use shall be for a comprehensively designed multi-family development.

Development Guidelines

1. R-2A (Low Density Residential District) development guidelines shall apply unless otherwise noted below.

Density

2. Maximum population density shall be in the order of 63 p.p.a. Total number of units shall not exceed 24.

Parking

3. A minimum of 187% off-street parking shall be provided.

Access

4. Access and egress to the parking lot will be from 106th Avenue S.W. only.

Amenity Area

5. 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.

Development Plans

- 6a. 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.
- b. Units (8) interfacing the single-family development on 106th Avenue S.W. will be semi-detached type housing (i.e. 4 x 2 family dwellings).
- C. Land Use Guidelines

The land use shall be for a firehall only.

Development Guidelines

R-1 (Single Detached Residential District) development guidelines shall apply.