

Amendment No. 3313
LUCG/885
Council Approval: 15 October 1979

Land Use Guidelines

The land use shall be for a comprehensively designed and built Adolescent Care Centre only.

Development Guidelines

1. R-1 (Single Detached Residential District) development guidelines shall apply unless otherwise noted below.

Density

2. A maximum of four residential structures each containing a maximum of eight bedrooms, an Administration Building and a Therapy/Recreation Centre shall be permitted.

Orientation

3. The residential units and the Administration Building will be oriented off of 37 Street NW. No other structure will front on 37 Street NW.

Height

4. Maximum building height shall be in the order of 28 feet with the maximum height of the gymnasium component only being in the order of 36 feet.

Landscaping

5. A detailed Landscaping plan, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit.

Parking

6. Off-street parking facilities shall be provided in accordance with the approved City of Calgary standards which are in effect at the time of application for a development permit. These facilities will include as a minimum two off-street parking stalls for each residential unit, 8 in total.

Finishing and Scale

7. The finishing and scale of development shall be consistent and compatible with the surrounding uses to the satisfaction of the Development Officer.

Development Plans

8. Approval of this application in no way approves the plans as submitted. Comprehensive 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.