

Amendment No. 3305
LUCG/911
Council Approval: 12 November 1979

Land Use Guidelines (Site 1)

The land use shall be those uses permitted under guide Schedule 6, Bylaw 8600 shall apply.

Site Width

1. Minimum mean site width of any two adjacent lots shall be not less than 60'.

Site Area

2. Minimum site area shall be 2500 square feet but the aggregate site area of any two adjacent lots be not less than 6000 square feet.

Block Plans

3. Block plans showing on site development shall be approved by the Development Officer prior to the issuance of a development permit.

Land Use Guidelines (Site 2 - 4.7 acres±) (Site 3 - 4.0 acres±)

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

Development Guidelines

1. R-3 development guidelines shall apply unless otherwise noted below.

Density

2. Maximum population density shall be in the order of 65 p.p.a.

Height

3. Maximum building height shall be in the order of 40'.

Amenity Area

4. 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 standards in use by the City of Calgary at the time of application for a development permit.

Parking

5. A minimum of 150% off-street parking stalls shall be provided.

Land Use Guidelines (Site 4)

The Land Use is restricted to light industrial office and research and development and non-retail distribution facilities and restaurant as approved by the Calgary Planning Commission.

Development Guidelines

1. Buildings should be designed to front onto the proposed N-S collector in this location and 162nd Avenue S.E. Where frontage on the streets is not possible, an attractive street frontage on both the front and rear must be maintained.
2. Access to all properties should be via the proposed north - south collector or an internal road if developed at some future date.
3. Parking

Parking should be provided according to the existing City standards for the type of building proposed at the time of application for a Development Permit.

All parking will be to the rear of the building or within the building itself.

Mounding in front of parking areas shall be encouraged for screening effect.

All parking shall be a minimum of 5 feet from sideyard property lines and paved and drained to the satisfaction of the City Engineer.

Parking area fences shall be discouraged and all fences to be approved to the satisfaction of the Calgary Planning Commission.
4. Loading Facilities

Adequate off street loading facilities to be provided according to existing City standards for the type of building proposed at the time of application for a Development Permit.

Side loading shall be permitted only where adequate screening from main roads is provided.

Any parking and loading that is visible from the street shall be screened by the use of shrubs, trees or walls.
5. Outside Storage

No property shall be used wholly or principally for open and uncovered storage of supplies, semi-finished products or materials including waste or refuse.

No outside storage will be permitted anywhere unless specifically permitted by the Calgary Planning Commission.
6. Outdoor Screening

To encourage screening of potentially unsightly areas within each property's outdoor area, as seen from street or sidewalk, use of earth berms with planting hedges or walls is encouraged.

All mechanical equipment on roof to be attractively screened or covered.
7. Building Height

Maximum building height to be in the order of 40 feet unless so modified to the satisfaction of the Calgary Planning Commission.
8. Minimum Site Size and Maximum Floor Area Ratio

Unless proved to the satisfaction of the Calgary Planning Commission no subdivision less than 1 acre shall be permitted. Initial floor area ratios to be in the order of a maximum of three to provide attractive, adequate land for off street parking and shipping areas and for potential expansion of the facility.

9. Signage

Billboards or other general advertising signs are prohibited in the area.

All signs shall be designed and constructed to be complimentary elements in the total environment.

Each sign shall identify only the user and/or use of the particular property or portion thereof.

Each sign shall be of the size, shape, material, colour, type of construction method and intensity of lighting, and location to be in scale with and harmonious with development on its site and on adjacent sites in the project.

No blinking bulbs flashing or rotating signs shall be allowed.

No roof signs or signs projected above the parapet of any building shall be permitted.

No sign shall move or have moving parts.

Each company may have one identification sign located in the front setback area (or side area for corner lots of each property) and one along rear of property.

All signs are to be located a minimum 5 feet back from sidewalk within the building setback area and are to be parallel to the curb.

All signs are to be a maximum 4 feet high, maximum 6 feet long and maximum 2 feet wide.

An additional sign per company may be placed flush with the building facade.

Plans for all signs shall be to the satisfaction of the Development Officer.

10. 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 release of a Development Permit, having regard to the adjacent development; the purpose of which is to achieve a high standard of commercially industrial land use in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.

Land Use Guidelines (Site 5)

Land Uses will be for a private lake, and a recreation area and their ancillary uses and for the entire site to be used for non-commercial uses only as proposed.

Development Guidelines

The development of the lake and recreational area is to be permitted on the basis that the urban residential density that could be accommodated on this area is transferred to the balance of the Sundance Plan residential area.

Land Use Guidelines (Site 6)

The land use shall be for commercial uses with special provisions for a delicatessen, a pet shop, a convenience store and a grocery store.

Development Guidelines

1. C-1 development guidelines shall apply unless otherwise noted below.

Parking

2. 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.

Finishing and Scale

3. The finishing and scale of development shall be consistent and compatible with the surrounding uses.

Land Use Guidelines (Site 7)

The land use shall be for a restaurant and cocktail lounge.

Development Guidelines

1. C-1 development guidelines shall apply unless otherwise noted below.

Land Use Guidelines (Reserves) (Site 8)

The land uses shall be those permitted under The Planning Act, 1977 and Regulations appertaining thereto with respect to reserve lands.

Development Plans (Reserves)

Comprehensive development plans including building design, site lay-out, exterior finishes and colour, landscaping parking and access shall be subsequently approved prior to the approval 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. Such plans are not required for general landscaping or the establishment of outdoor sports fields and recreational facilities.