

**Amendment No. 2985**  
**LUCG/619**  
**Council Approval: 14 November 1977**

Land Use Guidelines

The land use shall be for a comprehensively designed senior citizens apartment building containing a maximum of 40 units.

Development Guidelines

1. R-3 (General Residential) District development guidelines shall apply unless otherwise noted below.

Yards

2. The following minimum yard measurements shall apply:
  - a) South side yard not required.
  - b) North side yard minimum 4 feet.
  - c) Front yard not required on closed portion of 18A Street; 20 feet otherwise.

Parking

3. A minimum of 30% off-street parking shall be provided to the satisfaction of the Calgary Planning Commission.

Development Plans

4. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site lay-out, exterior finishes and colour, landscaping, parking and accesses shall be subsequently submitted to and approved by the Calgary Planning Commission prior to the release of a development permit.