

Amendment No. 3325
LUCG/895
Council Approval: 12 November 1979

Land Use Guidelines

1. The land use shall be for a senior citizen apartment complex only.

Development Guidelines

2. R-4 development guidelines shall apply unless otherwise noted below.

Density

3. Maximum unit density shall be in the order of 75 u.p.a. (187 u.p.ha.)

Yards

4. The following minimum yard measurements shall apply:

Front	13.3 feet (4.056 M) at south end, 21.0 feet (6.406 M) at north end
Side	7.5 feet (2.294 M) at north side, 20.0 feet (6.100 M) at south side
Rear	15.6 feet (4.750 M)

Parking

5. A minimum of 8 off-street stalls shall be provided, two of which may be sub-standard.

Amenity Area

6. The minimum amenity area per person shall be determined by 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. The final location and quantity shall be to the satisfaction of the Development Officer.

Occupancy

7. Occupancy shall be restricted to persons that qualify as Senior Citizens as defined under the special non-profit funding provisions of the Alberta Housing Act.

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.