

Amendment No. 3330
LUCG/917
Council Approval: 12 November 1979

Land Use

The land use shall be for a 16 storey senior citizen apartment complex only.

Development Guidelines

1. R-5 development guidelines shall apply unless otherwise noted below.

Density

2. Maximum unit density shall be in the order of 185 u.p.a.

Height

3. Maximum building height shall be in the order of 130 feet.

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. The final location and amount shall be to the satisfaction of the Development Officer.

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. A minimum of 25% off-street parking stalls shall be provided.

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.