

**Amendment No. 3216**  
**LUCG/830**  
**Council Approval: 14 May 1979**

A. Land Use Guidelines (Site 1)

The land use shall be for a comprehensively designed senior citizens development, containing residential, religious and ancillary uses only.

Development Guidelines

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

Density

The development shall contain a maximum of 100 residential units.

Height

Maximum building height shall be in the order of 28 feet excluding a spire or cupola on the chapel.

Landscaping

Landscaping shall cover a minimum of 40% of the net site area, plus any adjoining City boulevards. A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

Parking

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

Development Plans

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

Occupancy

Occupancy shall be restricted to Senior Citizens as described under the National Housing Act and the Alberta Housing Act.

B. Land Use Guidelines (Site 2)

The land use shall be for a comprehensively designed senior citizens apartment and ancillary uses only.

#### Development Guidelines

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

#### Density

The development shall contain a maximum of 50 residential units.

#### Height

Maximum building height shall be in the order of 28 feet.

#### Landscaping

A detailed landscaping plan including any adjoining City boulevards shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

#### Parking

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

#### Development Plans

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

#### Occupancy

Occupancy shall be restricted to Senior Citizens as described under the National Housing Act and the Alberta Housing Act.

- C. Land Use Guidelines (Site 3, 0.82 acres ±; Site 4, 0.92 acres ±, Site 5, 0.72 acres ±)

The land use shall be for comprehensively designed townhouse developments only.

#### Development Guidelines

R-2A (Low Density Residential District) development guidelines shall apply unless otherwise noted below.

#### Density

The maximum number of residential dwelling units for each site shall be:

- Site 3 - 12 units
- Site 4 - 14 units
- Site 5 - 10 units

#### Landscaping

Detailed landscaping plan including any adjoining City boulevards shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

#### Amenity Area

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

#### Parking

A minimum of 160% off-street parking shall be provided.

#### Development Plans

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

#### Access (Site 3)

No direct vehicular access shall be allowed from 14th Street N.W.

#### D. Land Use Guidelines

The land use shall be for educational, recreational, and community related activities only.

#### Development Guidelines (Reserves)

Comprehensive development plans including building design, site layout, 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.