

**Amendment No. 2632**  
**LUCG/348**  
**Council Approval: 10 November 1975**

Site A and B

1. All servicing to be completed to the satisfaction of the City Engineer and the Calgary Planning Commission.
2. A cul-de-sac right-of-way to be provided at the extreme west end of 16th Avenue SE as well as an adjacent parking area both to be provided and maintained to the satisfaction of the Director of the Parks and Recreation Department and the Calgary Planning Commission.
3. That the developer will be responsible for the cost of modifications to the streets and lanes closed to accommodate the proposed developments.
4. That the developer will ensure that storm run-off from the consolidated lands does not create erosion on the hillside slope to the west.
5. That a minimum 20 foot public access easement be provided adjacent to the escarpment within the 60 foot setback area required by the Calgary Plan.
6. That the edge of the escarpment be determined to be the south side of 24th Street SE.
7. That no development be permitted on the sites until such time as soil stability has been determined.
8. That prior to the issuance of a Development Permit that all streets and lane closure By-laws related to these Developments be approved by Council.

Site A

Land Use Guidelines

The land use shall be for senior citizen housing only as proposed.

Development Guidelines

1. That the development be a three storey maximum 56 unit Senior Citizen Lodge designed to be residential in character and to be of a scale and detailed to the satisfaction of the Calgary Planning Commission.
2. That the site to be landscaped in a park-like appearance to the satisfaction of the Calgary Planning Commission.
3. Parking facilities shall be provided and these will include not less than 11 parking stalls paved and drained to the satisfaction of the Calgary Planning Commission.

4. Vehicular (excluding emergency vehicles) access to the site shall be limited to 15 Avenue SE and the east-west lane between 15 and 16 Avenues. No access will be permitted to the proposed public parking area adjacent to the escarpment on 16th Avenue.
5. 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 issuance of a Development Permit, having regard to the adjacent development; the purpose of which is to achieve a high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.

#### Site B

##### Land Use Guidelines

That the land use be for multiple family housing on the northern site and for parking and landscaping on the southern site being reclassified.

##### Development Guidelines

1. That R-3 (General Residential District) guidelines are to apply except as noted.
2. Maximum density and minimum amenity area per person to be calculated using Appendix B - Low Multi-Residential : Raw Land table in the Draft Multi-Residential standards.
3. All vehicular access to the site be limited to 16th Avenue and 17th Avenue.
4. That a landscaped buffer strip of not less than 20 feet in width be provided adjacent to 16th Avenue and 26th Street (excluding driveways) to the satisfaction of the Calgary Planning Commission.
5. That a continuous landscaped buffer strip not less than ten feet in width be provided adjacent to the single-family residence on the north west corner of the subject site.
6. That prior to the issuance of a Development Permit that a public access easement be granted in the vicinity of the 17th Avenue right-of-way to allow public access to the escarpment.
7. That the Developer understands that the reclassification of the site in no way adopts the plans as submitted and 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 issuance of a Development Permit, having regard to the adjacent development; the purpose of which is to achieve a high standard of residential land use in the areas of landscaping and control of visual/aesthetic qualities of the various parcels.