

**Amendment No. 2694**  
**LUCG/369**  
**Council Approval: 08 December 1975**

Land Use Guidelines

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

Development Guidelines

1. That the development be a three storey building in the order of 40 units, for a Senior Citizen Lodge designed to be residential in character and to be of a scale and detail 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 parking for not less than 25 percent of the units provided. The parking stalls to be paved and drained to the satisfaction of the Calgary Planning Commission.
4. The developer must comply with all flood plain development guidelines.
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 river park lands, 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.
6. That, prior to the release of a Development Permit, a road plan be registered establishing a 15' x 15' corner cut.