

**Amendment No. 2738**  
**LUCG/442**  
**Council Approval: 09 August 1976**

Land Use Guidelines

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

Development Guidelines

i) General

R-3 (General Residential District) guidelines are to apply unless noted below.

ii) Density

An on site residential density not to exceed 70 people as proposed.

iii) Amenity Area

Minimum on site open space amenity to be not less than is contained in the appropriate table of the Draft Multi-Residential Standard publication.

iv) Parking

That a minimum in order of 20 stalls be provided to the satisfaction of the Calgary Planning Commission.

v) Building Height

Maximum building height in the order of 28' to the satisfaction of the Calgary Planning Commission.

vi) Landscaping Plan

That prior to the issuance of a development permit a landscape plan shall be approved by the Calgary Planning Commission. The purpose of this landscape plan is to demonstrate how landscaping of buffer, amenity areas, pedestrian walkway systems and parking areas if to be done to comprehensively link both internally and externally the various components of the development.

vii) Comprehensive Plans

The approval of this application in no way approves the plans as submitted and that comprehensive development plans 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 and intent of which is to ensure that the various components are related in expression of form, materials and space relationships.

