

Amendment No. 3056
LUCG/675
Council Approval: 10 April 1978

Land Use Guidelines

The land use shall be for a 22-unit senior citizens' apartment building only.

Development Guidelines

1. R-3 (General Residential) District development guidelines shall apply unless otherwise noted below.
2. Density
Maximum density shall be in the order of 120 p.p.a. to a maximum of 15 bachelor units plus 7 two-bedroom units.
3. Height
Maximum building height shall be in the order of 30 feet.
4. Coverage
Maximum building coverage of the net site shall be 47%.
5. Landscaping
Landscaping shall cover a minimum of 35% 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.
6. Parking
 - A. A minimum of 50% off-street parking shall be provided to the satisfaction of the Calgary Planning Commission.
7. Minimum Site Area Per Dwelling Unit
 - (i) Units having a floor area of no more than 500 square feet - 400 square feet.
 - (ii) Units having a floor area of more than 500 square feet - 750 square feet.
8. 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 to and approved by the Calgary Planning Commission prior to the release of a development permit.

9. Prior to release of the Development Permit, the developer shall enter into a covenant with the City of Calgary restricting the age of one of the residents in each unit to 65 years and over.