

Amendment No. 3323
LUCG/907
Council Approval: 12 November 1979

Site 1

Land Use Guidelines

The land use shall be for a private club and ancillary uses only.

Development Guidelines

C-2 development guidelines shall apply unless otherwise noted below.

Height

1. Maximum building height shall be in the order of 39'.

Coverage

2. Maximum building coverage of the net site shall be 31%.

Yards:

3. A landscaped and bermed yard, a minimum of 32 feet in width shall be provided along the north property line to the satisfaction of the Development Officer.

Parking

4. Off-street parking facilities shall be provided in accordance with the approved City of Calgary standards which are in effect at the time of application for a development permit.

Parking Areas

5. Large parking areas must be made visually discontinuous through the use of berm, planters, natural vegetation, terraces and the like, to the satisfaction of the Development Officer.

Development Plans

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

Site 2

Land Use Guidelines

The land use shall be for a senior citizen apartment complex only.

Development Guidelines

R-4 development guidelines shall apply unless otherwise noted below.

1. The maximum number of units shall be 58.

Height

2. Maximum building height shall be in the order of 46'.

Coverage

3. Maximum building coverage of the net site shall be 30%.

Landscaping

4. A detailed landscaping plan, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit.

Parking

5. A minimum of 14 off-street parking stalls shall be provided.

Occupancy

6. Occupancy shall be restricted to persons that qualify as Senior Citizens as defined under the special non-profit funding provisions of the Alberta Housing Act, or the National Housing Act.

Development Plans

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