

Amendment No. 2580
LUCG/279
Council Approval: 07 April 1975

1. that the land use guidelines shall be for a senior citizens apartment complex only.
2. that development guidelines shall be as follows:
 - (a) that densities for the subject site shall not exceed 104 persons (in accordance with the Draft Multi Residential Standards dated August 1, 1970), and, for purposes of determining the dwelling unit composition, the following occupancy rates shall apply:

Bachelor/Efficiency units	-	1.1 persons per dwelling unit
1 Bedroom Apartments-	-	1.7 persons per dwelling unit
2-Bedroom Apartments	-	2.3 persons per dwelling unit
3-Bedroom Apartments	-	3.0 persons per dwelling unit
4-Bedroom Apartments	-	3.5 persons per dwelling unit
 - (b) that the amenity space to be provided shall conform with and preferably exceed the requirements as outlined in the Draft Multi Residential standards dated August 1, 1970 which provision shall not be less than 178 square feet of on-site amenity area per person.
 - (c) that the height of the building be restricted to and not exceed 120 feet.
 - (d) the number of parking stalls to be provided on site shall not be less than 25 percent of the number of suites.
 - (e) that a road plan be registered dedicating the 7 foot by-lawed property line setback on 9th Street S.W. and the lands necessary for the corner cut at the N.W. corner of the property prior to the issuance of a Development Permit and at no cost to the City.
 - (f) that approval of this reclassification in no way adopts the plans as submitted and that detailed plans including relocated building placement, landscaping, parking, and driveways shall be subsequently submitted to the satisfaction of the Calgary Planning Commission prior to the issuance of a Development Permit.