

**Amendment No. 3318**  
**LUCG/889**  
**Council Approval: 23 October 1979**

Land Use Guidelines

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

Development Guidelines

1. R-4 (General Residential District) development guidelines shall apply unless otherwise noted below.

Density

2. Maximum unit density shall be in the order of 73 u.p.a.

Height

3. Maximum building height shall be in the order of 80 feet.

F.A.R.

4. Maximum floor area shall be 1.24 times the area of the site upon which the building is located. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

Landscaping

5. Landscaping shall cover a minimum of 55% of the net site area plus any adjoining boulevards. 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.

Amenity Area

6. The minimum amenity area per person shall be in accordance with the appropriate table of the Draft Multi-Residential Standards publication or any other amenity area standards in use by the City of Calgary at the time of application for a development permit.

Parking

7. A minimum of 50 off-street parking stalls shall be provided.

Occupancy

8. 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.

### Floodplain Guideline

9. Any new development shall conform with the City of Calgary Floodplain Guidelines, to the satisfaction of the City Engineer.

### Development Plans

10. 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.