

- a. Density

A maximum of 104 assisted living units.
- b. Parking

A minimum of 60 on-site parking stalls will be provided. Parking and access on the east side of the Project will be restricted to resident parking only. All commercial, service and visitor parking will be restricted to assigned locations on the west side of the project with access from Edenwold Dr. N.W..
- c. Building Setbacks
 - (i) No part of the principal building shall be closer to a property line than 6.5 metres and no part of an accessory building shall be closer than 3 metres.
 - (ii) The southeast corner and the entire building elevation facing Edenwold Crescent NW shall be setback a minimum distance of 8.89 meters or 29'-2" from the south property line of Lot 8, Block 10, Plan 9012348; except for the southwest corner unit only which shall have a setback of 7.98 meters or 26'-2". The wrap-around balcony and extended roof on the southeast corner unit will be removed.
- d. Building Height

A maximum height of 3 storeys for the north and centre wings and a maximum of 2 storeys for the south wing abutting Edenwold Crescent. No building shall exceed 9 metres at the eaveline and 13 metres at the ridge line when measured from the main finished floor level. The main finished floor levels shall not exceed the following geodetic elevations: North Wing -1234 meters; Centre Wing - 1231 meters; South Wing -1231 meters.

Building height shall be mitigated by extensive roof massing and ridge lines being avoided.
- e. Exterior Finishing

The predominant exterior materials shall be stucco and brick, with colours, texture and style that clearly reflect the character of the surrounding residential community.
- f. Landscaping

A minimum of 40 percent of the site plus all adjoining City boulevards shall be landscaped in accordance with plans submitted and to the satisfaction of the Approving Authority. The species' height and spacing planting along the east property line shall be as detailed in the landscaping plan.
- g. Fencing

Fencing of the east property line shall be a solid stucco structure compatible in design with the principal building and to the satisfaction of the Approving Authority.
- h. Lighting

All on-site parking areas and building lighting shall be located, oriented and shielded so as not to adversely impact adjacent residential properties, and shall be to the satisfaction of the Approving Authority.

i. Signage

A maximum of one freestanding entrance sign and one non-illuminated fascia sign shall be allowed facing Edenwold Drive N.W. No signage shall be allowed on the Edenwold Crescent frontage.

j. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building design and site layout are consistent with the plans, renderings and visual materials presented submitted to City Council during their consideration of this Bylaw.

k) Restrictive Covenant

That an agreement for a Restrictive Covenant be entered into between the City of Calgary and the Developer to restrict the age of tenants to 65 years of age and over and restrict the land use to a comprehensively designed seniors housing facility. This agreement shall be completed before issuance of a Development Permit and registered on the title prior to issuance of an occupancy permit.