

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4 District shall apply unless otherwise noted below:

a. Density

A maximum of 119 units.

b. Parking

A minimum of 61 on-site parking stalls will be provided. Parking 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 and egress from Edenwold Dr. N.W. only.

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 N.W. shall be set back a minimum distance of 8.5 metres 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 7.5 metres.

d. Building Height

	Maximum Height From Grade	Maximum Storeys Above Grade	Maximum Height to Roof Peak
North Wing	9 metres on north face	3 storeys on north face	11.5 metres measured from 2nd floor - north face
	11 metres on south face	4 storeys on south face	13.5 metres measured from main floor - south face
Centre Core	9 metres throughout	3 storeys throughout	11.5 metres measured from main floor (except cupola on roof: 13.7 metres)
South Wing	6 Metres throughout except 3 metres on east end	2 Storeys throughout except 1 storey on east end	8.5 metres measured from main floor

The main finished floor levels shall not exceed the following geodetic elevations: North Wing - 1234.5 metres; Centre Core - 1231.5 metres; South Wing - 1231.5 metres.

e. Exterior Finishing

The predominant exterior materials shall be stucco and brick.

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 Development Authority. The species' height and spacing of planting along the east property line shall be a detailed in the landscaping plan. Landscape areas are to be inclusive of all common area porches and verandahs whether covered or not.

g. Fencing

Fencing of the east property line shall be a solid stucco structure that is compatible in design with the principal building and to the satisfaction of the Development Authority.

h. Lighting

All lighting for the on-site parking area and building exterior shall be located, oriented and shielded so as not to adversely impact adjacent residential properties.

i. Signage

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

j. Development Plans

Approval of this application does not constitute approval of a development permit. An application for a development permit shall be submitted to the Director of the Planning & Building Department in accordance with Section 10 of Land Use Bylaw 2P80. In considering such an application, the Development Authority shall ensure that, in addition to complying with all the development guidelines contained in this bylaw, the building design and site layout are consistent with the plans and renderings presented to City Council during their consideration of this bylaw.

k. Restrictive Covenant

That an agreement be entered into, to the satisfaction of the City Solicitor, between The City of Calgary and the Developer, to restrict the land use to a comprehensively designed seniors housing facility and to restrict the age of residents to persons over the age of 65 years except for:

- (i) a person who lives in the facility with a spouse who is over the age of 65 years or had lived in the facility with a spouse over the age of 65 years who predeceased such person;
- (ii) a person authorized by the Director of Planning and Building for compassionate reasons for a limited period of time not exceeding six (6) months; or

- (iii) a person who resides in such facility primarily for the purpose of providing medical assistance to another person or person who are entitled to reside in the facility.

This agreement shall be completed before issuance of a Development Permit and registered on the title prior to issuance of an Occupancy Permit.