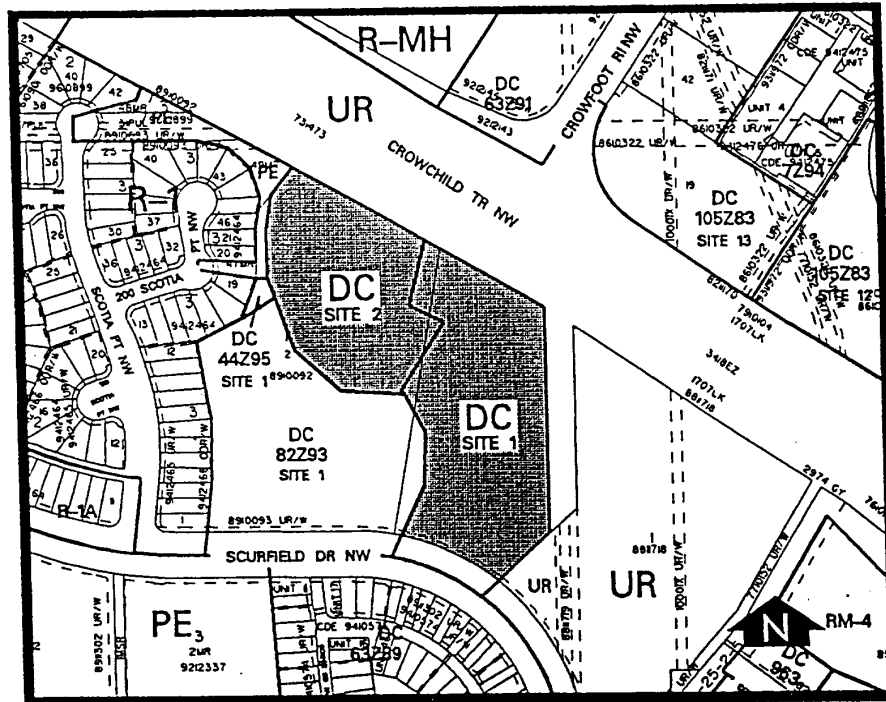


Amendment No. 97/029
Bylaw No. 66Z97
Council Approval: 16 June 1997

SCHEDULE B



1. Land Use (Site 1 - 1.91 ha+/-)

Land use for this site shall be for a comprehensively designed residential community consisting of semi-detached dwellings.

2. Development Guidelines (Site 1)

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-1 Residential Low Density Multi-dwelling District shall apply unless otherwise noted below:

- a. Density

The maximum number of dwelling units shall be 36.

- b. Visitor Parking

A minimum of 12 visitor parking stalls shall be provided within the site.

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SCHEDULE B

CONTINUED

c. Pedestrian Access to Transit

Sidewalks shall be provided in a manner and location satisfactory to the Director of Transportation to provide pedestrian access to transit stops on Scurfield Drive NW and to the future LRT station in Crowchild Trail.

d. Signage

A maximum of one freestanding entrance sign shall be allowed at the entrance of the site.

e. Geotechnical Studies

Prior to the approval of a development permit, the developer shall provide evidence satisfactory to Alberta Environmental Protection and Calgary Health Services to verify that subsurface conditions in the area of development are not adversely impacted by previous land uses.

f. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application. 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, massing and site layout are substantially similar to the plans and renderings submitted to City Council during their consideration of this bylaw.

g. Development Authority

For the purposes of this bylaw, the Planning Commission is the Development Authority.

3. Land Use (Site 2 - 1.42 ha +/-)

The land use shall be for a comprehensively designed multi-unit assisted living complex for elderly persons including ancillary support uses directly related to the residential use.

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SCHEDULE B

CONTINUED

For the purpose of this bylaw assisted living units means dwelling units modified in terms of kitchen and living space as a result of the provision of such facilities and services as communal dining, social/recreational activities and housekeeping within the complex.

4. Development Guidelines (Site 2)

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

a. Density

A maximum of 121 assisted living units including managers suites.

b. Parking

A minimum of 90 on-site parking stalls shall be provided.

c. Landscaping and Open Space

A minimum of 40 percent of the site plus all adjoining City boulevards shall be landscaped to the satisfaction of the Development Authority.

d. Geotechnical Studies

Prior to the approval of a development permit, the developer shall provide evidence satisfactory to Alberta Environmental Protection and Calgary Health Services to verify that subsurface conditions in the area of development are not adversely impacted by previous land uses.

e. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application. In considering such an application, the Development Authority shall ensure that, in addition to complying with all the development

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SCHEDULE B

CONTINUED

guidelines contained in this bylaw, the building design, massing and site layout are substantially similar to the plans and renderings submitted to City Council during their consideration of this bylaw.

f. Development Authority

For the purposes of this bylaw, the Planning Commission is the Development Authority.

g. Initial Development Permit

Prior to the issuance of development permit for the site, a restrictive covenant shall be registered against the title of the property, to the satisfaction of the City Solicitor, prohibiting the conversion of the approved assisted living seniors development to a standard residential development, unless the appropriate land use and development permits have been approved authorizing such a change.