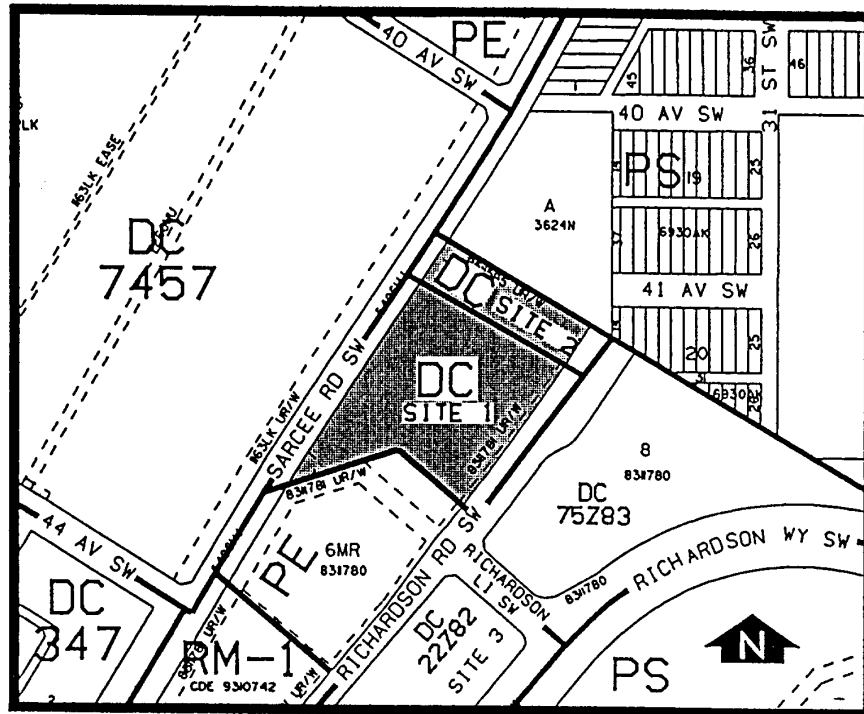


Amendment No. 96/090
Bylaw No. 9Z97
Council Approval: 13 February 1997

SCHEDULE B



A. Site One (1.133 ha±/2.799 ac.±)

1. Land Use

The land use shall be for a comprehensively designed senior citizens' residence and special care facility only.

2. Development Guidelines

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 106 residential suites and a maximum of 50 special care suites shall be allowed in the building.

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SCHEDULE B

CONTINUED

b. Access and Parking

Access to the special care facility shall be provided only from Sarcee Road S.W. A minimum of 28 parking stalls shall be provided for the special care facility.

Access to the seniors residence shall be provided only from Richardson Road S.W. A minimum of 31 parking stalls shall be provided for the seniors residence.

c. Landscaping

A minimum of 49.5% of the site shall be landscaped.

d. Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive plans including detailed landscape plans shall be submitted to the Development Authority as part of a development permit application. In considering such application, the Development Authority shall ensure that the development plans and renderings are the same or substantially similar to the plans and renderings submitted to City Council during its consideration of the bylaw.

B. Site Two (0.189 ha±/0.467 ac.±)

1. Land Use

The land use shall be for a comprehensively designed surface parking lot only.

2. Development Guidelines

The general rules for residential districts contained in Section 20 of Bylaw 2P80 shall apply unless otherwise noted below:

a. Access

The accesses from both Sarcee Road and Richardson Road S.W. shall be controlled to prevent through traffic or this connection shall be eliminated.

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SCHEDULE B

CONTINUED

b. Parking

A maximum of 76 parking stalls shall be allowed on the site.

c. Landscaping

Minimum 3.0 m wide landscaped front yards shall be provided at Sarcee Road and Richardson Road S.W.

A minimum 1.5 m wide landscaped side yard shall be provided along the northeast property line.

d. Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive plans including details of landscaping shall be submitted to the Development Authority as part of a Development Permit Application.