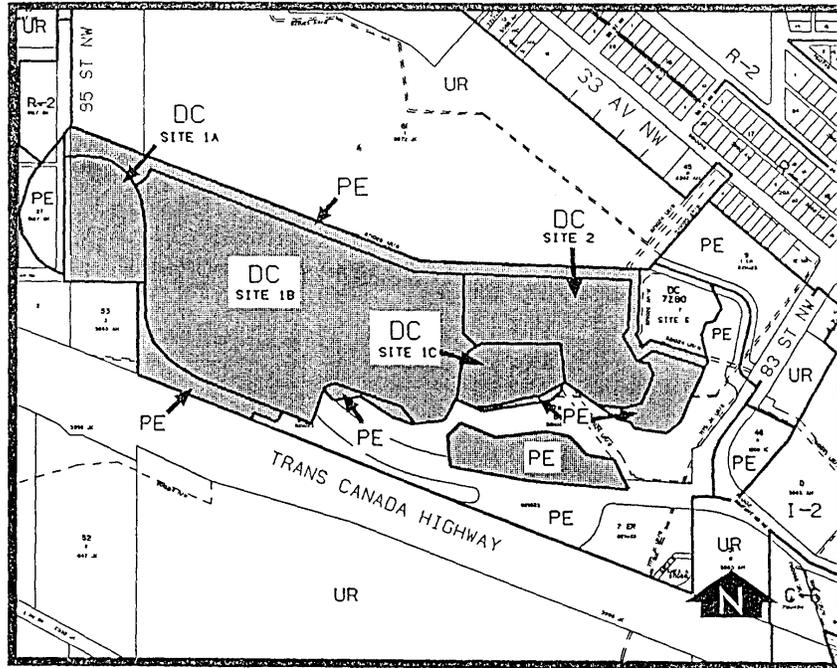


Amendment No. 94/085
Bylaw No. 51Z95
Council Approval: 17 July 1995



SCHEDULE B

SITE 1 (Sites 1a, 1b, and 1c)

1. LAND USE

The land use shall be for a comprehensively designed and developed health park.

For the purposes of this by-law health park means a campus style arrangement of integrated and interrelated areas and buildings which may contain any or all of the following: a limited facility hospital, medical clinics, laboratories, offices, training facilities, recovery and temporary lodging units and related ancillary support uses. Such related ancillary support uses may include, but are not limited to, a fitness centre, convenience retail, food services, personal service businesses and child care facilities.

For the purposes of this by-law limited facility hospital means a hospital providing a limited range of specialized medical, surgical, diagnostic and treatment facilities, overnight care and directly related ancillary support services; but does not include such services as emergency and trauma.

2. DEVELOPMENT GUIDELINES

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 shall apply in addition to those noted below:

a) Density

- i) The maximum gross floor area for Site 1, excluding recovery and temporary lodging units, shall be in the order of 26,600 square metres in the following proportions, with variances of up to 10 percent per category within the maximum 26,600 square metres:

Limited facility hospital & medical clinics	16,550 m ²
Laboratories	2,250 m ²
Training and ancillary support	6,400 m ²
Offices	1,400 m ²

- ii) In addition, a maximum of 100 recovery and temporary lodging units may be developed of which at least 70 percent shall be for patients and family members and the balance shall be for visiting staff.

b) Use Allocations

Related ancillary support uses shall be incorporated within principal use buildings.

c) Landscaped Area

- i) A minimum of 40 percent of the total developable site area plus adjacent boulevards.
- ii) A comprehensive landscape plan, which reflects the overall concept plan, shall be submitted as part of the development permit application for each phase of development for Site 1. Such comprehensive plan shall provide for natural vegetative landscaping as well as the more formal plantings normally provided.

d) Access and Egress

All access and egress for Site 1 shall be to and from Bowfort Road and Bowfort Close only. Points of access and egress shall be to the satisfaction of the Director of Transportation.

e) Parking

- i) A minimum of 900 parking stalls shall be provided for the total development of Site 1. Parking shall be provided for each phase of development in general accordance with Section 18 and giving due consideration to the mixture of uses, their interaction, function and the parking demand created by the individual components of the health park.
- ii) Large parking areas shall be hard surfaced and made visually discontinuous through the use of berms, planters, terraces and landscaping materials such as coniferous and deciduous trees and shrubbery to the satisfaction of the Approving Authority.

f) Outside Storage

No outside storage shall be permitted.

g) Garbage Storage

Garbage and waste products shall be disposed of in accordance with the standards established by the Authority having jurisdiction, and shall be stored entirely within a principal or purpose designed building to the satisfaction of the Approving Authority.

h) Building Form

All buildings shall be consistent in terms of theme, design and appearance, and shall be constructed of such primary finishing materials as stone, brick and stucco with metal or tile roofing.

i) Building Height

A maximum of 12 metres at any eaveline. All roofs shall have a minimum pitch of 7:12.

j) Building Setbacks

Buildings shall be setback a minimum of 20 metres from a site boundary line abutting the Greenwood Village mobile home park. A minimum setback of 6 metres shall apply to all other site boundary lines except for Site 1a and Site 1c where a minimum of 3 metres shall apply to site boundary lines that do not abut public open space or Bowfort Road.

k) Signage

Signage shall be to a scale and design reflective of the theme and character of the Health Park and shall consist of:

- low scale on site directional and informational elements;
- a community type identification sign at the Bowfort Road and Bowfort Close intersection; and
- a directional informational sign at Bowfort Road and 83 Street.

l) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, together with a concept and landscaping plan illustrating the overall design theme and site layout for the entire health park development, indicating the possible phasing of development for each site, shall subsequently be submitted to the Approving Authority as part of a development permit application. The concept and landscaping plan shall be resubmitted with each development permit application to reflect any changes in the overall theme and site layout to ensure the health park evolves in a logically consistent manner.

All applications will be reviewed giving consideration to the overall theme of the Health Park as being one of high quality buildings and site development in a village or campus-like environment and in general conformance with Council's policy of improving Calgary

Entranceways. The location of buildings and of particular uses within the Health park should optimize views, sunlight and wind protection in order to maximize the enjoyment of both indoor and outdoor spaces. Buildings should have high quality finishes and a general design character that minimizes bulk and encourages the sense of merging with the landscape. The overall landscape theme will involve a naturalized foothill and prairie landscape of native vegetation and character together with more formally landscaped areas in close proximity to buildings. Internal and external public pedestrian areas and spaces may be linked and each phase of the village should be seen to stand on its own as a finished and complete development.

SITE 2

1. LAND USE

The land use shall be for a comprehensively designed and developed multi-dwelling residential complex for mature adults and elderly persons, comprised of conventional dwelling units, assisted-living units and ancillary support uses directly related to the residential uses. Such ancillary support uses shall be limited to convenience retail, personal service businesses and recreational/social facilities.

For the purposes of this by-law 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.

2. DEVELOPMENT GUIDELINES

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-4/75 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below.

a) Density

- i) The maximum number of dwelling units shall be 225, of which a minimum of 100 shall be assisted living units.
- ii) Ancillary support uses shall be limited to a total combined maximum of 900 square metres.

b) Use Allocation

All related ancillary support uses shall be incorporated within principal use buildings.

c) Parking

- i) Parking shall be provided in accordance with Section 18, except that ancillary support uses shall be parked at a rate of 1 stall per 150 square metres of gross floor area. Parking for assisted living units may be reduced by up to 50 percent of the by-lawed requirement.
- ii) Large parking areas shall be hard surfaced and made visually discontinuous through the use of berms, planter, terraces and landscaping materials such as

coniferous and deciduous trees and shrubbery to the satisfaction of the Approving Authority.

d) Landscaped Area

i) A minimum of 40 percent of the total developable site area plus adjacent boulevards.

ii) A comprehensive landscape plan, which reflects the overall concept plan, shall be submitted as part of the development permit application for each phase of development for Site 2. Such comprehensive plan shall provide for natural vegetative landscaping as well as the more formal planting normally provided.

e) Outside Storage

No outside storage shall be permitted.

f) Garbage Storage

Garbage and waste products shall be disposed of in accordance with the standards established by the Authority having jurisdiction, and shall be stored entirely within a principal or purpose designed building to the satisfaction of the Approving Authority.

g) Building Form

All buildings shall be consistent in terms of theme, design and appearance, and shall be constructed of such finishing materials as stone, brick and stucco with metal or tile roofing.

h) Building Height

A maximum of three storeys not exceeding 9 metres at any eaveline. All roofs shall have a minimum pitch of 6:12.

i) Building Setbacks

Buildings shall be setback a minimum of 20 metres from the site boundary line of Site 2 where it abuts the Greenwood Village mobile home park, and a minimum of 6 metres in all other instances.

j) Signage

Signage shall be to a scale and design reflective of the theme and character of the Health Park and shall consist of:

- low scale on site directional and informational elements;
- a community type identification sign at the Bowfort Road and Bowfort Close intersection; and
- a directional informational sign at Bowfort Road and 83 Street.

k) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, together with a concept and landscaping plan illustrating the overall design theme and site layout for the entire health park development, indicating the possible phasing of development for each site, shall subsequently be submitted to the Approving Authority as part of a development permit application. The concept and landscaping plan shall be resubmitted with each development permit application to reflect any changes in the overall theme and site layout to ensure the health park evolves in a logically consistent manner.

All applications will be reviewed giving consideration to the overall theme of the Health Park as being one of high quality buildings and site development in a village or campus-like environment and in general conformance with Council's policy of Improving Calgary Entranceways. The location of buildings and of particular uses within the Health park should optimize views, sunlight and wind protection in order to maximize the enjoyment of both indoor and outdoor spaces. Buildings should have high quality finishes and a general design character that minimizes bulk and encourages the sense of merging with the landscape. The overall landscape theme will involve a naturalized foothill and prairie landscape of native vegetation and character together with more formally landscaped areas in close proximity to buildings. Internal and external public pedestrian areas and spaces may be linked and each phase of the village should be seen to stand on its own as a finished and complete development.