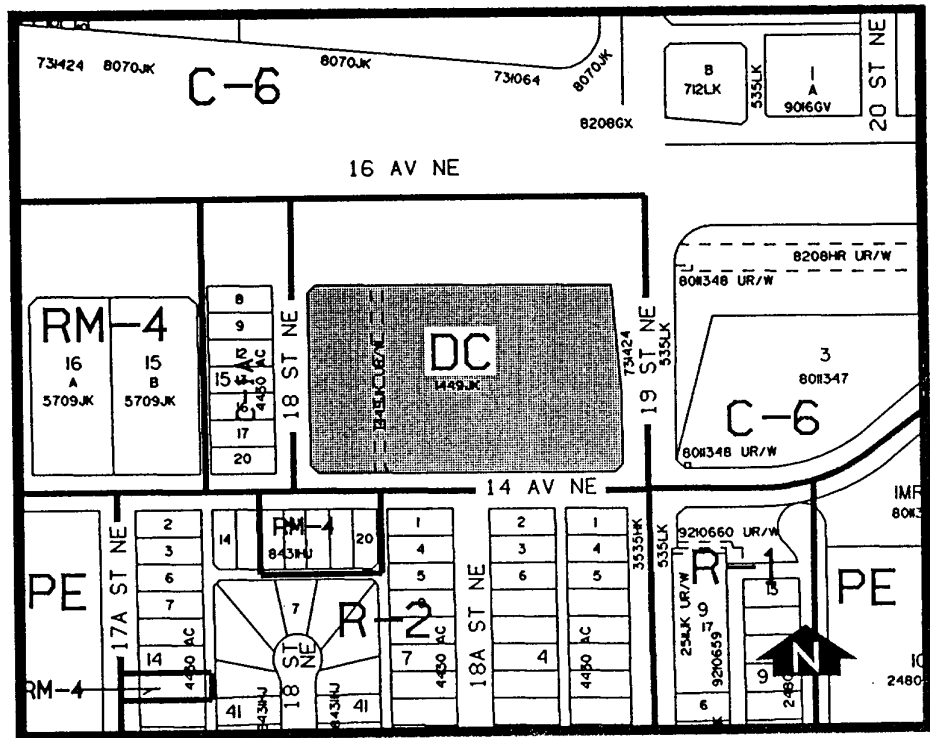


**Amendment No. 96/074**  
**Bylaw No. 111Z96**  
**Council Approval: 16 December 1996**

**SCHEDULE B**



1. Land Use

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.

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.

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 District shall apply unless otherwise noted below:

a. Density

A maximum of 120 assisted living units including managers suites.

b. Parking

A minimum of 60 on-site parking stalls shall be provided.

c. Landscaping and Open Space

- i) A minimum of 40 percent of the site plus all adjoining City boulevards shall be landscaped to the satisfaction of the Development Authority.
- ii) The developer shall provide a public regional pathway linking the existing pedestrian overpass to the intersection of 18 Street NE and 14 Avenue NE in a location satisfactory to Calgary Parks & Recreation.

d. Signage

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

e. Noise Abatement

- i) All structures on the site intended for human habitation shall install exterior acoustical insulation during construction in accordance with the requirements of the Calgary International AVPA Regulation.
- ii) The landowner shall install and maintain noise control devices along the north boundary of the site satisfactory to the Director of Transportation.

f. NEF Information

Prior to the approval of a development permit a caveat shall be registered on the title of each property and notices displayed in a form and location satisfactory to the Director of Planning & Building, informing all interested parties that this development lies within the NEF 30-35 Area of the Calgary International Airport and as such is subject to aircraft movement noise. Such caveat and notices shall be maintained so long as there is residential development on the site.

g. Phased Development

Site development may occur in phases or at a reduced density provided that the total building footprint does not exceed 4460 sq. m.

h. 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.

i. Development Authority

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