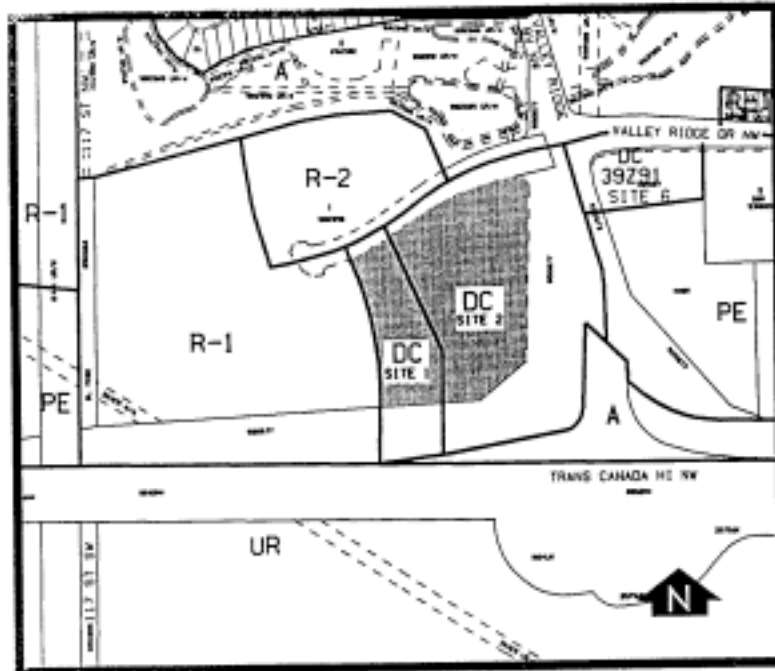


**Amendment No. 95/099**  
**Bylaw No. 83Z96**  
**Council Approval: 30 July 1996**

**SCHEDULE B**



1. Land Use Site 1

The land use shall be for a comprehensively designed multi-dwelling residential complex for elderly persons, comprised of assisted-living units and ancillary support uses directly related to the residential uses.

For the purposes 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 143 assisted-living units, including managers suites.

b. Parking

A minimum of 62 on-site parking stalls will be provided.

c. Building Height

The maximum building height shall be 3 storeys with a height of 9 metres to the eave.

d. Exterior Finishing

The predominant exterior materials shall be vinyl siding, stone veneer, and pine shakes for roofing material.

e. Landscaping

A maximum 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 Approving Authority.

f. Lighting

All on-site parking areas and building lighting shall be located, oriented and shielded so as not to adversely impact adjacent residential properties, and shall be to the satisfaction of the Approving Authority.

g. Signage

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

h. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building design and site layout are consistent with the plans, renderings and visual materials presented submitted to City Council during their consideration of this Bylaw.

i. 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;

- (iii) a person who resides in such facility primarily for the purpose of providing medical assistance to another person or persons who are entitled to reside in the facility; or
- (iv) people who require support in daily living.

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

3. Land Use Site 2 (2.7 hectares±, 6.67 acres±)

The land use shall be the permitted and discretionary uses of the RM-4 Residential Medium Density Multi-Dwelling District with the deletion of “apartment buildings (C.U.)”.

4. 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

The density for site 2 shall be a maximum of 40 units per hectare (16 units per acre).

b. Units Per Building

A maximum of ten dwelling units may be allowed in any one residential building.

c. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.