

Amendment No. 3164
LUCG/766
Council Approval: 10 October 1978

Land Use Guidelines

The land use shall be for a comprehensively designed senior citizens apartment development only.

Development Guidelines

1. R-3 (General Residential District) development guidelines shall apply unless otherwise noted below.
2. The development may contain a maximum of 52 residential units.

Height

3. Maximum building height shall be in the order of 35 feet.
(10.5 m)

Yard

4. The following minimum yard measurements shall apply:
Side Yards - 26 feet (8m)
Front and Rear Yards - 20 feet (6m)

Landscaping

5. Landscaping shall cover a minimum of 50% of the net site area, plus any adjoining City boulevards. A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the approval of a development permit.

Parking

6. A minimum of 25% off-street parking shall be provided.

Development Plans

7. Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.