

Amendment No. 2242
LUCG/31
Council Approval: 11 September 1972

- (1) R-1 Guidelines to apply.
- (2) The developer submitting detailed plans of the site design of each lot to the satisfaction of the Development Officer. These plans are to be submitted on a block basis and the site design for each property shall be such that it allows for the development of a single-car garage such garage to be no closer that 10 feet to the principal building of the lot on which it is located (unless it is an attached garage) of closer that 5 feet to the principal building on any adjacent property.
- (3) All lots lying within the 25-30 NEF Noise Zone being caveated, alerting owners to be a potential noise problem.

That multi-residential development be allowed under the existing DC classification subject to the following conditions:

- (1) Properties lying within or partially within the 25-30 NEF Noise Zone being caveated alerting owners to be a potential noise problem.
- (2) A maximum building height of 28 feet.
- (3) The provision of 500 square feet of on-site amenity area per person.
- (4) The provision of 1 parking space per unit plus one additional space per 4 units to be paved and drained to the satisfaction of the City Engineer.
- (5) That comprehensive development plans for each site, including parking and landscaping, be submitted to the satisfaction of the Planning Commission prior to the issuance of any Development Permits for that site.
- (6) That a maximum densities on the sites be as follows:
 - a. 5.5 acre site - 45 persons per acre.
 - b. 2.6 acre site - 50 persons per acre.
 - c. 1.9 acre site - 50 persons per acre.

These densities are to be calculated on the basis of the following occupancy rates: -

Apartments:

Bachelor Unit	1.1 persons
1 Bedroom Unit	1.7 persons
2 Bedroom Unit	2.3 persons
3 Bedroom Unit	3.0 persons
4 Bedroom Unit	3.5 persons

Townhousing

2 Bedroom	3.5 persons
3+ Bedroom	4.5 persons