

Amendment No. 3149
LUCG/743
Council Approval: 11 September 1978

Land Use Guidelines

The land use shall be for a comprehensively designed high quality multi-family residential development.

Development Guidelines

1. R-3 (General Residential District) development guidelines shall apply unless otherwise noted below.

Density

2. Population density shall be 60 p.p.a. to a maximum of 37 residential units.

Height

3. Maximum building height shall be in the order of 30 feet.

Landscaping

4. Landscaping shall cover a minimum of 40% 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.

Amenity Area

5. A minimum amenity area of 1000 sq. ft. per person shall be provided.

Parking

6. A minimum of 175% off-street parking shall be provided with a minimum of 150% being provided underground.

Development Plans (Reserves)

7. Comprehensive development plans including building design, site lay-out, exterior finishes and colour, landscaping, parking and access shall be subsequently approved prior to the approval of a development permit, having regard to the adjacent development; the purpose and intent of which is to ensure that the various components are related in expression of form, materials and space relationship. Such plans not required for general landscaping or the establishment of outdoor sports fields and recreational facilities.

8. That consideration be given to allow for a view of the Glenmore Dam to the community building to the satisfaction of the Development Officer.
9. That special attention be given to the treatment of the ground floor units which will face the fence to the rear of the adjacent shopping centre.