



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 13-30

Meeting Date: 2015 April 16

ADDRESS: 5037, 5057 and 5067 Claude Avenue

DEVELOPMENT PROPOSAL:

To permit the construction of a 3-storey (27 unit) townhouse development with under-unit parking.

1. **Site Area:** Net Site Area 5,224.9 m² (56,240.5 sq. ft.) + Dedications 4.5 m² (48.5 sq. ft.) =
Gross Site Area 5,229.4 m² (56,289 sq. ft.)
2. **Existing Use:** Single-family dwelling, vacant
- Adjacent Use:** Single-family dwellings, vacant
- Proposed Use:** 3-storey (27 unit) townhouse development with under-unit parking

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	3,429.6 m ² (36,916 sq. ft.)	3,429.6 m ² (36,916 sq. ft.)
4. Site Coverage:	26.7%	26.7%
5. Building Height:	3 storeys	3 storeys
6. Vehicular Access from:	Claude Avenue	Claude Avenue
7. Parking Spaces:	48 spaces	48 spaces
8. Loading Spaces:	N/A	N/A
9. Communal Facilities:	N/A	N/A
10. Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Note: N/A where not applicable

DM