



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 13-05

Meeting Date: 2015 May 14

ADDRESS: 6989, 7009 and 7029 Royal Oak Avenue

DEVELOPMENT PROPOSAL:

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a three-storey stacked townhouse development (23 units) with full underground parking.

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| 1. Site Area: | Net Site Area 2,140.3 m ² (23,038 sq.ft.) + Road Dedication Area 82.2 m ² (885 sq.ft.) = Gross Site Area 2,222.5 m ² (23,923 sq.ft.) |
| 2. Existing Use: | Single-family residential, vacant |
| Adjacent Use: | Expo Skytrain, BC Parkway, convenience store, single-family and two-family dwellings |
| Proposed Use: | Multi-family residential |

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	1,921.6 m ² (20,684 sq.ft.)	1,921.6 m ² (20,684 sq.ft.)
4. Site Coverage:	44%	44%
5. Building Height:	3 Storeys - 11.3 m (37 ft.)	3 Storeys - 11.3 m (37 ft.)
6. Vehicular Access from:	Rear Lane	Rear Lane
7. Parking Spaces:	41	41 (including 6 visitor 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