



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 13-20

Meeting Date: 2015 July 09

ADDRESS: 4756/4828/4874 Lougheed Highway, 4818/4828/4829 Dawson Street, 2235/2285/2311 Delta Avenue and 2316 Beta Avenue

DEVELOPMENT PROPOSAL:

Establish a Conceptual Master Plan, Design Guidelines and detailed Phase Ia for specific development rights in the initial phase; and guide further site specific rezoning applications to develop a multi-phased high-rise apartment and ground-oriented townhousing concept with neighbourhood scale commercial uses.

1. **Site Area:** 26 acres
2. **Existing Use:** Stickleback Creek riparian corridor, used car lot, car rental lot, outdoor storage yard, industrial and office uses
- Adjacent Use:** Lougheed Highway, Skytrain, BNSF/CN Rail Line, Stickleback Creek riparian corridor, multi-family residential, commercial, industrial and office uses
- Proposed Use:** Multi-family residential, commercial and riparian corridor

	Permitted/Required Master Plan and Phase Ia	Proposed/Provided Master Plan and Phase Ia
3. Gross Floor Area:		
4. Site Coverage:	Phase Ia 20%	Phase Ia 20%
5. Building Height:	Phase Ia 42 & 47 Storeys	Phase Ia 42 & 47 Storeys
6. Vehicular Access from:	Phase Ia Lougheed Highway & Beta Avenue	Phase Ia Lougheed Highway & Beta Avenue
7. Parking Spaces:	Phase Ia 982	Phase Ia 995
8. Loading Spaces:	Phase Ia 4	Phase Ia 4
9. Communal Facilities:	Phase Ia Amenity lobby, multi-purpose room, fitness	Phase Ia Amenity lobby, multi-purpose room, fitness
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