



## 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

	<b>Permitted/Required</b>	<b>Proposed/Provided</b>
	Master Plan and Phase Ia	Master Plan and Phase Ia
3. <b>Gross Floor Area:</b>		
4. <b>Site Coverage:</b>	Phase Ia 20%	Phase Ia 20%
5. <b>Building Height:</b>	Phase Ia 42 & 47 Storeys	Phase Ia 42 & 47 Storeys
6. <b>Vehicular Access from:</b>	Phase Ia Lougheed Highway & Beta Avenue	Phase Ia Lougheed Highway & Beta Avenue
7. <b>Parking Spaces:</b>	Phase Ia 982	Phase Ia 995
8. <b>Loading Spaces:</b>	Phase Ia 4	Phase Ia 4
9. <b>Communal Facilities:</b>	Phase Ia Amenity lobby, multi-purpose room, fitness	Phase Ia Amenity lobby, multi-purpose room, fitness
10. <b>Proposed development consistent with adopted plan? (i.e. Development Plan, Community Plan, or OCP)</b>		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

*Note: N/A where not applicable*