



## PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 14-10  
ADDRESS: 4221 and 4227 Hastings Street

Meeting Date: 2015 July 09

### DEVELOPMENT PROPOSAL:

Permit the construction of a five-storey mixed-use development, with commercial/retail at grade and residential uses above.

1. **Site Area:** 1,010.9 m<sup>2</sup> (10,881.7 sq.ft.)
2. **Existing Use:** Commercial
- Adjacent Use:** Commercial, institutional and multi-family residential
- Proposed Use:** Mixed use (commercial and multi-family residential)

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	Commercial 480.0 m <sup>2</sup> (5,167.2 sq.ft.) Residential 2,366.2 m <sup>2</sup> (25,469.5 sq.ft.)	Commercial 480.0 m <sup>2</sup> (5,167.2 sq.ft.) Residential 2,366.2 m <sup>2</sup> (25,469.5 sq.ft.)
4. <b>Site Coverage:</b>	76%	76%
5. <b>Building Height:</b>	5 Storeys	5 Storeys
6. <b>Vehicular Access from:</b>	Rear Lane	Rear Lane
7. <b>Parking Spaces:</b>	38 spaces	38 spaces
8. <b>Loading Spaces:</b>	1 space	1 space
9. <b>Communal Facilities:</b>	N/A	N/A
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