



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

REZONING REFERENCE # 15-05

Meeting Date: 2015 August 20

ADDRESS: Portion of 4567 Lougheed Highway

### DEVELOPMENT PROPOSAL:

Construction of a 51 storey high-rise residential building atop a 4 level commercial podium.

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|-------------------------|--|
| 1. <b>Site Area:</b>    | Tower III Net Site 4,499.57 m2 (48,433 sq.ft.), Phase III Gross Site 27,212.60 m2 (292,914 sq.ft.), Gross Site 111,428.00 m2 (1,199, 401 sq.ft.) |
| 2. <b>Existing Use:</b> | Shopping centre  |
| <b>Adjacent Use:</b>    | Commercial, auto dealership, multiple family residential, single- and two-family dwellings   |
| <b>Proposed Use:</b>    | Multiple family residential (airspace parcel)  |

- |   | <b>Permitted/Required</b>   | <b>Proposed/Provided</b>  |
|---|---|---|
| 3. <b>Gross Floor Area:</b>   | Residential GFA 40,838.13 m2 (439,578 sq.ft.)   | Residential GFA 40,838.13 m2 (439,578 sq.ft.)   |
| 4. <b>Site Coverage:</b>  | Tower III Site 54.8%<br>Phase III Site 9.0%   | Tower III Site 54.8%<br>Phase III Site 9.0%   |
| 5. <b>Building Height:</b>  | Residential Tower:51 storeys  | Residential Tower:51 storeys  |
| 6. <b>Vehicular Access from:</b>  | Willingdon, Lougheed and Beta   | Willingdon, Lougheed and Beta   |
| 7. <b>Parking Spaces:</b>   | 579   | 579   |
| 8. <b>Loading Spaces:</b>   | 4   | 4   |
| 9. <b>Communal Facilities:</b>  | Fitness facility, meeting/media room, kitchen, dining area, games room and 2 guest suites | Fitness facility, meeting/media room, kitchen, dining area, games room and 2 guest suites |
| 10. <b>Proposed development consistent with adopted plan?<br/>(i.e. Development Plan, Community Plan, or OCP)</b> |   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO                       |

Note: N/A where not applicable