



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 14-35
ADDRESS: 2338 and 2440 Madison Avenue

Meeting Date: 2015 November 12

DEVELOPMENT PROPOSAL:

To permit the construction of a 41 storey high-rise apartment tower with ground oriented townhouses, underground and structured parking.

- 1. **Site Area:** 7,521.83 m2 (80,967 sq.ft.)
- 2. **Existing Use:** 2338 Madison Avenue - Vacant
2440 Madison Avenue - BC Hydro transmission line
- Adjacent Use:** BNSF rail line, multi-family residential and industrial
- Proposed Use:** Multi-family residential

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	27,078.40 m2 (291,479 sq.ft.) (Inclusive of 89,064 sq.ft. amenity bonus)	27,078.40 m2 (291,479 sq.ft.) (Inclusive of 89,064 sq.ft. amenity bonus)
4. Site Coverage:	56%	56%
5. Building Height:	High-rise 41 storeys, Residential amenity 2 storeys and Townhouses 3 storeys	High-rise 41 storeys, Residential amenity 2 storeys and Townhouses 3 storeys
6. Vehicular Access from:	Madison Avenue	Madison Avenue
7. Parking Spaces:	336	349
8. Loading Spaces:	2	2
9. Communal Facilities:	Lounge, meeting room, theatre room, child's play area, library and fitness facility	Lounge, meeting room, theatre room, child's play area, library and fitness facility
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