



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 14-00029
ADDRESS: 6960 Royal Oak Avenue

Meeting Date: 2015 November 12

DEVELOPMENT PROPOSAL:

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four-storey mixed-use development with full residential underground parking and at grade commercial parking, with ground level commercial fronting Royal Oak Avenue and residential uses (42 units) above.

1. **Site Area:** Net Site 1,806.3 m² (19,443 sq.ft.) + Dedications 75.2 m² (809 sq.ft.) = Gross Site 1,881.5 m² (20,252 sq.ft.)
2. **Existing Use:** Multi-tenant office/industrial
- Adjacent Use:** Skytrain, BC Parkway urban trail, car wash facility, commercial and industrial buildings
- Proposed Use:** Mixed-use (Commercial and Multi-Family Residential)

| | Permitted/Required | Proposed/Provided |
|---|--|---|
| 3. Gross Floor Area: | 3,982.8 m ² (42,870 sq.ft.) | 3,982.8 m ² (42,870 sq.ft.) |
| 4. Site Coverage: | 81% | 81 % |
| 5. Building Height: | 4 Storeys | 4 Storeys |
| 6. Vehicular Access from: | Rear Lane | Rear Lane |
| 7. Parking Spaces: | 68 Residential + 13 Commercial | 73 Residential + 13 Commercial |
| 8. Loading Spaces: | 1 Space | 1 Space |
| 9. Communal Facilities: | N/A | N/A |
| 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