



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 13-00040

Meeting Date: 2015 November 12

ADDRESS: 6980/6992 Buller Avenue and 6977/6991 Waltham Avenue

DEVELOPMENT PROPOSAL:

Permit the construction of a new BC Ambulance Centre development in accordance with the Royal Oak Community Plan.

1. **Site Area:** Net Site 2,597.2 m² (27,956 sq.ft.) + Dedications 845.1 m² (9,097 sq.ft.) = Gross Site 3,442.4 m² (37,053 sq.ft.)

2. **Existing Use:** Vacant

Adjacent Use: Industrial and commercial

Proposed Use: BC Ambulance Centre (ambulance administration and dispatch station)

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	2,311.59 m ² (24,882 sq.ft.)	2,311.59 m ² (24,882 sq.ft.)
4. Site Coverage:	52%	52%
5. Building Height:	2 Storeys	2 Storeys
6. Vehicular Access from:	Buller Avenue, Waltham Avenue & New Road	Buller Avenue, Waltham Avenue & New Road
7. Parking Spaces:	29 Spaces	39 Spaces
8. Loading Spaces:	2 Spaces	2 Spaces
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