



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

**REZONING REFERENCE #** 12-00043

**Meeting Date:** 2016 March 17

**ADDRESS:** 4630 Kingsway and 6080 McKay Avenue

**DEVELOPMENT PROPOSAL:**

Permit the construction of two high-rise apartment towers above a low-rise mixed-use podium with office, retail and residential uses, as part of the multi-phased (Phases III and IV) development of the Station Square Master Plan.

- 1. **Site Area:** Phase III (Lot 3) Gross Site Area 5,936.2 m<sup>2</sup> (63,897 sq. ft.) gross site area  
Phase IV (Lot 4) Gross Site Area 6,158.5 m<sup>2</sup> (66,290 sq. ft.) gross site area
- 2. **Existing Use:** Shopping centre (Station Square)
- Adjacent Use:** Shopping centre, hotel, multiple family residential (high/low-rise) and commercial
- Proposed Use:** Mixed-use commercial and residential (low and high-rise)

	<b>Permitted/Required</b>	<b>Proposed/Provided</b>
3. <b>Gross Floor Area:</b>	Ph III (Lot 3) 5,936.2 m <sup>2</sup> (63,897 sq.ft.) Ph IV (Lot 4) 6,158.5 m <sup>2</sup> (66,290 sq.ft.)	Ph III (Lot 3) 5,936.2 m <sup>2</sup> (63,897 sq.ft.) Ph IV (Lot 4) 6,158.5 m <sup>2</sup> (66,290 sq.ft.)
4. <b>Site Coverage:</b>	Ph III (Lot 3) 66% Ph IV (Lot 4) 56%	Ph III (Lot 3) 66% Ph IV (Lot 4) 56%
5. <b>Building Height:</b>	Ph 3 Tower 41 storeys; 140.5 m (461 ft.) Ph 4 Tower 52 storeys; 172 m (565 ft.)	Ph 3 Tower 41 storeys; 140.5 m (461 ft.) Ph 4 Tower 52 storeys; 172 m (565 ft.)
6. <b>Vehicular Access from:</b>	Assembly Way (internal road) & Kingsborough Street	Assembly Way (internal road) & Kingsborough Street
7. <b>Parking Spaces:</b>	Phase 3 602 & Phase 4 627	Phase 3 602 & Phase 4 627
8. <b>Loading Spaces:</b>	Phase 3 Res 1 & Comm 3 Phase 4 Res 1 & Comm 2	Phase 3 Res 1 & Comm 3 Phase 4 Res 1 & Comm 2
9. <b>Communal Facilities:</b>	Fitness studio, social room, landscape roof deck and 2 guest suites	Fitness studio, social room, landscape roof deck and 2 guest suites
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*