



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.

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|-------------------------|---|
| 1. Site Area: | Phase III (Lot 3) Gross Site Area 5,936.2 m ² (63,897 sq. ft.) gross site area
Phase IV (Lot 4) Gross Site Area 6,158.5 m ² (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) |

- | | Permitted/Required | Proposed/Provided |
|---|---|---|
| 3. Gross Floor Area: | Ph III (Lot 3) 5,936.2 m ² (63,897 sq.ft.)
Ph IV (Lot 4) 6,158.5 m ² (66,290 sq.ft.) | Ph III (Lot 3) 5,936.2 m ² (63,897 sq.ft.)
Ph IV (Lot 4) 6,158.5 m ² (66,290 sq.ft.) |
| 4. Site Coverage: | Ph III (Lot 3) 66%
Ph IV (Lot 4) 56% | Ph III (Lot 3) 66%
Ph IV (Lot 4) 56% |
| 5. Building Height: | 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. Vehicular Access from: | Assembly Way (internal road) &
Kingsborough Street | Assembly Way (internal road) &
Kingsborough Street |
| 7. Parking Spaces: | Phase 3 602 & Phase 4 627 | Phase 3 602 & Phase 4 627 |
| 8. Loading Spaces: | 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. Communal Facilities: | Fitness studio, social room, landscape roof
deck and 2 guest suites | Fitness studio, social room, landscape roof
deck and 2 guest suites |
| 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