



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

REZONING REFERENCE # 14-00031

Meeting Date: 2016 March 17

ADDRESS: Portions of 8255/8360 Wiggins Street and 5279 Riverbend Drive

### DEVELOPMENT PROPOSAL:

Permit construction for the first phase of the Riverbend Business Park Conceptual Development Plan that was submitted under Rezoning #12-00018.

1. **Site Area:** Lot 1 5.36 hectares (13.25 acres); Lot 2 4.71 hectares (11.63 acres);  
Lot 3 5.76 hectares (14.24 acres)

2. **Existing Use:** Industrial

**Adjacent Use:** Industrial, park and waste to energy facility

**Proposed Use:** Industrial, manufacturing, restaurant, warehouse and office

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	Lot 1-17,383.1 m <sup>2</sup> ; Lot 2-14,042.4 m <sup>2</sup> ; Lot 3-24,236.7 m <sup>2</sup>	Lot 1-17,383.1 m <sup>2</sup> ; Lot 2-14,042.4 m <sup>2</sup> ; Lot 3-24,236.7 m <sup>2</sup>
4. <b>Site Coverage:</b>	Lot 1-27%; Lot 2-24%; Lot 3-34%	Lot 1-27%; Lot 2-24%; Lot 3-34%
5. <b>Building Height:</b>	Lot 1-2 storeys; Lot 2-2 storeys; Lot 3-2 storeys	Lot 1-2 storeys; Lot 2-2 storeys; Lot 3-2 storeys
6. <b>Vehicular Access from:</b>	Riverbend Drive	Riverbend Drive
7. <b>Parking Spaces:</b>	Lot 1-180 spaces; Lot 2-146 spaces; Lot 3-209 spaces	Lot 1-224 spaces; Lot 2-172 spaces; Lot 3-209 spaces
8. <b>Loading Spaces:</b>	Lot 1-6 spaces; Lot 2-6 spaces; Lot 3-8 spaces	Lot 1-32 spaces; Lot 2-23 spaces; Lot 3-39 spaces
9. <b>Communal Facilities:</b>	n/a	n/a
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

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