



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 14-00028
ADDRESS: Portion of 7201 11th Avenue

Meeting Date: 2016 April 14

DEVELOPMENT PROPOSAL:

Permit the construction of a 30-storey residential tower and a four-storey low-rise apartment building, which form part of the multi-phased development of the Southgate Master Plan.

1.	Site Area:	10,561.59 m2 (113,684 sq. ft.)	
2.	Existing Use:	Industrial	
	Adjacent Use:	Park, multi-family residential, dairy plant, single and two family dwellings	
	Proposed Use:	Multi-family residential and commercial	
		Permitted/Required	Proposed/Provided
3.	Gross Floor Area:	25,395.0 m2 (273,349 sq. ft.)	25,395.0 m2 (273,349 sq. ft.)
4.	Site Coverage:	23%	23%
5.	Building Height:	Apartment Tower 30 storeys Low-Rise Apartment 4 storeys	Apartment Tower 30 storeys Low-Rise Apartment 4 storeys
6.	Vehicular Access from:	Via 18th Street & from a driveway off 12th Avenue	Via 18th Street & from a driveway off 12th Avenue
7.	Parking Spaces:	310 spaces	310 spaces
8.	Loading Spaces:	1 space	1 space
9.	Communal Facilities:	Fitness room, guest suite, lounge/party room & outdoor BBQ area	Fitness room, guest suite, lounge/party room & outdoor BBQ area
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