



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 14-00026

Meeting Date: 2016 April 14

ADDRESS: Portion of 7679 Eighteenth Street and Portion of 7701 Eighteenth Street

DEVELOPMENT PROPOSAL:

Permit the construction of a 32-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:	Net 2.64 acres (115,065 sq.ft.) + Dedications 1.08 acres (46,819 sq.ft.) = Gross 3.72 acres (161,844 sq.ft.)	
2.	Existing Use:	Vacant	
	Adjacent Use:	Office/ warehouse/ storage yard (BC Hydro), multi-family residential (under construction), school park, school	
	Proposed Use:	Multi-family residential	
3.	Gross Floor Area:	Permitted/Required 32,087.4 m2 (345,397 sq. ft.)	Proposed/Provided 32,087.4 m2 (345,397 sq. ft.)
4.	Site Coverage:	27.5%	27.5%
5.	Building Height:	Apt. Tower 32 storeys Low Rise Apt. 4 storeys	Apt. Tower 32 storeys Low Rise Apt. 4 storeys
6.	Vehicular Access from:	Eighteenth Street	Eighteenth Street
7.	Parking Spaces:	401 spaces (including 35 visitor parking space; 5 handicapped parking spaces)	401 spaces (including 35 visitor parking space; 5 handicapped parking spaces)
8.	Loading Spaces:	1 space	1 space
9.	Communal Facilities:	fitness room, guest suite, amenity lobby, meeting room & lounge/party room	fitness room, guest suite, amenity lobby, meeting room & lounge/party room
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

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