



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