



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 15-00008
ADDRESS: 4453/63/75 Hastings Street

Meeting Date: 2016 April 14

DEVELOPMENT PROPOSAL:

Permit the construction of a five (5) storey mixed-use development, with commercial/retail at grade, and residential uses above.

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|---|---|---|
| 1. Site Area: | 1,509.8 m2 (16,251 sq.ft.) | |
| 2. Existing Use: | Commercial, vacant | |
| Adjacent Use: | Gasoline service station, commercial, retail, multi-family residential, vacant lot, single and two family dwellings | |
| Proposed Use: | Commercial, retail and multi-family residential | |
| 3. Gross Floor Area: | Permitted/Required
4,298.5 m2 (46,269 sq.ft.) | Proposed/Provided
4,298.5 m2 (46,269 sq.ft.) |
| 4. Site Coverage: | 68% | 68% |
| 5. Building Height: | 5 Storeys | 5 Storeys |
| 6. Vehicular Access from: | Rear Lane | Rear Lane |
| 7. Parking Spaces: | Commercial - 16 Spaces
Residential - 34 Spaces | Commercial - 29 Spaces
Residential - 39 Spaces |
| 8. Loading Spaces: | 1 Space | 1 Space |
| 9. Communal Facilities: | N/A | N/A |
| 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