



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

REZONING REFERENCE # 14-00044

Meeting Date: 2016 May 19

ADDRESS: 6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street

### DEVELOPMENT PROPOSAL:

Permit the construction of two high-rise apartment towers (one 31 storey rental apartment building and one 41 storey strata apartment building), with a church fronting Sussex Avenue.

1. **Site Area:** 11,661.19 m2 (125,520 sq.ft.)

2. **Existing Use:** Multi-family residential and church site

**Adjacent Use:** Multi-family residential, commercial, mixed-use (commercial and multi-family residential), postal outlet, single and two family dwellings

**Proposed Use:** Multi-family residential and church site

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	Residential 63,016.60 m2 (678,305 sq.ft.) Institutional 1,009.86 m2 (10,870 sq.ft.)	Residential 63,016.60 m2 (678,305 sq.ft.) Institutional 1,009.86 m2 (10,870 sq.ft.)
4. <b>Site Coverage:</b>	17%	17%
5. <b>Building Height:</b>	Strata/Rental Apt Bldgs - 41 & 31 Storeys, Twnhses - 3 Storeys & Church - 2 Storeys	Strata/Rental Apt Bldg - 41 & 31 Storeys, Twnhses - 3 Storeys & Church - 2 Storeys
6. <b>Vehicular Access from:</b>		
7. <b>Parking Spaces:</b>	Strata Apt Bldg - 353 spaces, Rental Apt Bldg - 362 Spaces & Institutional - 46 Spaces	Strata Apt Bldg - 353 spaces, Rental Apt Bldg - 362 Spaces & Institutional - 46 Spaces
8. <b>Loading Spaces:</b>	4	4
9. <b>Communal Facilities:</b>	Fitness facility, games room, lounge, bowling alley, guest suite, amenity lobby & concierge	Fitness facility, games room, lounge, bowling alley, guest suite, amenity lobby & concierge
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