



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 15-00022
ADDRESS: 9388 North Fraser Crescent

Meeting Date: 2016 May 19

DEVELOPMENT PROPOSAL:

Permit the expansion of the existing pharmaceutical facility's production and warehouse area in accordance with the Glenlyon Concept Plan and the Council-adopted Big Bend Development Plan.

1. **Site Area:** 1.62 hectares (4.0 acres)
2. **Existing Use:** Business centre (light industrial, warehouse and offices)
- Adjacent Use:** Business centres, vacant lots
- Proposed Use:** Business centre (light industrial, warehouse and offices)

- | | Permitted/Required | Proposed/Provided |
|---|---|---|
| 3. Gross Floor Area: | GFA Constructed - 4,449.31 m ² (47,892 sq. ft.)
Phase 2 - 2,950.60 m ² (31,760 sq.ft.) | GFA Constructed - 4,449.31 m ² (47,892 sq. ft.)
Phase 2 - 2,950.60 m ² (31,760 sq.ft.) |
| 4. Site Coverage: | 38.7% | 38.7% |
| 5. Building Height: | Existing 11.0 m (36 ft.)
Proposed Addition 9.8 m (32.1 ft.) | Existing 11.0 m (36 ft.)
Proposed Addition 9.8 m (32.1 ft.) |
| 6. Vehicular Access from: | North Fraser Crescent | North Fraser Crescent |
| 7. Parking Spaces: | Existing Parking - 54 spaces
Phase 2 - 58 spaces | Existing Parking - 54 spaces
Phase 2 - 58 spaces |
| 8. Loading Spaces: | 5 Spaces | 5 Spaces |
| 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