



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

REZONING REFERENCE # 15-00010

Meeting Date: 2016 May 19

ADDRESS: 7911/15/23 Edmonds Street and 7908 Wedgewood Street

### DEVELOPMENT PROPOSAL:

Permit the construction of a four-storey mixed-use commercial/residential development.

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|-------------------------|--|
| 1. <b>Site Area:</b>    | Net Site 3,137.15 (33,768 sq.ft.) + Dedications 176.7 (1,902 sq.ft.) = Gross Site 3,313.9 m2 (35,670 sq.ft.) |
| 2. <b>Existing Use:</b> | Commercial retail business, single-family dwelling, vacant   |
| <b>Adjacent Use:</b>    | Motel, commercial, single-family and two-family dwellings  |
| <b>Proposed Use:</b>    | Motel, commercial, single-family and two-family dwellings  |

- |   | Permitted/Required   | Proposed/Provided  |
|---|--|--|
| 3. <b>Gross Floor Area:</b>   | Residential 5,689.6 m2 (61,242 sq.ft.)<br>Commercial 380.6 m2 (4,097 sq.ft.) | Residential 5,689.6 m2 (61,242 sq.ft.)<br>Commercial 380.6 m2 (4,097 sq.ft.) |
| 4. <b>Site Coverage:</b>  | 55%  | 55%  |
| 5. <b>Building Height:</b>  | Mixed-use building - 4 Storeys<br>Residential townhouse building - 3 Storeys | Mixed-use building - 4 Storeys<br>Residential townhouse building - 3 Storeys |
| 6. <b>Vehicular Access from:</b>  | Edmonds Street   | Edmonds Street   |
| 7. <b>Parking Spaces:</b>   | Residential - 102 Parking Spaces<br>Commercial - 8 Spaces                    | Residential - 102 Parking Spaces<br>Commercial - 8 Spaces                    |
| 8. <b>Loading Spaces:</b>   | 1 Space  | 1 Space  |
| 9. <b>Communal Facilities:</b>  | Multi-purpose amenity room, guest suite,<br>fitness room & caretaker's suite | Multi-purpose amenity room, guest suite,<br>fitness room & caretaker's suite |
| 10. <b>Proposed development consistent with adopted plan?<br/>(i.e. Development Plan, Community Plan, or OCP)</b> |  | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO          |

Note: N/A where not applicable