



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 14-00021

Meeting Date: 2016 May 19

ADDRESS: 4161, 4171 Dawson Street, 4120, 4160, 4170 and 4180 Lougheed Highway

DEVELOPMENT PROPOSAL:

Establish a Conceptual Master Plan and Design Guidelines for the Gilmore Station Area to guide further site specific rezoning applications for the construction of a multi-phased high-rise apartment, commercial, retail and office development over four main phases.

1.	Site Area:	5.0 ha (12.48 acres)		
2.	Existing Use:	Office, light industrial, vacant and Skytrain Station		
	Adjacent Use:	Mixed-use (commercial, retail, office and multi-family residential), Skytrain		
	Proposed Use:	Mixed-use, multi-family residential, commercial, office and retail		
3.	Gross Floor Area:	Permitted/Required Master Plan and Development Guidelines only	Proposed/Provided Master Plan and Development Guidelines only	
4.	Site Coverage:	N/A	N/A	
5.	Building Height:	N/A	N/A	
6.	Vehicular Access from:	Tentatively named new road called Carleton Ave. linking Lougheed Hwy. and Dawson St.	Tentatively named new road called Carleton Ave. linking Lougheed Hwy. and Dawson St.	
7.	Parking Spaces:	N/A	N/A	
8.	Loading Spaces:	N/A	N/A	
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