



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 16-00010
ADDRESS: Portion of 7201 11th Avenue

Meeting Date: 2016 September 08

DEVELOPMENT PROPOSAL:

Permit the construction of a 28-storey residential tower and two four-storey low-rise apartment buildings in the Island neighbourhood of the multi-phased Southgate Master Plan Area.

- 1. **Site Area:** 8,715.6 m2 (93,814 sq. ft.)
- 2. **Existing Use:** Mixed-use (multi-family residential and commercial)
- Adjacent Use:** Single and two family dwellings
- Proposed Use:** Mixed-use (multi-family residential and commercial)

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	28,524.7 m2 (307,037 sq. ft.)	28,524.7 m2 (307,037 sq. ft.)
4. Site Coverage:	35.9%	35.9%
5. Building Height:	Low Rise Apartment: 2 Storeys Apartment Tower: 28 Storeys	Low Rise Apartment: 2 Storeys Apartment Tower: 28 Storeys
6. Vehicular Access from:	12th Avenue & 18th Street	12th Avenue & 18th Street
7. Parking Spaces:	354 Spaces	354 Spaces
8. Loading Spaces:	1 Space	1 Space
9. Communal Facilities:	Fitness room, amenity lobby, guest suite & lounge/party room	Fitness room, amenity lobby, guest suite & lounge/party room
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