



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

REZONING REFERENCE # 15-00028

Meeting Date: 2016 October 13

ADDRESS: Portion of 9855 Austin Road (Commercial)

### DEVELOPMENT PROPOSAL:

Permit construction of the commercial podium, underground parking and public realm components on the Phase I site, within the Lougheed Town Centre Core Area, as well as facade improvements to the existing mall.

1. **Site Area:** Existing Gross Site Area 149,186 m<sup>2</sup> (1,605,828 sq. ft.) - Phase 1 Development Area 24,280 m<sup>2</sup> (254,436 sq. ft.) = Resulting Site 125,548 m<sup>2</sup> (1,351,392 sq. ft.)
2. **Existing Use:** Shopping centre, parking
- Adjacent Use:** Existing Lougheed Mall (north/west); Austin Road & commercial development (south); North Road, low rise commercial & multiple family development (east)
- Proposed Use:** Commercial

	Permitted/Required	Proposed/Provided
3. <b>Gross Floor Area:</b>	14,129 m <sup>2</sup> (152,087 sq.ft.)	14,129 m <sup>2</sup> (152,087 sq.ft.)
4. <b>Site Coverage:</b>	79%	79%
5. <b>Building Height:</b>	7 Storeys	7 Storeys
6. <b>Vehicular Access from:</b>	Grand Promenade, Austin Road, Cross Creek and North Road	Grand Promenade, Austin Road, Cross Creek and North Road
7. <b>Parking Spaces:</b>	247 Spaces	393 Spaces
8. <b>Loading Spaces:</b>	5 Spaces	5 Spaces
9. <b>Communal Facilities:</b>	Commercial end-of-trip facility	Commercial end-of-trip facility
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