



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

REZONING REFERENCE # 15-00029

Meeting Date: 2016 October 13

ADDRESS: Portion of 9855 Austin Road - High-Rise Apartment (Tower 1)

### DEVELOPMENT PROPOSAL:

Permit the construction of the first residential tower on the Lougheed Core Area Phase I site within the Lougheed Town Centre Core Area.

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|---|---|--|
| 1. <b>Site Area:</b>  | 18,708 m <sup>2</sup> (201,375 sq.ft.)  |  |
| 2. <b>Existing Use:</b>   | Shopping centre, parking  |  |
| <b>Adjacent Use:</b>  | Existing Lougheed Mall (north/west); Austin Road and commercial development (south); North Road, low rise commercial and multiple family development (east) |  |
| <b>Proposed Use:</b>  | Multi-family residential (high-rise)  |  |
| 3. <b>Gross Floor Area:</b>   | <b>Permitted/Required</b><br>48,032 m <sup>2</sup> (517,007 sq.ft.)   | <b>Proposed/Provided</b><br>48,032 m <sup>2</sup> (517,007 sq.ft.)               |
| 4. <b>Site Coverage:</b>  | N/A - On top of commercial podium   | N/A - On top of commercial podium  |
| 5. <b>Building Height:</b>  | 55 Storeys  | 55 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>   | 566 Spaces  | 590 Spaces   |
| 8. <b>Loading Spaces:</b>   | 2 Spaces  | 2 Spaces   |
| 9. <b>Communal Facilities:</b>  | Two level residential amenity facility over 1,951 m <sup>2</sup> (21,000 sq.ft.)  | Two level residential amenity facility over 1,951 m <sup>2</sup> (21,000 sq.ft.) |
| 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*