



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 m² (1,605,828 sq. ft.) - Phase 1 Development Area 24,280 m² (254,436 sq. ft.) = Resulting Site 125,548 m² (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. Gross Floor Area:	14,129 m ² (152,087 sq.ft.)	14,129 m ² (152,087 sq.ft.)
4. Site Coverage:	79%	79%
5. Building Height:	7 Storeys	7 Storeys
6. Vehicular Access from:	Grand Promenade, Austin Road, Cross Creek and North Road	Grand Promenade, Austin Road, Cross Creek and North Road
7. Parking Spaces:	247 Spaces	393 Spaces
8. Loading Spaces:	5 Spaces	5 Spaces
9. Communal Facilities:	Commercial end-of-trip facility	Commercial end-of-trip facility
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