



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 14-00047

Meeting Date: 2016 November 10

ADDRESS: 6837, 6857 and Portion of 6875 Royal Oak Avenue

DEVELOPMENT PROPOSAL:

Permit the construction of a four-storey mixed-use development with full residential underground parking and at grade commercial parking, with ground level commercial fronting Royal Oak Avenue and residential uses (54 units) above.

- 1. **Site Area:** Net Site 2,536.2 m² (27,299 sq.ft.) + Dedications 222.5 m² (2,395 sq.ft.) = Site Area 2,758.7 m² (29,694 sq.ft.)
- 2. **Existing Use:** Industrial, warehouse and residential
- Adjacent Use:** Mixed-use (commercial and multi-family residential), automotive repair shop, vacant
- Proposed Use:** Mixed-use (commercial and multi-family residential)

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	Residential - 4,805.8 m ² (51,729 sq.ft.) Commercial - 753.1 m ² (8,106 sq.ft.)	Residential - 4,805.8 m ² (51,729 sq.ft.) Commercial - 753.1 m ² (8,106 sq.ft.)
4. Site Coverage:	72%	72%
5. Building Height:	4 Storeys	4 Storeys
6. Vehicular Access from:	Rear Lane	Rear Lane
7. Parking Spaces:	Residential - 87 Parking Spaces Commercial - 17 Parking Spaces	Residential - 89 Parking Spaces Commercial - 17 Parking Spaces
8. Loading Spaces:	Commercial - 1 Loading Space	Commercial - 1 Loading Space
9. Communal Facilities:	Multi-purpose amenity room, amenity lobby & fitness room	Multi-purpose amenity room, amenity lobby & fitness 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