



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

**REZONING REFERENCE #** 15-00049

**Meeting Date:** 2016 November 10

**ADDRESS:** 6695 Dunblane Avenue and 4909, 4929, 4971 Imperial Street

**DEVELOPMENT PROPOSAL:**

Permit a 36-storey apartment building with street-oriented townhouses on Dunblane Avenue and live-work townhouse units on Imperial Street and Nelson Avenue.

- 1. **Site Area:** Gross 5,224.8 m2 (56,239 sq.ft.)= Net 5,065.7 m2 (54,527 sq.ft.) + Lane Closure/ Consolidation 227.5 m2 (2,449 sq.ft.) - Road Dedication 386.6 m2 (4,161 sq.ft.)
- 2. **Existing Use:** Multi-family residential
- Adjacent Use:** Multi-family residential, mixed-use, commercial and park recreation complex
- Proposed Use:** Mixed-use (multi-family residential and community commercial)

	<b>Permitted/Required</b>	<b>Proposed/Provided</b>
3. <b>Gross Floor Area:</b>	Residential 26,531.6 m2 (285,584 sq.ft.) Commercial 578.3 m2 (6,225 sq.ft.)	Residential 26,531.6 m2 (285,584 sq.ft.) Commercial 578.3 m2 (6,225 sq.ft.)
4. <b>Site Coverage:</b>	36%	36%
5. <b>Building Height:</b>	High-rise 36 Storeys Townhouses 2, 3 & 4 Storeys	High-rise 36 Storeys Townhouses 2, 3 & 4 Storeys
6. <b>Vehicular Access from:</b>	Dunblane Avenue	Dunblane Avenue
7. <b>Parking Spaces:</b>	Residential - 370 Spaces Commercial - 17 Spaces	Residential - 370 Spaces Commercial - 17 Spaces
8. <b>Loading Spaces:</b>	n/a	n/a
9. <b>Communal Facilities:</b>	Fitness room, steam/sauna room, lounge, amenity lobby, media room & party room	Fitness room, steam/sauna room, lounge, amenity lobby, media room & party room
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*