



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

REZONING REFERENCE # 15-00054

Meeting Date: 2016 December 01

ADDRESS: 4120, 4160, Ptn. 4170, Ptn 4180 Lougheed Highway and Ptn. 4161 Dawson Street

**DEVELOPMENT PROPOSAL:**

Permit construction of the commercial podium, underground parking and public realm components on the Phase I site within the Gilmore Station Master Plan (Rezoning 14-21).

- 1. **Site Area:** Gross Site 50,611.80 m2 (544,781 sq.ft.) = Net Site 49,578.00 m2 (533,653 sq.ft.) + Dedication 2,860.40 m2 (30,789 sq.ft.) - Rd. Closure 1,826.60 m2 (19,661 sq.ft.)
- 2. **Existing Use:** Skytrain station, office, light industrial and vacant
- Adjacent Use:** Skytrain, mixed-use (commercial, retail, office and multi-family residential)
- Proposed Use:** Skytrain, mixed-use (commercial, retail, office and multi-family residential)

	<b>Permitted/Required</b>	<b>Proposed/Provided</b>
3. <b>Gross Floor Area:</b>	Proposed Commercial G.F.A. - Phase I 27,095.36 m2 (291,652 sq.ft.)	Proposed Commercial G.F.A. - Phase I 27,095.36 m2 (291,652 sq.ft.)
4. <b>Site Coverage:</b>	Site Coverage Total: 20% Site Coverage Phase I: 46%	Site Coverage Total: 20% Site Coverage Phase I: 46%
5. <b>Building Height:</b>	Phase I Commercial - 3 Storeys	Phase I Commercial - 3 Storeys
6. <b>Vehicular Access from:</b>	Carleton Ave. linking Lougheed Hwy. and Dawson Street	Carleton Ave. linking Lougheed Hwy. and Dawson Street
7. <b>Parking Spaces:</b>	Commercial - 589 Spaces	Commercial - 909 Spaces
8. <b>Loading Spaces:</b>	Phase I Loading - 8 Spaces	Phase I Loading - 12 Spaces
9. <b>Communal Facilities:</b>	Commercial end of trip facilities for cyclists: washrooms, showers and lockers	Commercial end of trip facilities for cyclists: washrooms, showers and lockers
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