



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 15-00055

Meeting Date: 2016 December 01

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

DEVELOPMENT PROPOSAL:

Permit construction of Residential Tower I within Phase I of the Gilmore Station Master Plan site.

- 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:** Multi-family residential

	Permitted/Required	Proposed/Provided
3. Gross Floor Area:	44,883.59 m ² (483,123 sq.ft.)	44,883.59 m ² (483,123 sq.ft.)
4. Site Coverage:	Site Coverage Total: 20% Site Coverage Phase I: 46%	Site Coverage Total: 20% Site Coverage Phase I: 46%
5. Building Height:	PH I: Residential - 47 Storeys, Residential Amenity 1 Storey & Commercial 3 Storeys	H I: Residential - 47 Storeys, Residential Amenity 1 Storey & Commercial 3 Storeys
6. Vehicular Access from:	Carleton Ave. linking Lougheed Hwy. and Dawson Street	Carleton Ave. linking Lougheed Hwy. and Dawson Street
7. Parking Spaces:	561 Spaces	561 Spaces
8. Loading Spaces:	Residential Loading - 2 Spaces	Residential Loading - 2 Spaces
9. Communal Facilities:	Fitness facility, movie theatre, lounge, games room & indoor/outdoor children's play area	Fitness facility, movie theatre, lounge, games room & indoor/outdoor children's play area

10. **Proposed development consistent with adopted plan?
(i.e. Development Plan, Community Plan, or OCP)**

YES

NO

Note: N/A where not applicable