



PROPOSED DEVELOPMENT SUMMARY FOR ADVISORY PLANNING COMMISSION (APC)

REZONING REFERENCE # 15-00004

Meeting Date: 2017 January 19

ADDRESS: 5521, 5523, 5525 (Lots' 9 and 10) Hastings Street

DEVELOPMENT PROPOSAL:

Permit a mixed-use development with commercial at grade fronting Hastings Street, live-work units on the second level and residential units on two levels above.

- 1. **Site Area:** Gross Site Area 1,619.5 m² (17,432 sq.ft.) = Net Site Area 1,579.3 m² (16,999 sq.ft.) + Road Dedication Area 40.2 m² (433 sq.ft.)
- 2. **Existing Use:** Commercial, single family dwelling, vacant
- Adjacent Use:** Commercial, multi-family residential, car lot
- Proposed Use:** Mixed-use (commercial, multi-family residential)

| | Permitted/Required | Proposed/Provided |
|---|--|--|
| 3. Gross Floor Area: | 3,312.6 m ² (35,657 sq.ft.) | 3,312.6 m ² (35,657 sq.ft.) |
| 4. Site Coverage: | 87% | 87% |
| 5. Building Height: | South Elevation, Hastings St. - 4 Storeys North Elevation - 3 Storeys | South Elevation, Hastings St. - 4 Storeys North Elevation - 3 Storeys |
| 6. Vehicular Access from: | Ellesmere Avenue | Ellesmere Avenue |
| 7. Parking Spaces: | Residential-32 Spaces, Live-Work Units-22 Spaces & Commercial-10 Spaces | Residential-32 Spaces, Live-Work Units-22 Spaces & Commercial-10 Spaces |
| 8. Loading Spaces: | 1 Loading Space | 1 Loading Space |
| 9. Communal Facilities: | N/A | N/A |
| 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