

# EVER SQUARE DC2 REZONING BYLAW 19992

4710 Gateway Boulevard NW

Public Hearing: March 15, 2022





# Site Location





# Existing Site Conditions



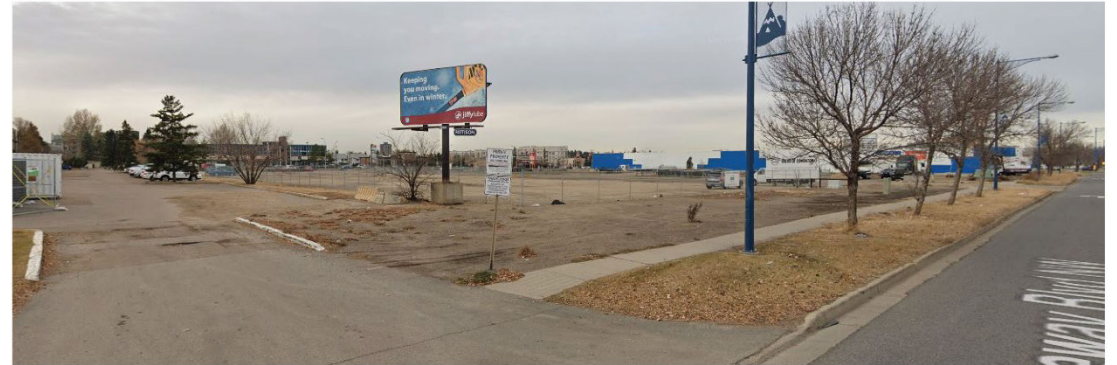
Project site - NW corner looking SE



Project site - NE corner looking SW



Project site - SW corner looking NE



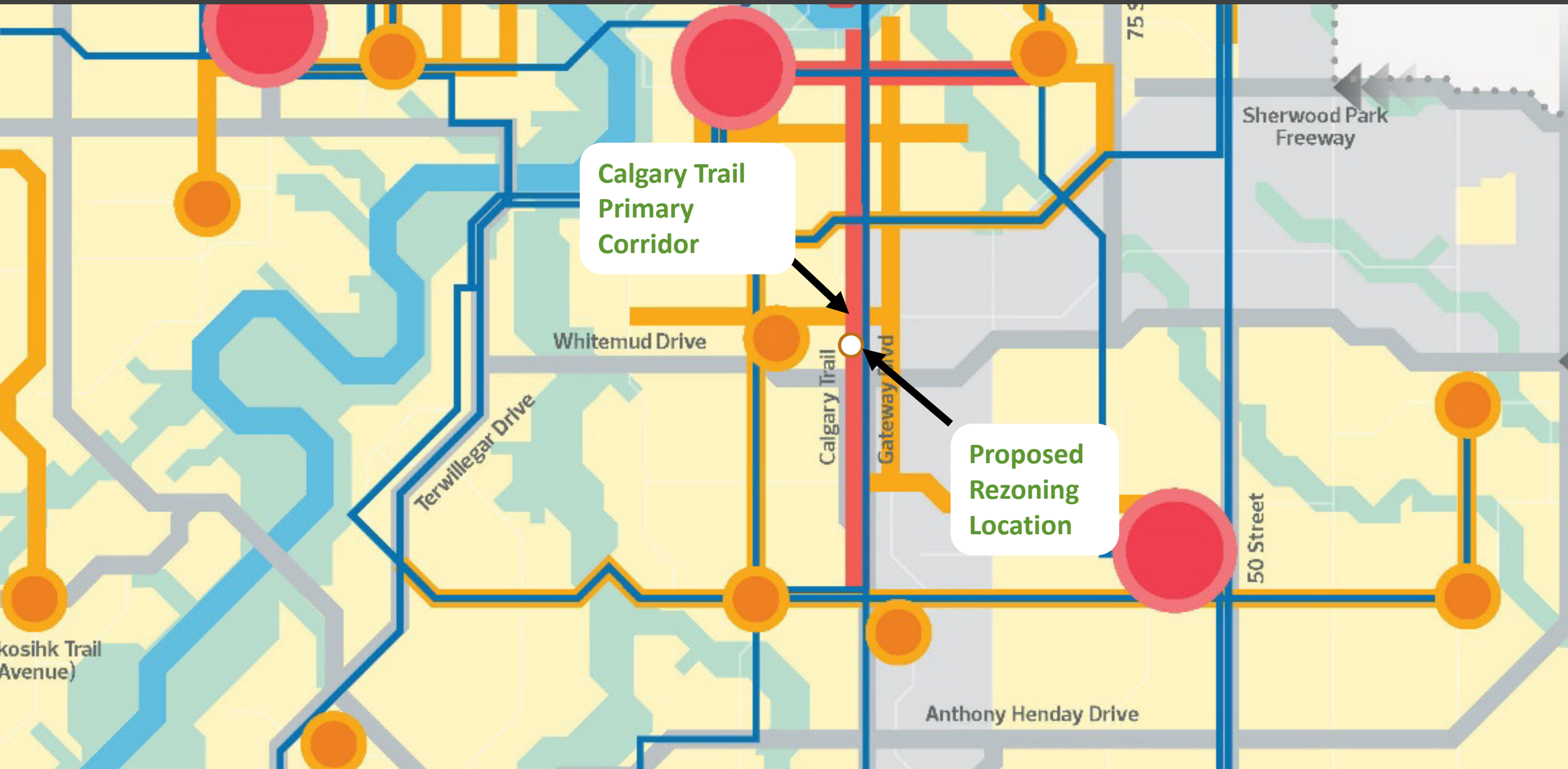
Project site - SE corner looking NW



Project site - North looking south



# Alignment with City Plan



# Project Overview

**SITE AREA:** 2.34 ha

**EXISTING USE:** Temporary vehicle storage

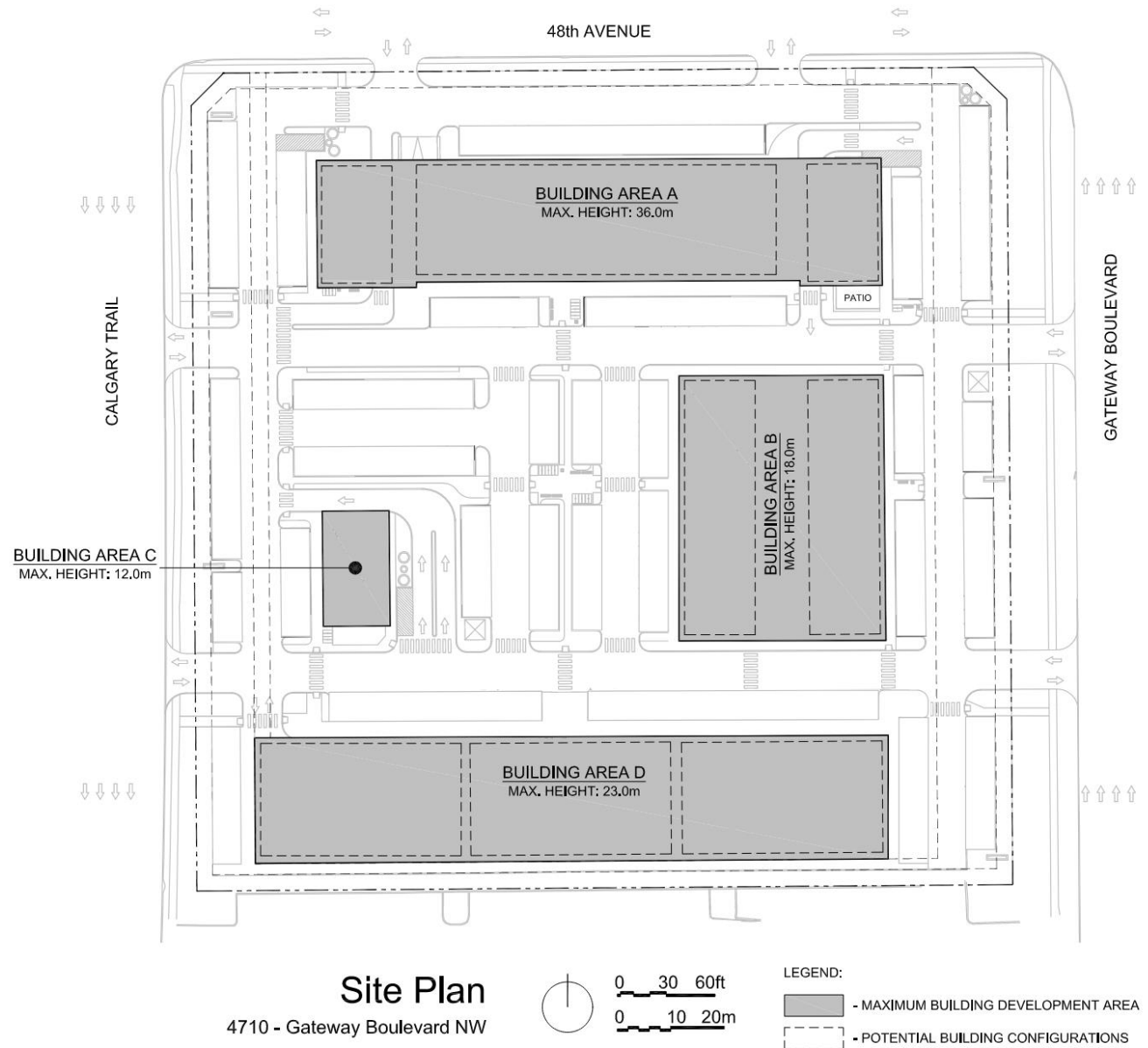
**PROPOSED USE:** Commercial, office, retail and medical mixed-use development

**EXISTING ZONING:** DC2.986

- Floor Area Ratio: 4.0
- Building Heights: 4 towers up to 80 m
- Parking: Above and underground parking structures

**PROPOSED ZONING:** Site Specific Development Control Provision (DC2)

- Floor Area Ratio: 1.0
- Building Heights: Range from 12 m to 36 m
- Amenity Area: A minimum of 1.5% of the non-residential Floor Area.
- Parking: At grade and underground







# Traffic & Servicing

No issues





*Central landscape & amenity refuge island.*



*Looking north along central pedestrian landscape corridor.*



*South sidewalk of Building A*

# Design Excellence



# Thank You, Questions?

