







# Willingdon Phase 1



# Project Team

#### **LAND OWNERS:**







Aquilini Development

#### **MUNICIPALITY:**



City of Burnaby

**PLANNER / ARCHITECT:** 



Arcadis Architects (Canada) Inc.

LANDSCAPE ARCHITECT:



Durante Kreuk Ltd.

TRANSPORTATION:



Bunt & Associates Engineering Ltd.







# **Table of Contents**

Suitable Plan of Development	6
Musqueam & Tsleil-Waututh Design Contributions	6
Site Context	7
Recent Historical Uses	8
Current Uses	9
Urban Context	10
PD00 - General	11
A0.01 Statistics (General)	11
A0.02 Context Plan (Existing)	14
A0.03 Context Plan (Future)	15
A0.04 Site Photos	16
A0.05 Setback Diagram	17
A0.06 Streetscape Elevation	18
A0.07 Site Coverage Diagram	19
A0.08 Open Space Diagram	20
A0.09 Fire Access Diagram	21
A0.10 Bike/Pedestrian Access L1 - 1A and 1B	22
A0.11 Bike Access Path P1.1 - 1C	23
A0.12 Bike Access Path P1 - 1A and 1B	24
PD01 - Full Site Plans	25
A1.00 Site Plan	25
A1.01 Parking Plan P5	26
A1.02 Parking Plan P4	27
A1.03 Parking Plan P3	28
A1.04 Parking Plan P2	29
A105 Parking Plan P1	30

A1.06 Parking Plan Mezzanine Tower	31
A1.07 Ground Floor Plan	32
A1.08 Level 2	33
A1.09 Level Typical	34
A1.10 Level 9 Podium	35
A1.11 Level 10-18	36
A1.12 Level 19-20	37
A1.13 Roof Plan	38
A1.14 Mechanical Plan	39
PD02 - Detailed Plans	40
A2.00 Midrise 1A Level 1	40
A2.01 Midrise 1A Level 2	41
A2.02 Midrise 1A Typical	42
A2.03 Midrise 1A Roof level	43
A2.04 Midrise 1A Mechanical	44
A2.05 Tower 1B Level 1	45
A2.06 Tower 1B Level 1 Upper	46
A2.07 Tower 1B Level 2	47
A2.08 Tower 1B Typical	48
A2.09 Tower 1B Level 19 - 20	49
A2.10 Tower 1B Roof Level	50
A2.11 Tower 1B Mech Level	51
A2.12 Tower 1C Level 1	52
A2.13 Tower 1C Level 2	53
A2.14 Tower 1C Level 3	54
A2.15 Tower 1C Level 4-6	55
A2.16 Tower 1C Level 7	56







# **Table of Contents continued**

A2.17 Tower 1C Level 8	57	PD07 - FAR Overlays	79
A2.18 Tower 1C Podium Level 9	58	A7.01 Midrise 1A Level 1 FAR Overlay	79
A2.19 Tower 1C Typical	59	A7.02 Midrise 1A Level 2 FAR Overlay	80
A2.20 Tower 1C Roof Level	60	A7.03 Midrise 1A Typical FAR Overlay	81
A2.21 Tower 1C Mech Level	61	A7.04 Midrise 1A Mech Level FAR Overlay	82
A2.22 Adaptable Units 1A	62	A7.05 Tower 1B Level 1 FAR Overlay	83
A2.23 Adaptable Units 1B	63	A7.06 Tower 1B Level 1 Upper FAR Overlay	84
A2.24 Adaptable Units 1C	64	A7.07 Tower 1B Typical FAR Overlay	85
PD03 - Elevations	65	A7.08 Tower 1B Level 19-20 FAR Overlay	86
A3.00 North and East Overall Elevations	65	A7.09 Tower 1B Mech Level FAR Overlay	87
A3.01 South and West Overall Elevations	66	A7.10 Tower 1C Level 1 FAR Overlay	88
A3.02 Phase 1A All Elevations	67	A7.11 Tower 1C Level 2 FAR Overlay	89
A3.03 Phase 1B All Elevations	68	A7.12 Tower 1C Podium Typical FAR Overlay	90
A3.04 Phase 1C All Elevations	69	A7.13 Tower 1C Podium Level 7 FAR Overlay	91
PD04 - Site Sections	70	A7.14 Tower 1C Podium Level 8 FAR Overlay	92
A4.00 Section A	70	A7.15 Tower 1C Podium Level 9 FAR Overlay	93
A4.01 Section B	71	A7.16 Tower 1C Typical FAR Overlay	94
A4.02 Section C	72	A7.17 Tower 1C Mech Level FAR Overlay	95
A4.03 Section D	73	Vehicle Movement Plans	96
	-	Passenger Vehicle	96
PD06 - Renderings	/4	Jitney Truck Movement	102
A6.00 View from Willingdon	74	Compactor Movement	109
A6.01 View from Goard	75	Garbage Waste Collection	114
A6.02 View from North	76	-	119
A6.03 View of Buildings	77	SU9 Movement	119
A6.04 Tenure Diagrams	78		







# **Table of Contents continued**

Landscape Plans	125
Landscape Site Plan - Notes, Legend & Images	125
Landscape Site Plan - Building 1A & 1B	126
Landscape Site Plan - Building 1C	127
Landscape Level 9 Plan - Building 1C	128
Landscape Roof Plan - Building 1B	129
Planting Plan - Building 1A & 1B	130
Planting Plan - Building 1C	131
Landscape Sections	132
Landscape Details 1	133
Landscape Details 2	134
Landscape Details 3	135

## **Suitable Plan of Development**

# Musqueam & Tsleil-Waututh Design Contributions

# Representation on the Project Team

The project team celebrates and thanks those staff members representing the Musqueam and Tsleil-Waututh Nations on this project for their work guiding the vision and design approach of this site. We thank them for acting as liaisons with the Musqueam and Tsleil-Waututh Councils, communities, experts, and elders to ensure representation in all aspects of the development.

#### Aquilini Development

- Johnna Sparrow, Aboriginal Relations Advisor, Aquilini Development
- Heidi Martin, Development Coordinator, Aquilini Development
- Tara Sparrow-Felix, Development Coordinator, Aquilini Development

#### Chiefs, Councils, and Board Members

The Chiefs, Councils, and Board Members of the Musqueam and Tsleil-Waututh Nations played a significant role as supporters, advisors, and advocates for this project.

#### **Community Engagement**

Many members of the Musqueam and Tsleil-Waututh Nations contributed knowledge to different areas of the Willingdon Lands Master Plan, including historical documents. Their contributions are reflected in stories told within this document and will continue to be reflected in the legacies honoured on this land.

Members participated in the Nations' community updates and engagements for the project. The interest and support shown by these members reflects the community ownership and shared responsibility and stewardship throughout the communities.

#### **Project Rationale**

The project will be composed of three buildings along Willingdon Avenue & Goard Way. The buildings range in height from 6 to 20 storeys, and include leasehold, market condo, Rental, and affordable rental components. The design of the Site and buildings continues the work that IBI Group did in partnership with the nations and the City of Burnaby during the master planning process, and now includes a more detailed view of each of these three buildings and their relation to the streets that surround them. The landscape & exterior design will continue to be refined through continued consultation with the nations as part of the partnership.

All access comes off Goard Way, with ramps to separate parkades under each building. Ground oriented units have been provided along the street network; and easy passage to bike infrastructure organized for all three buildings. The future studios to the east will be fronted with a terraced landscape to decrease appearance of any tall walls that this site will engender.

## **Site Context**

#### Location

As illustrated in *Figure 3-1* and *3-2*, the Willingdon Lands site is a 40-acre parcel located in Burnaby's Southwest Quadrant in the geographic area known as the Central Valley of Burnaby. It is less than one kilometre east of Vancouver and two kilometres south of Burrard Inlet. The site is directly between Brentwood Town Centre and the Metrotown Downtown, two transit-oriented Town Centres built around SkyTrain stations. Willingdon Avenue is identified as a future rapid transit route connecting these Town Centres.

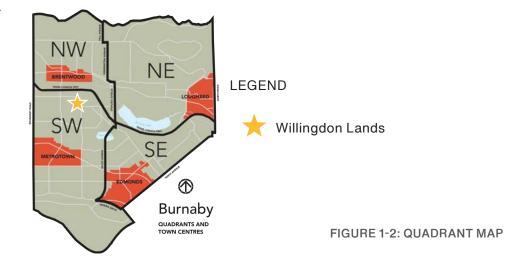
Situated at the corner of Willingdon Avenue and Canada Way, the site is in a prime location. The site is in the neighbourhood of Cascade Heights, which already sees a diverse mix of uses. The site is directly adjacent to one of the Lower Mainland's key educational institutions, the British Columbia Institute of Technology (BCIT), as well as the Discovery Place business park.

#### **Terrain**

The current site topography is varied. There is a significant slope in both the south-north and west-east directions, towards the lowest point at the corner of Willingdon Avenue and Canada Way. There is also a very steep slope in the existing natural area at the southwest of the site boundary.



FIGURE 1-1: CONTEXT MAP



AUGUST 2023

## **Recent Historical Uses**

## **Neighbourhood History**

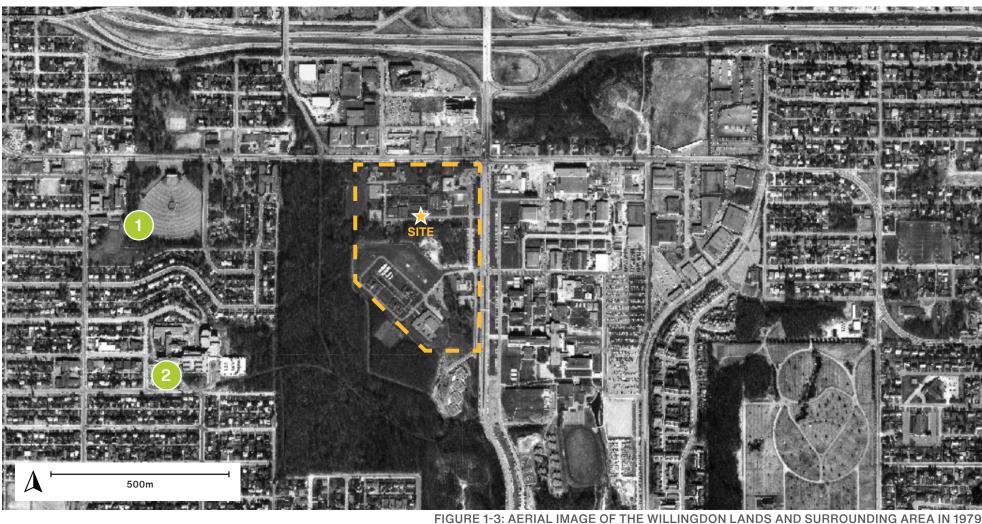
Over the previous century of development in Burnaby, the area surrounding the Willingdon Lands site became known as the Cascade Heights neighbourhood. The neighbourhood was largely a suburban post-war neighbourhood characterized by low-rise detached housing. This general structure remains at present day, though multi-unit housing was also developed in the 1980s-90s.

An anchor of this neighbourhood is Burnaby Hospital, located west of the site across Gilmore Way. This has been the main hospital and healthcare hub in Burnaby since its construction in 1952. Across Willingdon Avenue is the BCIT campus, which along with the Willingdon Lands, has made this intersection an institutional anchor of Burnaby since the 1960s.

The area also has a history of film related activities. Canada's first drive-in theatre, the Cascades Drive-In, was located west of the site along Canada Way. It opened in 1946 and closed in 1980, and is now the Cascade Village condominium complex.

#### **Site Uses Over Time**

The Willingdon Lands site was formerly owned by the Province of British Columbia. Low-rise institutional buildings were developed for government-related tenants. One of these buildings is the former Burnaby Youth Custody Service Facility, which has since moved to South Burnaby.



WITH THE CASCADE DRIVE-IN THEATRE VISIBLE TO THE WEST OF THE SITE

SOURCE: BURNABY HISTORICAL AERIAL PHOTO VIEWER



FIGURE 1-4: CASCADE DRIVE-IN THEATRE, LOCATED AT 3960 CANADA WAY,
ONE BLOCK WEST OF GILMORE WAY, 1952
SOURCE: CITY OF BURNABY ARCHIVES



FIGURE 1-5: BURNABY GENERAL HOSPITAL, LOCATED AT 3880 INGLETON AVENUE, ONE BLOCK WEST OF GILMORE WAY, 1953

SOURCE: CITY OF BURNABY ARCHIVES

## **Current Uses**

The site currently holds a number of purpose-built institutional buildings. In recent years, many buildings have primarily been used as filming locations.

The former Burnaby Mental Health & Addiction Services was located on the site. The centre relocated in 2021 and changed its name to the Red Fish Healing Centre for Mental Health and Addiction. The new facility better serves the needs of clients than the outdated campus on the Willingdon Lands.

The character of the site is currently low-rise and sparse. Surface parking lots and fields create a disorganized and under-utilized space. At the prominent intersection of Canada Way and Willingdon Avenue, there is a distinct lack of identity and sense of place.



FIGURE 1-7: CURRENT AERIAL VIEW OF THE SITE



FIGURE 1-6: CURRENT VIEW OF SITE FROM CANADA WAY AND WILLINGDON, VIEW FACING SOUTHWEST



FIGURE 1-8: GREEN BUFFER ON THE WEST AND SOUTHWEST SIDES OF THE SITE, VIEW FACING NORTHEAST



FIGURE 1-9: BURNABY CENTRE FOR MENTAL HEALTH & ADDICTION

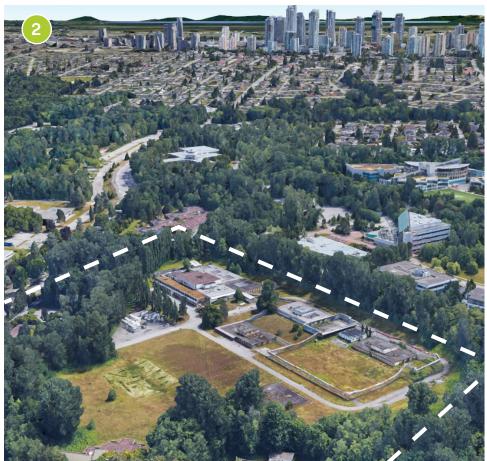


FIGURE 1-10: BURNABY YOUTH CUSTODY SERVICE, VIEW FACING SOUTH

#### **Urban Context**

## **Current Surroundings**

The Cascade Heights neighbourhood features a strong residential community, large education campus, and a significant commercial/industrial area. As illustrated in *Figure 3-12*, the Willingdon Lands site is surrounded by institutional and employment uses, with the residential neighbourhood within a short distance to the west. Highway 1 to the north creates a division and barrier to north Burnaby. Connections to Highway 1 are provided at Willingdon Avenue, while both Willingdon Avenue and Gilmore Way provide opportunities to connect overtop the highway.

#### **Economic & Employment Significance**

This neighbourhood is a significant economic driver for the city. Burnaby General Hospital and BCIT are both large local employers.

Discovery Place, which surrounds the site to the west and south, is a business park home to corporate offices of major firms in a variety of industries ranging from the health sector to high-tech industries to entertainment. It is buffered by the Discovery Place Conservation Area, a forested strip between the western edge of the site and Gilmore Way.

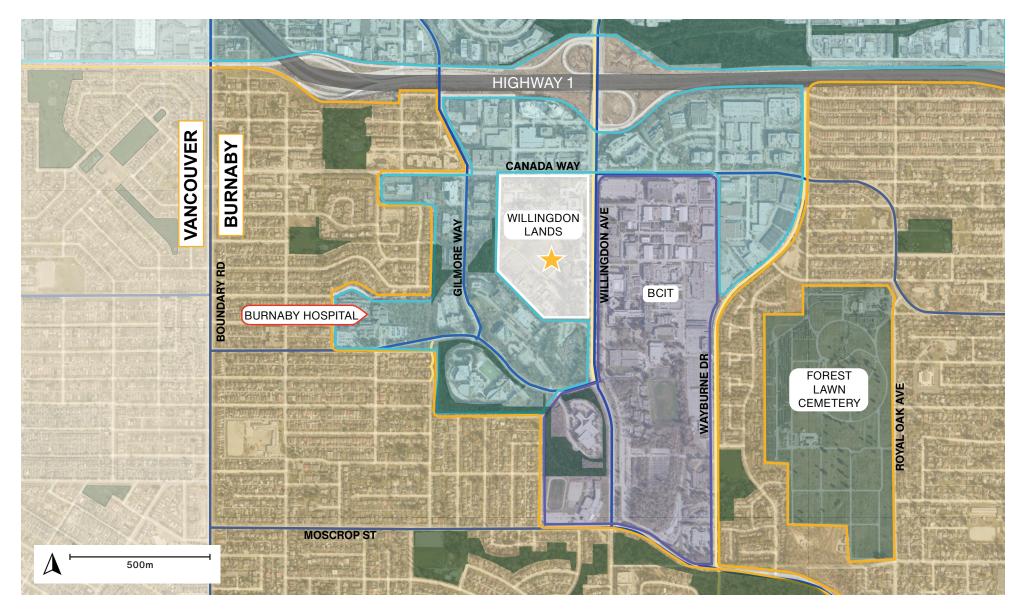


FIGURE 1-12: SURROUNDING LAND USES



FIGURE 1-11: DISCOVERY PLACE BUSINESS CENTRE

# LEGEND Residential Commercial/Industrial Institutional Park

AUGUST 2023

# **PD00 - General**

# **A0.01 Statistics (General)**

	Metric (m)	Imperial (f)
Gross Site Area:		
	10,108.9	108,811
		-
Site Area for calculation of density:	10,108.9	108,811
Dedication Area*:	-	-
Net Site Area:	10,108.9	108,811
Minimum Lot Area:	2,229.7	24,000
Subdivided Lot Area*:	L,LLJ.7	24,000

#### Site Coverage Calculations

	Metric (m)	Imperial (f)
Building 1A Lot Area	1,968.06	21,184.00
Building 1B Lot Area	3,080.57	33,159.00
Building 1C Lot Area	5,060.15	54,467.00
Total Lot Area	10,109	108,811

Site Coverage %		30.53%
Vehicular Access	1,218	13,114
Total Building Foot Print	3,086	33,216.53
Building 1C Footprint	1,601.62	17,239.70
Building 1B Footprint	722.11	7,772.69
Building 1A Footprint	762.19	8,204.14

#### I. Site Dimensions

	Wid	Width						
	Metric (m)	Imperial (f)	Metric (m)	Imperial (f)				
Gross	161.55 max	530 max	51.21 max	168 max				
Net								

#### F. Floor Area Ratio (FAR)

	RM5			RM5r				C2	B2		
Max Floor Area (GFA)	3,837,930.80										
Max Density (FAR)	2.2		2.2					1.3	1.5		
	Leasehold		Affordable	Moderate	Market	Total Rental	Ret	ail + Cultural	Studio	TOTAL:	SITE
Proposed Master Plan Floor	3,318,200.00	sqft	151,600.00	70,000.00	385,300.00	606,900.00		140,000.00	434,195.00	4,499,29	5.00
Area (GFA)	308,268.30	sqm	14,083.98	6,503.16	35,795.24	56,382.39		13,006.32	40,337.70	417994	1.70
Proposed Master Plan Density (FAR)	1.90		0.09	0.04	0.22	0.35		0.08	0.11	2.44	1
Units	4366			101	554	873				5239	Units
			218	655							
			5.0%	15.0%	0	20.0%					

PHASE 1										
	RM5	RM5r					C2	B2		
Max Floor Area (GFA)	239,384.20									
Base Max Density (FAR)	2.2						1.3	1.5		
	Leasehold	Affordable	Moderate	Market	Total Rental	Re	tail + Cultural	Studio	TOTAL	SITE
Proposed Phase 1 Floor Area (GFA)	188,082.54	59,308.88	35,000.00	145,609.73	239,918.61		-	-	428,00	1.15
Proposed Phase 1 Density (FAR)	1.73	0.55	0.32	1.34	2.20		0.00	0.00	3.93	3
Units	267	91	264		355				622	Units
		14.6%	42.49	6	57.1%					

REMAINDER DENSITY FOR FUTUR	REMAINDER DENSITY FOR FUTURE PHASES											
	Leasehold		Affordable	Moderate	Market	Total Rental	Retail + Cultural	Studio	TOTAL	SITE		
Floor Area (GFA)	3,130,117.46		92,291.12	35,000.00	239,690.27	366,981.39	140,000.00	434,195.00	4,071,29	3.85		
Density (FAR)	1.90		0.09	0.04	0.22	0.35	0.08	0.11	2.44	1		
Units	4099			50	341	518			4617	Units		
			127	391								
			5.0%	15.0%		20.0%						

\* PROJECT IS AIMING TO ACHIEVE STEP CODE 2 WITH LCES Non-Market Rental Tenures:

Affordable - 20% Below CMHC Market Median Rates Moderate - CMHC Market Median Rates

#### J. Building Height - Midrise 1A

Level(s)	Height of	Floor(s)	Number of Floor(s)	
	Metric (m)	Imperial (f)		
Level 1	3.05	10	1	
Level 2-6	2.90	9.5	5	
Mech.	3.14	10.3	1	
Overall Height From Finished Grade	•			
Proposed	20.67	67.8		
Permitted	N/A	N/A		

#### uilding Height - Residential Tower 1

Level(s)		Height of Floor(s)	Number of Floor(s)
	Metric (m)	Imperial (f)	
	wetric (m)	Imperial (I)	
Lower L1	2.67	8.75	1
Upper L1	2.67	8.75	1
Level 2 Level 18	2.95	9.667	17
Level 19 - Level 20	2.95	9.667	2
Mech.	5.77	18.93	1
Overall Height From Finished Grade			
Proposed	67.09	220.10	
Permitted	N/A	N/A	

#### ilding Height - Residential Tower

Level(s)	Height (	of Floor(s)	Number of
	Metric (m)	Imperial (f)	Floor(s)
L1	2.79	9.166	1
Level 2 - Level 8	2.79	9.166	7
Level 9 - Level 14	2.79	9.166	6
Mech.	3.45	11.33	1
Overall Height From Fir	ished Grade		
Proposed	42.57	139.65	
Permitted	N/A	N/A	1

#### K. Building Setback

Building Setbacks				
Property Line	Rec	quired		Proposed
	Metric (m)	Imperial (f)	Metric (m)	Imperial (f)
North	4.50	14' 9"	3.04	9' 11 3/4'
South	4.50	14' 9"	10.34	33' 11'
East	4.50	14' 9"	3.12	10' 2 3/4
West	4.50	14' 9"	4.62	15' 2'

AUGUST 2023 WILLINGDON PHASE 1, BURNABY, BC: SPD SET 11

# **A0.01 Statistics (General)**

A GFA (Proposed) Calculation	FAR Exclusions		TOTAL GFA	Midrise 1 A			1	T			Residential Rental 1A Unit Count (RMSr) Type	Studio (Rental)	1 bedroom	1 bedroom + De	en 2 bedroom	2 bedroom	3 bedroom 3
		Total Exclusion			Studio 180	18D+D	28D	28D+D	38D	BD+D TOTAL			(Rental)	(Rental)	(Rental)	+ Den (Rental)	(Rental)
Lobby/ Ameni	ty Area Exemption (sqft) Service Area Exemption (m2) Wall Exclusion	Adaptable Units Exemption (sqft)	FSR Area	Level(s)							Minimum Size	30 m2 (322.93 sqft)	50 m2 (538.21 sqft)	56 m2 (602.80 sqft)	65 m2 (699.68 sqft)	70 m2 () (753.50 sqft)	80 m2 (861.14 sqft)
557.00	- 557	- 557		mech	-					-							
219.08 219.08 219.08	- 44 112 - 44 112	80 236 80 236	10,983	5	3 8	-	3		2	. 1							
219.08	- 44 112 - 44 112	80 236 80 236		3	3 8	1	3	- :	2	. 1	Proposed Size	30.9 - 33.6 m2 (333 - 362 sqft)	50.50 - 54.44 m2 (544 - 586 sqft	(658.80 saft)	65 - 75.99 m2 (699 - 818	(829 sqft)	80 - 87.70 m2 (861 - 944
04.14	. 44 99	80 223		2	1 7	2	1		1	- 1	Standard Market				sqft)	<u>                                     </u>	sqft)
	676 44 85 676 821 632	80 885 480 2,609	15	1	1 7	2		1		. 1	Adaptable Market Standard Non-Mkt.		14 2	12	8 1	3 1	. 9
61,918		480 2,805		Total	14 46 15.4% 50.5%	8.8%	14.3%	1.1%	9.9%	. 9	Adapt. Non-Mkt.		. 2	24	_		
(Proposed) Lobby/ Ameni		Adaptable Units Total Exclusion	TOTAL GFA FSR Area	Tower 18 Level(s)	Studio 18D	180+D	280	28D+D	38D	BD+D TOTAL	Total		14 4	46	8 13	3 1	9
Calculation	Exemption (m2)	Exemption (sqft)									Distribution		15.4% 50.5	8.81	8% 14.3%	1.1%	9.9%
1,735.00	309.00 1,426.00 -	- 1,735.00		mech	-					-	Residential Towers Strata Market 18 Unit Count (RMS Type	Studio	P11e bedroor	m 1 bedroom	1 bedroom	2 bedroom	2 bedroom
9,420.00 9,420.00	- 47.00 61.00 - 47.00 61.00			20	- 6	2	-	1	3	- 1					+ Den		+ Den
9,718.00	- 47.00 64.00	60.00 171.00		19 18	4 4	2		1 3	3	· 1	Minimum Size	37 m2 (398.28 sqft)	50 m2 (538.21 sqft)	56 m2 (602.80 sqft)	56 m2 (602.80 saft	70 m2 (753.50 soft)	70 m2 8 (753.50 sqft)
9,718.00 9,718.00	- 47.00 64.00 - 47.00 64.00	60.00 171.00 60.00 171.00		17	4 4	2		3	1	- 1							
9,718.00	· 47.00 64.00	60.00 171.00	0 9,547.00	16 15	4 4	2		3	1	- 1 - 1	Proposed Size	37.06 - 49.98 m2 (399.00 - 538 sqft)	50.07 - 53.14 m2	60.66 - 60.85 m2 (653 - 655 sqft)			81.19 - 89.74 m2
9,718.00	- 47.00 64.00	60.00 171.00	9,547.00	14	4 4	. 2		3	1	. 1		,	(539 -572 sqft	1	(653 - 661 sqft)	(773 - 779 sqft)	(874 - 966 sqft)
9,718.00 9,718.00	- 47.00 64.00 - 47.00 64.00	60.00 171.00 60.00 171.00		13	4 4	2		3	1	. 1							
9,718.00 9,718.00	- 47.00 64.00 - 47.00 64.00		0 9,547.00	11	4 4	2	- :	3	1	- 1	Standard Strata		68 8	3			57
9,718.00	- 47.00 64.00	60.00 171.00	0 9,547.00	10	4 4	2		3	1	- 1	Adaptable Strata Total		68 8	80	. 3		57
9,718.00	- 47.00 64.00	60.00 171.00	9,547.00								Distribution		25.5% 30.0	0.01	0% 14.29	0.0%	21.3%
9,718.00 9,718.00	- 47.00 64.00 - 47.00 64.00	60.00 171.00 60.00 171.00		7	4 4	2	-	3	1 1	. 1	Residential Towers Rental Market 1C Unit Count (RMS						
9,718.00	- 47.00 64.00	60.00 171.00	9,547.00								Туре	Studio	P11e bedroor	m 1 bedroom	1 bedroom + Den	2 bedroom	2 bedroom + Den
9,718.00	- 47.00 64.00	60.00 171.00	9,547.00		4 4	2		3	1	- 1	Minimum Size	30 m2 (322.93 sqft)	50 m2 (538.21 sqft)	50 m2 (538.21 sqft)	56 m2	65 m2 t) (699.68 sqft)	70 m2
9,718.00	- 47.00 64.00	60.00 171.00		4 3	4 4	2		3	1	· 1		(322-35 sqtt)	(338.21 sqir)	(338.21 sqit)	(euz.au sqrt	(699.66 sqir.)	(733.30 sqit)
9,654.00 3,119.85	- 47.00 64.00 - 38.00	60.00 171.00 - 38.00	0 9,483.00 0 3,081.85	2	4 4	2		3	1	- 1							
7,772.69 196,610	3,441.00 48.00 62.00 3,750 2,367 1,310	- 3,551.00 1,100 8,527	0 4,221.69 17 188,082.54	LOWER L1			-	4		1	Proposed Size	35.21 - 49.61 m2 (379 - 534 sqft)	0	50.72 - 54.99 m2 (546 - 592 sqft)	12 56 - 63.08 t) m2		73.02 m2 (786 sqft)
	FAR Exclusions			Total	25.5% 30.0%	14.2%	0.0%	21.3%	8.6%	1 26					(603 - 679 sqft)	(704 - 772 sqft)	
GEA (Researce)			TOTAL GFA		Studio 18D	18D+D	280	28D+D	38D	BD+D TOTAL	Standard Market		30 -	40	40 34	56	6
Calculation Lobby/ Ameni	ry Area Exemption (sqft) Service Area Exemption (m2) Wall Exclusion	Adaptable Units Exemption (sqft)	r FSR Area	Level(s)							Adaptable Market		12 -	3	3 32 43 66		- 6
											Total Distribution	15	9.72% 0.0	N 20.21	2% 31.09	s 26.3%	2.8%
1,293.00				mech													
1,132.00	· 1,293.00 ·	- 1,293.00	D -													l i	
9,012.81	- 36.00 105.00		0 8,872	mech 14	4 5	2	3			- 1	-				<u>—</u>		
9,012.81 9,012.81	- 36.00 105.00 - 36.00 105.00	· 141.00	0 8,872 0 8,872	mech 14	4 5	2	3	-		- 1	Residential Towers Market Median Rental 1C Unit Co	net (RMSe)					
9,012.81 9,012.81 9,012.81	- 36.00 105.00	- 141.00 - 141.00 - 141.00	0 8,872 00 8,872 00 8,872 00 8,872	14 13 12 11	4 S	2 2 2 1	3 3 3 3			- 1 - 1 - 1	Residential Towers Market Median Rental IC Unit Co Type	not (RMSr)	P11e bedroor	m 1 bedroom	1 bedroom + Den	2 bedroom	2 bedroom + Den
9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,012.81	- 36.00 105.00 1	. 14100 . 14100 . 14100 2000 16100 2000 188033	00 8,872 00 8,872 00 8,872 00 8,852 00 8,852 13 7,193	14 13 12 11 10 9 9	4 5 4 5 4 6 4 6	2 2 2 1 1 1	3 3 3 3	-	-		Residential Youws Market Median Rental IC Unit Con Type Minimum Star	Studio 30 m2	50 m2	50 m2			
9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,073.38	- 34.00 105.00 - 34.00 105.00 - 34.00 155.00 - 34.00 155.00 - 34.00 155.00 - 34.00 155.00 - 34.00 155.00 - 35.00 155.00	- 141.00 - 141.00 - 141.00 - 141.00 - 161.00 - 20.00 - 161.00 - 20.00 - 1880.33 - 140.00 - 331.00	8,872 8,872 100 8,872 100 8,872 100 8,852 100 8,852 101 15,043	14 13 12 11 10 9 8 8	4 S 4 S 4 S 4 6 4 6 4 6	2 2 2 1 1 1 1 1 1 8	3 3 3 3 3 4 4			- 1	Туре	Studio		50 m2		65 m2 (699.68 sqft)	
9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 15,373.57 16,620.67	- 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00	- 141,00 - 141,00 - 141,00 - 141,00 - 141,00 - 161,00 - 161,00 - 161,00 - 1880,33 - 140,00 - 331,00 - 336,00	8,872 8,872 00 8,872 00 8,872 00 8,852 10 8,852 11,043 11,043	mech 14 13 12 11 10 9 8 8 7 7	4 5 4 5 4 5 4 6 4 6 4 6 4 6	2 2 2 1 1 1 1 8 8	3 3 3 3 3 1			- 1	Туре	Studio 30 m2	50 m2	50 m2	56 m2 (602.80 sqft) 12 56 - 63.08 t) m2	65 m2 (699.68 sqft)	
9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,073.38 15,373.57	- 34.00 105.00 - 34.00 105.00 - 34.00 155.00 - 34.00 155.00 - 34.00 155.00 - 34.00 155.00 - 34.00 155.00 - 35.00 155.00	- 141.00 - 141.00 - 141.00 - 141.00 - 161.00 - 20.00 - 161.00 - 20.00 - 1880.33 - 140.00 - 331.00	8,872 8,872 10 8,872 10 8,872 10 8,872 10 8,852 10 8,852 11 5,043 11 5,043 10 11 6,265	mach 14 13 12 12 11 10 10 9 8 8 7 6 6	4 5 4 5 4 6 4 6 4 7 4 6 6	2 2 2 1 1 1 1 1 8 8 8 8 8	3 3 3 3 3 1 4			- 1	Type Minimum Size	30 m2 (322.93 sqtt) 35.21 - 49.61 m2	50 m2 (538.21 sqft)	50 m2 (538.21 sqft)	56 m2 (602.80 sqft)	65 m2 (699.68 sqft)	70 m2 (753.50 sqft)
9,012.81 9,012.81 9,012.81 9,012.81 9,012.82 9,071.88 15,372.57 16,520.67 16,955.54	- 34.00 105.00 - 34.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00	- 141.00 - 1	0 8,872 0 8,872 10 8,872 10 8,872 10 8,873 10 8,873 13 7,193 10 15,049 10 15,049 10 15,048 10 15,048	mach 14 13 12 12 11 10 10 9 8 8 7 6 5 4 4	4 5 4 5 4 6 4 6 4 6 4 6 4 6 4 6 4 6 4 6	2 2 2 1 1 1 1 8 8 8	3 3 3 3 3 3 4 4 4 5 5 5 5 5 5 5 5 5 5 5	1		- 1 - 1 - 1 - 2 - 2	Type Minimum Size	30 m2 (322.93 sqtt) 35.21 - 49.61 m2	50 m2 (538.21 sqft)	50 m2 (538.21 sqft)	56 m2 (602.80 sqft) 12 56 - 63.08 t) m2 (603 - 673	65 m2 (699.68 sqft)	70 m2 (753.50 sqft)
9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,073.88 15,373.57 16,620.67 16,996.54	- 34.00 105.00 - 35.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 105.00 - 36.00 155.00 - 36.00 155.00 - 36.00 155.00 - 36.00 155.00 - 36.00 155.00 - 36.00 155.00	- 141,00 - 141,00 - 141,00 - 141,00 - 141,00 - 161,00 - 161,00 - 161,00 - 180,00 - 1	0 8,872 0 8,872 10 8,872 10 8,873 10 8,853 10 8,853 11 7,193 10 15,044 10 16,684 10 14,684 10 14,686	mech 34 13 13 12 2 1 11 10 10 10 10 10 10 10 10 10 10 10 1	4 5 4 5 4 6 4 6 4 6 4 6 4 6 4 6 4 6 4 6	2 2 2 1 1 1 1 8 8 8 8 8	3 3 3 3 3 3 3 3 4 4 4 5 5 5 5 5 5 5 5 5			- 1 - 1 - 1 - 2 - 2	Type  Minimum Size  Prognoed Size  Market Median Restal	30 m2 (322.93 sqtt) 35.21 - 49.61 m2	50 m2 (538.21 sqft)	50 m2 (538.21 sqft)	56 m2 (602.80 sqft) 12 56 - 63.08 t) m2 (603 - 673	65 m2 () (699.68 sqft) 0	70 m2 (753.50 sqft)
9,012.83 9,012.83 9,012.84 9,012.84 9,012.84 9,012.84 9,012.88 16,002.67 16,006.64 16,906.64 16,906.64 16,906.64 17,906.64	. 34.00 100.00 . 32.0	. 141.00 . 1	0 8,872 0 8,872 0 8,872 0 8,872 0 8,872 0 8,873 0 8,873 0 8,873 0 15,643 0 15,643 0 16,656 0 16,656 0 16,656 0 16,656 0 16,656	14 11 12 12 11 11 11 11 11 11 11 11 11 11	4 6 4 7 4 6 4 6 4 6 4 6 1 1 5 1 4	1 1 1 1 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	3 3 3 3 3 3 3 3 5 5 5 5 5 5 5 5 5 5 5 5	1 1 1 1		. 1 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2	Type Minimum Size Progosel Size	30 m2 (322.93 sqtt) 35.21 - 49.61 m2	50 m2 (538.21 sqft)	50 m2 (538.21 sqft)	56 m2 (602.80 sqft)  12 56 -63.08 sqft  12 56 -63.08 sqft  13 sqft)  30 8	65 m2 (699.68 sqft)	70 m2 (753.50 sqft)
9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 15,373.57 16,506.07 16,906.64 16,906.64 16,906.64 16,906.64	- 34.00 105.00 - 310.00 105.00 - 310.00 105.00 - 310.00 105.00 - 310.00 105.00 - 310.00 105.00 - 310.00 105.00 - 310.00 105.00 - 310.00 105.00 - 310.00 105.00 - 310.00 105.00 - 310.00 105.00 - 310.00 105.00 - 310.00 105.00 - 310.00 105.00 - 310.00 105.00	. 141.00 . 1	6 8,872 6 8,872 6 8,872 6 8,873 6 8,873 6 8,873 6 15,984 6 15,985 6 15,985 6 15,985 6 15,985 6 15,985 6 15,985 6 15,985 6 15,985 6 15,985 6 15,985 6 15,985	mech 14 13 13 12 12 11 11 10 10 10 10 11 11 11 11 11 11 11	4 6 4 6 4 6 4 6 1 1 5 1 1 4 4 9 7 9 7 9	1 1 1 1 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	56			. 1 . 1 . 2 . 2 . 2 . 2 . 2 . 2 . 2	Type  Minimum Size  Prognoed Size  Market Median Restal	30 m2 (32.58 sqft) 35.21 - 49.61 m2 (397 - 598 sqft)	50 m2 (538.21 sqft)	50 m2 (538.21 sqtt) 50.72 - 54.99 m2 (553 - 564 sqtt)	56 m2 (602.80 sqtrt, m.2 (603.673 sqtt) m.2 (603.67	65 m2 (699.68 sqft)	70 m2 (753.50 sqft)
\$002.88 \$002.88 \$002.88 \$002.88 \$002.88 \$002.88 \$002.88 \$002.88 \$5,775.57 \$4,620.60 \$4,656.64 \$4,666.64 \$4	14.00   105.00	- 141.00 - 1	0 8,872 0 8,872 0 8,872 0 8,872 0 8,872 0 8,873 0 8,873 0 15,544 0 15,544 0 15,544 0 15,544 0 15,544 0 15,544 0 15,544 0 15,544 0 15,544 0 15,544	14 11 12 12 11 11 11 11 11 11 11 11 11 11	4 6 4 6 4 6 4 6 1 1 5 1 1 4 4 9 7 9 7 9	1 1 1 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	56			. 1 . 1 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2	Type  Minimum Size  Minimum Size  Proposed Size  Market Modilan Nortal  Adaptable Module  Total	Studio  30 no  (22.50 sel)  33.71 + 66.01 no  (227 - 396 sel)	50 m2 (538.21 sqft) 0	50 m2   (538.21 cqft)   50.72 - 54.99 m2   (533.254 cqft)   (533.564 cqft)   66.71	56 m2 (602.80 sqft; 12 56 - 63.08 sqft) 12 56 - 63.08 sqft; (603 - 673 sqft) 30 8 6 6 8 8 7% 17.89	65 m2 () (699.68 sqft)	70 m2 (753.50 sqft)
4 9,032,83 9,032,83 2 9,032,83 2 9,032,83 9,032,83 9,032,83 15,175,53 15,175,53 15,175,53 15,175,54	- 34.00 105.00 - 35.00 105.00 - 36.00 105.00	- 141.00 - 1	0 8,072 0 8,072 0 8,072 0 8,072 0 8,072 0 8,073 0 16,074 0 15,044 0 16,044	14 11 12 12 11 11 11 11 11 11 11 11 11 11	4 6 4 6 4 6 4 6 1 1 5 1 1 4 4 9 7 9 7 9	1 1 1 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	56			. 1 . 1 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2	Type  Minimum Size  Propond Size  Propond Size  Adulated Medium Restal  Adulated Medium Restal  Adulated Medium Restal  Adulated Medium Restal  Distribution	Studio  30 no  (22.50 sel)  33.71 + 66.01 no  (227 - 396 sel)	S0 m2 (588 21 sqft)	50 m2   (538.21 cqft)   50.72 - 54.99 m2   (533.254 cqft)   (533.564 cqft)   66.71	56 m2 (602.80 sqft; 12 56 - 63.08 sqft) 12 56 - 63.08 sqft; (603 - 673 sqft) 30 8 6 6 8 8 7% 17.89	65 m2 () (699.68 sqft)	70 m2 (753.50 sqft)
1 5,022.81 1 5,022.81 2 5,022.81	National	- 141.00 - 1	0 8,872 0 8,872 0 8,872 0 8,872 0 8,873 0 8,873 0 18,524 0 15,544 0 15,644 0 16,644 0 16,644 0 16,644 0 16,644 0 16,644 0 16,644 0 16,644 0 16,644 0 16,644 0 16,644 0 16,644 0 16,644	14 11 12 12 11 11 11 11 11 11 11 11 11 11	4 6 4 6 4 6 4 6 1 1 5 1 1 4 4 9 7 9 7 9	1 1 1 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	56	1 1 1 1 1 1 2 2.3%		. 1 . 1 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2	Type  Minimum Size  Prognosed Size  Prognosed Size  Prognosed Size  Adaptable Montat  Adaptable Montat  Testal  Distribution  Total IC Distribution	Studio  30 m2 (22.28 std)  53.21 53.22 53.22 53.22 53.22 53.22 53.22 53.22 53.23 53.	50 m2 (588.21 sqfs) 0 0 7 7 55.506 6.00	50 m2 (538.21 cqR)   50 m2 (538.21 cqR)   50.271 - 54.99 m2 (553 - 564 cqR)   553 - 564 cqR)   653 - 664 cqR)   665.71	56 m2   56 m2   (602.80 sqft,   12   56 - 63.08 sqft,   13   14   15   15   15   15   15   15   15	65 m2 () (699.68 to(ft) 0	70 m2 8 (753.50 sqft) 0
4 9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 1,5,775.87 1,5,505.64 1,5,775.64 1,5	34.00   105.00	- 141.00 - 1	0 8.872 0 8.872 0 8.872 0 8.873 0 8.833 0 15.049 0 15.049 0 16.285 0 16.486 0 16.486 0 16.568 0 16.568 0 16.568 0 16.568 0 16.568 0 16.568 0 16.568 0 16.568 0 16.568 0 16.568 0 16.568	33 33 32 32 32 32 32 32 32 32 32 32 32 3	4 6 4 6 4 6 4 6 1 1 5 1 1 4 4 9 7 9 7 9	1 1 1 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	56			. 1 . 1 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2	Minimum Size  Minimum Size  Proposed Size  Proposed Size  Market Medica Restal  Adaptable Market  Total  Distribution  Total // Distribution  Combined Unit Count	Studio   Stu	50 m2 (558.21 sqfn) 0 0 7 - 7 - 7 - 55.6% 6.00 6.00 6.00 6.00 6.00 6.00 6.00 6	50 m2 (538.21 cqft) 50 m2 (538.21 cqft) 50.72 - 54.99 m2 (553 - 564 cqft) 653 - 564 cqft) 66.77	56 m2   (602.80 sqft)   12   56 - 63.08 sqft)   12   56 - 63.08 sqft)   13   14   15   15   15   15   15   15   15	65 m2 () (699.68 tqft) 0 0 21.2%	70 m2 (753.50 sqft) 0 0
4 10.012.81 10.012.81 2 10.012.81 2 10.012.81 3 10.01	34.00   105.00	- 141.00 - 1	0 8.872 0 8.872 0 8.872 0 8.872 0 8.872 0 8.873 0 15.043 0 15.043 0 15.043 0 15.044 0 15.054 0 15.054 0 15.054 0 15.054 0 15.058	33 33 32 32 32 32 32 32 32 32 32 32 32 3	4 6 4 6 4 6 4 6 1 1 5 1 1 4 4 9 7 9 7 9	1 1 1 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	56			. 1 . 1 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2	Type  Minimum Size  Prognosed Size  Prognosed Size  Prognosed Size  Adaptable Montat  Adaptable Montat  Testal  Distribution  Total IC Distribution	Studio  30 m2 (22.28 std)  53.21 53.22 53.22 53.22 53.22 53.22 53.22 53.22 53.23 53.	50 m2 (SM21 spft) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	50 m2 (38 23 cqt)   50 m2 (38 23 cqt)   50 m2   50 m	S6 m2   (602.80 sqft)	65 m2 (599.68 topt) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	70 m2 (753.50 sqft) 0 0
1, 0,012.61 1, 0,0	1.00	- 141.00 - 1	0 8,872 0 8,872 0 8,872 0 8,872 0 8,872 0 8,873 0 8,873 0 16,285 0 15,544 0	13 13 12 13 13 13 13 13 14 15 15 16 17 18 18 18 18 18 18 18 18 18 18 18 18 18	4 6 4 7 4 6 4 7 4 6 4 6 4 6 4 6 7 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	1 1 8 8 8 8 8 8 8 8 9 9 8 8 74 28.0%	56			. 1 . 1 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2	Minimum Size  Minimum Size  Proposed Size  Proposed Size  Market Medica Restal  Adaptable Market  Total  Distribution  Total // Distribution  Combined Unit Count	Studio   100 m2   122 m sept	50 m2 (538.21 sqft) 0 0 7	\$50 m2 (\$38.21 cqft) \$50 m2 (\$38.21 cqft) \$50.72 \cdot \$4.99 m2 m2 (\$53.3 \cdot \$54.4 cqft) \$30 m2 (\$53.3 \cdot \$54.4 cqft) \$30 m2 (\$53.3 \cdot \$54.4 cqft) \$30 m2 (\$53.21 cqft) \$30 m2 (\$53.21 cqft) \$30 m2 (\$53.821 cqft) \$30 m2 (\$53.821 cqft) \$30 m2 (\$53.821 cqft) \$30 m2 (\$53.821 cqft) \$30 m2 (\$54.653 cqft)	56 m2   (602.80 sqft)   12   56 - 63.08 sqft)   12   56 - 63.08 sqft)   13   14   15   15   15   15   15   15   15	65 m2 (699.68 sqft) 0 0 - - - - - - - - - - - - - - - - -	70 m2 (753.50 sqft) 0 0 0 2.3% 2.3% 2.3% 2.3% 2.3% 2.3% 2.3% 2.3%
8,012.81 8,012.83 1,012.	National Color	- 141.00 - 1	0 8,772 0 8,772 0 8,772 0 8,772 0 8,772 0 8,772 0 8,772 0 18,723 0 18,723 0 18,728 0	14   13   13   15   15   15   15   15   15	4 6 6 4 6 6 4 6 7 1 5 1 1 4 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	56			. 1 . 1 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2	Minimum Size  Minimum Size  Proposed Size  Proposed Size  Market Median Nestal  Adaptable Market  Tetal  Distribution  Tetal C. Contribution  Combined Unit Count  Type  Minimum Size  Proposed Size	Studio   Stu	55 m2   (538.21 sqft)	\$50 m2 (\$38.21 cqft) \$50 m2 (\$38.21 cqft) \$50.72 \cdot \$4.99 m2 m2 (\$53.3 \cdot \$54.4 cqft) \$30 m2 (\$53.3 \cdot \$54.4 cqft) \$30 m2 (\$53.3 \cdot \$54.4 cqft) \$30 m2 (\$53.21 cqft) \$30 m2 (\$53.21 cqft) \$30 m2 (\$53.821 cqft) \$30 m2 (\$53.821 cqft) \$30 m2 (\$53.821 cqft) \$30 m2 (\$53.821 cqft) \$30 m2 (\$54.653 cqft)	56 m2 (602.80 ott 7 m2	0   1000 450 cpt    0   0   0   0   0   0   0   0   0	70 m2 (753.50 sqtt) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
5,012.81 5,012.81 5,012.81 5,012.81 5,012.81 5,012.81 5,012.81 10,713.75 14,526.67 14,596.54 14,596.54 14,596.54 14,596.54 14,796.01 12,797.01 14,596.54 15,796.01 12,797.01 14,596.54 15,796.01 17,797.01 18,796.01 17,797.01 18,796.01 18,796.01 19,796.	34.00   105.00	- 141.00 - 1	0 8,772 0 8,772 0 8,772 0 8,772 0 8,772 0 8,772 0 8,772 0 18,723 0 18,723 0 18,728 0	13 13 13 13 11 10 19 10 10 10 11 10 10 10 10 10 10 10 10 10	4 6 4 6 4 7 4 6 4 6 4 6 4 6 5 1 1 2 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	1 1 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	56			. 1 . 1 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2	Type  Minimum Size  Minimum Size  Proposed Size  Proposed Size  Adaptable Market  Tetal  Obsorbation  Tetal Contribution  Combined Unit Count  Type  Minimum Size	Studio   Studio	55 m2   (538.21 sqft)	\$50 m2 (\$38.21 cqft) \$50 m2 (\$38.21 cqft) \$50.72 \cdot \$4.99 m2 m2 (\$53.3 \cdot \$54.4 cqft) \$30 m2 (\$53.3 \cdot \$54.4 cqft) \$30 m2 (\$53.3 \cdot \$54.4 cqft) \$30 m2 (\$53.21 cqft) \$30 m2 (\$53.21 cqft) \$30 m2 (\$53.821 cqft) \$30 m2 (\$53.821 cqft) \$30 m2 (\$53.821 cqft) \$30 m2 (\$53.821 cqft) \$30 m2 (\$54.653 cqft)	56 m2   12   56 - 63.08   12   56 - 63.08   12   603 - 673   12   603 - 673   12   603 - 673   12   12   603 - 673   12   6	65 m2 (699 at 447)   699 at 447)   690 at 44	70 m2 (753.50 cqft) 0 0
9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 9,012.81 15,373.57 16,595.54 16,595.54 16,595.54 16,595.54 16,595.54 16,792.07 17,792.07	34.00   105.00	- 141.00 - 1	0 8,772 0 8,772 0 8,772 0 8,772 0 8,772 0 8,772 0 8,772 0 18,723 0 18,723 0 18,728 0	13 13 13 13 11 10 19 10 10 10 11 10 10 10 10 10 10 10 10 10	4 6 4 6 4 7 4 6 4 6 4 6 4 6 5 1 1 2 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	1 1 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	56			. 1 . 1 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2 . 2	Minimum Size  Minimum Size  Proposed Size  Proposed Size  Adaptable Market  Adaptable Market  Total /C Distribution  Total /C Distribution  Combined Unit Count  Type  Minimum Size  Proposed Size  Proposed Size  Sizedand Market Restall  Adaptable Market Restall  Adaptable Market Restall	Studio   Stu	55 m2   (538.21 sqft)	50 m2   (538.21 sqft)   (538.21 sqft)   (538.21 sqft)   (539.31 sqft)   (539	56 m2 (602.80 sqft v) (602.80 sqft v) (602.80 sqft v) (603.10	65 m2 (69.5 65 cpt) (69.5 65 cpt) 0 0 0 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	70 m2 (753.50 sqft) 0 0 0 2.3% 4 2.3%

WILLINGDON PHASE 1, BURNABY, BC: SPD SET

# **A0.01 Statistics (General)**

#### N. Vehicle Parking - Required Based on Approved Master Plan

Use	Resident	Residential Visitor	Small Car		Barrier Free		Car Wash	Car Share	Total
	0.3	0.1	Max. permitted	non-adaptable- Regular	1/2 (ad	aptable)			
Required / Permitted					Regular	Van	1/100	1/100	
Apartment	28	10	13	1	7	3	1	1	
Total			38		8	3	1	1	40

Residential Tower 1B - Market S	trata								
Use	Resident	Residential Visitor	Small Car		Barrier Free		Car Wash	Car Share	Total
Required / Permitted	1	0.1	Max. permitted	Non-Adaptable- Regular	1/2 (ad	aptable)	1/100	1/100	
					Regular	Van			
Apartment	267	27	103	2	20	9	3	3	300
Total			294	22		9	3	3	

Residential Tower 1C - Rental M Use	Resident	Residential Visitor	Small Car		Barrier Free		Car Wash	Car Share	Total Resident & Visitor
				non-adaptable- Regular	1/2 (ad	aptable)			
Required / Permitted	0.5	0.1	Max. permitted	Regular			1/100	1/100	
					Regular	Van			
Apartment	132	27	56	4	18	9	2	2	163
Total			159	22		9	2	2	103

Use	Resident / Occupant	Residential Visitor	Small Car	•	Barrier Free		Car Wash	Car Share	Total
				non-adaptable- Regular	1/2 (ada	aptable)			
					Regular	Van			
Req./Perm.	0.3	0.1					1/100	1/100	
Affordable Rental 1A	28	10		1	7	3	1	1	40
Req./Perm.	1	0.1					1/100	1/100	
Market Strata 1B	267	27	103	2	20	9	3	3	300
Req./Perm.	0.5	0.1					1/100	1/100	
Rental Market 1C	132	27	56	4	18	9	2	2	163
Total	427	64	159	8	45	21	6	6	503

Use	Resident / Occupant	Residential Visitor	Small Car	-	Barrier Free		Car Wash	Car Share	Total
				3/100 (non- adaptable)	1/2 (ada	aptable)			
Req./Perm.	0.3	0.1			Regular	Van	1/100	1/100	
Rental Residential 1A	28	10	0	1	7	3	1	1	40
Req./Perm.	1	0.1					1/100	1/100	
Market Strata 1B	267	27	103	2	20	9	3	3	30
Req./Perm.	0.5	0.1							
Rental market 1C	132	27	56	4	18	9	2	2	16
Total	427	64	159	7	45	21	6	6	503

n.	Dicycle	Parking

Use	Residentia I	Residential Class B	Bike Wash	Bike Share	Commercial Class A	Commercial Class B	Prov	rided	Total
		Visitors					Locker	Rack	
Rental residential 1A	182	18					182	18	200
Market Strata 1B	534	53					534	53	587
Rental Market 1C	528	53					528	53	581
Commercial									
Total	1,244	124	-	-	-	-	1,244	124	1368
All Bicycle	1,368						1,244	124	
Shower Stalls					N/A				
Clothes Lockers					N/A				
Repair m2					N/A				200

Use	Requirement	Units	GFA	Bays	Bays	Provided
Residential towers	1/200 Units	531	368,692.27	2		2
Rental res.	1/200 Units	91	59,308.88	1		1

т.	Solid Waste and Recycling							
	Use	Requirement	Units	GFA	Storage	Staging	Provided Storage	Provided Staging
	Residential tower		267	188,082.54	114 m2	68 m2 (731 sq.ft.)	115	68
	Residential tower		264	180,609.73	117 m2	68 m2 (731 sq.ft.)	117	68
	Rental res.		91	59,308.88	30 m2	18 m2 (186 sa.ft.)	45	18
	Commercial:							
	Industrial:							
	Institutional:							
	Total:				261 m2	93 m2	277.m2	154.m2

The minimum car wash, parking and loading spaces is as required on this drawing (A0.01 Statistics), or as required by the Burnaby Zoning Bylaw, as amended from time to time, whichever is less.

AUGUST 2023 WILLINGDON PHASE 1, BURNABY, BC: SPD SET 13