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Amended Development Plan 6877, 6891, 6913, 6939, and 6945 Palm Avenue REZ20-27

Issued for Amended Development Plan City of Burnaby, British Columbia July 28, 2023

CIVIC ADDRESS:

6877, 6891, 6913, 6939, 6945 Palm Avenue Burnaby, B.C.

LEGAL DESCRIPTION:

Lot: 18 Block: 4 District Lot: 98 Plan: NWP2066 Lot: 17 Block: 4/5 District Lot: 98 Plan: NWP2066 Lot: Parcel C Block: 4 District Lot: 98 Plan: 10392 Lot: Rem. 15 Block: 4 District Lot: 98 Plan: NWP2066 Lot: 104 Block: District Lot: 98 Plan: NWP52114

ZONING:

EXISTING - M4

PROPOSED - CD (based on RM3, RM5r, C2, P1 Districts)

DRAWING LIST:

A000 Cover Sheet A102 Statistical Summary A151 Perspectives Views A152 Perspectives Views A201 Site Plan - Roof A202 Fire Access Plan A203a Loading Access Plan - Bays 1 & 2 A203b Loading Access Plan - Bays 3 & 4 A204a Garbage & Recycling Access - Waste Collection Vehicle A204b Garbage & Recycling Access - Compactor A205 Garbage & Recycling Rooms Layout A206 Visitor Vehicle Access Plans A207 Shadow Study

A301 Parking Plan P3 A302 Parking Plan P2 A303 Parking Plan P1 A304 Floor Plans - Building A & B: Level 1 A305 Floor Plans - Building A & B: Level 2 A306 Floor Plans - Building A: Level 3, Building B: Level 3-4 A307 Floor Plans - Building A: Level 4, Building B: Level 5

A308 Floor Plans - Building A: Level 5, Building B: Level 6 A309 Floor Plans - Building A: Level 6-14, Building B: Level 7-18 A310 Floor Plans - Building A: Level 15, Building B: Level 19

A311 Floor Plans - Building A: Level 16, Building B: Level 20 A312 Floor Plans - Building A & B: Rooftop Mechanical

A315 Enlarged Floor Plans - Adaptable Units A316 Enlarged Floor Plans - Adaptable Units

A320 Building Section N-S A321 Building Section E-W A322 Parking Sections A323 Parking Sections

A330 East Building Elevation

A331 North & South Building Elevations

A332 West Building Elevation

A333 North Elevation - Building A, South Elevation - Building B

A401 Area Overlay - Building A & B: Level 1 A402 Area Overlay - Building A & B: Level 2

A403 Area Overlay - Building A: Level 3, Building B: Level 3-4 A404 Area Overlay - Building A: Level 4, Building B: Level 5 A405 Area Overlay - Building A: Level 5, Building B: Level 6

A406 Area Overlay - Building A: Level 6-14, Building B: Level 7-18 A407 Area Overlay - Building A: Level 15, Building B: Level 19 A408 Area Overlay - Building A: Level 16, Building B: Level 20

A409 Area Overlay - Building A & B: Rooftop Mechanical

Landscape Drawing Set

L0.0 Landscape Context Plan

L0.1 Tree Management Plan

L1.0 Landscape Layout and Key Plan - Level 1

L1.1 Landscape Layout and Key Plan - Level 2 L1.2 Landscape Layout and Key Plan - Level 4

L1.3 Landscape Layout and Key Plan - Level 15A/19B

L1.4 Landscape Layout and Key Plan - Level 16A/20B

L2.0 Grading Plan - Ground Floor

L3.0 Planting Plan - Level 1 L3.1 Planting Plan - Level 2 & 4

L3.2 Planting Plan - Level 15A, 16A, 19B & 20B

L4.0 Landscape Precedents

L5.0 Landscape Sections

L5.1 Landscape Sections

L6.0 Landscape Details

L6.1 Landscape Details L6.2 Landscape Details

L6.3 Landscape Details

L6.4 Landscape Details

Site Surveys

Topographical Plan Proposed Subdivison Plan



KEY PLAN

AMENDED DEVELOPMENT PLAN

AMENDED DEVELOPMENT PLAN

ISSUED FOR SPOD REVIEW

Description

Revisions: Read Up

JAN 31 2022

JAN 21 2022

DEC 08

NOV 22 2021

JUN 14 2021

2021

A. Project Description	E .	E. Site Area:		
Rental Residential	& Mixed-Use Development.			
	•	Gross Site Area:	m²	5
		Address #1: 6877	949.90	
B. Civic Address(es) a	nd Alias:	Address #2: 6891	949.70	
6877, 6891, 6913, 6	5939, 6945 Palm Avenue,	Address #3: 6913	1,179.90	
Burnaby, B.C.		Address #4: 6939	719.40	
Legal Address(es):		Address #5:6945	1,627.50	
Lot: 18 Block: 4 Distri	ct Lot: 98 Plan: NWP2066	Road Closure Area	63.30	
Lot: 17 Block: 4/5 Dis	trict Lot: 98 Plan: NWP2066	Site Area for calculation of		
Lot: Parcel C Block: 4	District Lot: 98 Plan: 10392	density:	5,489.70	
Lot: Rem. 15 Block: 4	District Lot: 98 Plan: NWP2066	Dedication Area:	(294.90)	
Lot: 104 Block: Distric	t Lot: 98 Plan: NWP52114	Net Site Area:	5,194.80	
C. Zoning		Minimum Lot Area:	N/A	
From:	M4	Subdivided Lot Area:	N/A	
To:	CD (based on RM3, RM5r, C2, P1 Districts)			

CD, C9 and M4

ite Area:		
iross Site Area:	m²	sq.ft.
Address #1: 6877	949.90	10,225
Address #2: 6891	949.70	10,222
Address #3: 6913	1,179.90	12,700
Address #4: 6939	719.40	7,744
Address #5:6945	1,627.50	17,518
toad Closure Area	63.30	681
ite Area for calculation of		
lensity:	5,489.70	59,091
Dedication Area:	(294.90)	(3,174)
let Site Area:	5,194.80	55,916
Vinimum Lot Area:	N/A	N/A
iubdivided Lot Area:	N/A	N/A

By Use:	Permitted			Proposed			
	FAR	m²	sq.ft.	FAR	m²	sq.ft.	
CD Calculation							
C2 - Commercial	1.16	6,357.58	68,432	1.01	5,519.98	59,417	
P1 - Institutional (Childcare)	0.11	586.38	6,312	0.11	605.84	6,521	
Non-Residential Total:	1.27	6,943.96	74,744	1.12	6,125.82	65,938	
RM3 - Market Residential	1.10	6,038.67	65,000	1.10	6,038.67	65,000	
RM3 - Offset Density	0.55	3,019.34	32,500	0.55	3,019.34	32,500	
RM5r - LEM/Non-Market Rental	2.20	12,077.34	129,999	2.20	12,077.34	129,999	
C2 - Rental Residential	0.14	779.03	8,385	0.13	672.11	7,235	
Residential Total:	3.99	21,914.38	235,884	3.97	21,807.46	234,734	
Total FAR:	5.26	28,858.34	310,629	5.09	27,933.28	300,671	

Level(s)	Height o	Height of Floor(s)			
	Metric (m)	Imperial (f)	Floor(s)		
P3	3.000	9.84	1		
P2	3.200	10.50	1		
P1	3.850	12.63	1		
L1	7.600	24.93	1		
L2	5.000	16.40	1		
13	5.300	17.39	1		
L4-L13	2.850	9.35	10		
L14	3.250	10.66	1		
L15	3.300	10.83	1		
L16	3.150	10.33	1		
L16 MEZZ.	2.800	9.19	1		
L17 MECH.	3.500	11.48	1		
Overall Height From	Average Grade at F	ront Elevation			
Proposed*	58.900	193.24	16		
Permitted*	N/A	N/A	20		

Level(s)	Height of Floor(s)		Number of
	Metric (m)	Imperial (f)	Floor(s)
P3	3.000	9.84	2
P2	4.200	13.78	1
P1	4.150	13.62	1
L1	6.600	21.65	1
L2-17	2.850	9.35	16
L18	3.250	10.66	1
L19	3.300	10.83	1
L20	3.150	10.33	1
L20 MEZZ.	2.800	9.19	1
L21 MECH.	3.500	11.48	1
Overall Height From Ave	rage Grade at Front Elevation		
Proposed*	64.700	212.27	20
Permitted*	N/A	N/A	20

D,	Vehicular	Access	From:

Residential GFA Calculations: Building A - Residential

Building B - Residential

Office (Meeting Rooms

L2 - Office L3 - Office

West Lane

	G. Site Coverage Calculations		
		Metric (m)	Imperial (f)
	Total Lot Area	5,489.70	59,090.64
	Building Foot Print	3,074.84	33,097.30
	Site Coverage %		56%
	Max. Permitted Lot Coverage	e %	N/A
L. Gross Floor Area & Permitted FAR/GFA exemptions			

808.20

1,151.43 95.95

258.86 121.99 26.70

50.43 11.38 519.79

GFA (Proposed) Calculation

Area Per Common Floor (m2) Area (m2)

95.95 95.95 95.95 95.95 95.95

Area Per Common Floor (m2) Area (m2)

258.86 121.99 26.70

50.43

Floor (m2) (Not (m2) Including Adpt. &

Floor (m2) (Not (m2) Including Adpt. &

5.38 5.38 5.38 299.70 179.67

73.75 10.60 19.08

Exclusions (m2)

752.40 752.40

728.99 299.70 179.67

Per Floor

329.23

805.74 373.51

100.98 2,093.48 2,093.48 0.72 94.41 94.41

2,091.04 **2,091.04**

5.71 611.55

9,028.80 728.99 299.70 179.67

Area (m2)

329.23 805.74 373.51

611.55

Floor (m2) Area (m2)

558.46

651.08

7,812.93

627.66

Area (m2)

679.00 328.60

1,990.55 83.03

651.08 651.08

627.66

Per Floor

679.00 328.60

1,990.55

83.03

erage Calculations			H. Site				
	Metric (m)	Imperial (f)		Natura	l Grade	Finishe	d Grade
t Area	5,489.70	59,090.64		Metric (m)	Imperial (f)	Metric (m)	Imperial (f
Foot Print	3,074.84	33,097.30	Point 1	130.76	429	130.76	42
			Point 2	133.31	437	133.31	43
			Point 3	133.78	439	133.78	43
erage %		56%	Point 4	130.88	429	130.88	42
rmitted Lot Coverage %		N/A					

N/A

N/A 83% 86% 85% 85% 85% 85% N/A N/A

N/A N/A N/A

N/A

N/A N/A

FAR Exclusions

64.56

Mech./Elec. Area Ex. &

4.75 18.21

52.50

52.50

292.00

(Saleable Amenity Mech./Elec. Area/Total Area Area Ex. & Gross Area) Exemption End of Trip

	Width		Depth		
	Metric (m)	Imperial (f)	Metric (m)	Imperial (f)	
Gross	123.843	406	47.30	155	
Net	116.379	382	47.30	155	

Property	Required		Proposed	
	Metric (m)	Imperial (f)	Metric (m)	Imperial (f
North	4.57	15	5.00	16.42
South	4.57	15	4.59	15.06
East	2	7	2.10	6.89
West	4.57	15	5.31	17.42

			M.	Unit Count Building A Rental	Unit Count
e	Total FAR			Туре	Studio P
on	Exemption (m2)	Total FAR Area (m2)		Minimum Size	30 m ² (322.93 s
				Proposed Size	N/A
-	213.43	98.26			
-	-	-			
30	23.96	633.65			
30	23.96	633.65			
.70	222.12	6,547.50		Standard	0
.02	28.23	525.98		Adapt.	0

Total FAR Area

1,472.34

8,834.04

712,20

Total FAR Area

795.14 354.43

2,028.74

1,992.50

93.69 6,125.82

194.76

16.79 299.70 179.67 1,071.25

10.60 19.08

62.30

100.98

Туре	Studio P11e	1 bedroom P11e	1 bedroom + Den P11e	2 bedroom P11e	2 bedroom + Den P11e	3 bedroom P11e	3 bedroom + Den P11e	3 + bedroom P11e	Total	% Total
Minimum Size	30 m2	50 m2	56 m2	65 m2	70 m2	80 m2	80 m2	80 m2		
	(322.93 sqft)	(538.21 sqft)	(602.80 sqft)	(699.68	(753.50	(861.14	(861.14 sqft)	(861.14 sqft)		
				saft)	saft)	sqft)				
Proposed Size	N/A	50.34 m2	N/A	72.22 m2	N/A	98.55 m2	N/A	N/A		
		(542 sqft) to		(777 sqft) to		(1061 sqft)				
		59.84 m2		76.94 m2		to 98.70 m2				
		(644 sqft)		(828 sqft)		(1,062 sqft)				
Standard	0	21	0	43	0	2	0	0	66	59%
Adapt.	0	22	0	24	0	0	0	0	46	41%
Total:	0	43	0	67	0	2	0	0		
Distribution	0%	38%	0%	60%	0%	2%	0%	0%	112	100%

Туре	Studio P11e	1 bedroom P11e	1 bedroom + Den P11e	2 bedroom P11e	2 bedroom + Den P11e	3 bedroom P11e	3 bedroom + Den P11e	3 + bedroom P11e	Total	% Total
Minimum Size	30 m2	50 m2	56 m2	65 m2	70 m2	80 m2	80 m2	80 m2		
	(322.93 sqft)	(538.21 sqft)	(602.80 sqft)	(699.68	(753.50	(861.14	(861.14 sqft)	(861.14 sqft)		
				sqft)	sqft)	sqft)				
Proposed Size	44.49 m2	50.02 m2	N/A	68.09 m2	N/A	86.88 m2	N/A	N/A		
	(479 sqft) to	(538.41 sqft)		(733 sqft) to		(935 sqft) to				
	45.02 m2	to 50.36 m2		78.18 m2		102.01 m2				
	(485 sqft)	(642 sqft)		(842 sqft)		(1,098 sqft)				
Standard	0	72	0	39	0	51	0	0	162	90%
Adapt.	18	0	0	0	0	0	0	0	18	10%
Total:	18	72	0	39	0	51	0	0		
0 101 60000	200						3	-		
Distribution	0%	40%	0%	22%	0%	28%	0%	0%	180	100%

Туре	Studio P11e	1 bedroom P11e	1 bedroom + Den P11e	2 bedroom P11e	2 bedroom + Den P11e	3 bedroom P11e	3 bedroom + Den P11e	3 + bedroom P11e	Total	% Tota
Minimum Size	30 m2	50 m2	56 m2	65 m2	70 m2	80 m2	80 m2	80 m2		
	(322.93 sqft)	(538.21 sqft)	(602.80 sqft)	(699.68	(753.50	(861.14	(861.14 sqft)	(861.14 sqft)		
				sqft)	sqft)	sqft)				
Proposed Size	44.49 m2	50.02 m2	N/A	68.09 m2	N/A	86.88 m2	N/A	N/A		
	(479 sqft) to	(538.41 sqft)		(733 sqft) to		(935 sqft) to				
	45.02 m2	to 59.84 m2		78.18 m2		102.01 m2				
	(485 sqft)	(644 sqft)		(842 sqft)		(1,098 sqft)				
Standard	0	93	0	82	٥	53	0	0	228	78%
Distribution	0%	41%	0%	36%	096	23%	0%	0%	100%	
Adapt.	18	22	0	24	0	0	0	0	64	22%
Distribution	0%	34%	0%	38%	0%	0%	0%	0%	72%	
Total:	18	115	0	106	0	53	0	0	292	100%
Distribution	6%	39%	0%	36%	0%	18%	0%	0%		100%

Туре	Studio P11e	1 bedroom P11e	1 bedroom + Den P11e	2 bedroom P11e	2 bedroom + Den P11e	3 bedroom P11e	3 bedroom + Den P11e	3 + bedroom P11e	Total	% Total
Minimum Size	30 m2	50 m2	56 m2	65 m2	70 m2	80 m2	80 m2	80 m2		
ioninimum Size		(538.21 sqft)		(699.68	(753.50	(861.14	(861.14 sqft)	(861.14 sqft)		
	(,	(======================================	(seemed sqrs)	sqft)	sqft)	sqft)	((
Proposed Size	44.49 m2	50.02 m2	N/A	68.09 m2	N/A	86.88 m2	N/A	N/A		
	(479 sqft) to	(538.41 sqft)		(733 sqft) to		(935 sqft) to				
	45.02 m2	to 59.84 m2		78.18 m2		102.01 m2				
	(485 sqft)	(644 sqft)		(842 sqft)		(1,098 sqft)				
Standard	0	93	0	82	0	53	0	0	228	78%
Distribution	0%	41%	0%	36%	0%	23%	0%	0%	100%	
Adapt.	18	22	0	24	0	0	0	0	64	22%
Distribution	0%	34%	0%	38%	0%	0%	0%	0%	72%	
Total:	18	115	0	106	0	53	0	0	292	100%
Distribution	6%	39%	0%	36%	0%	18%	0%	0%		100%

CHILDCARI

		Indoor Area (SM)		Outdoor Area (SM)			
	Net Indoor Activity Area	Net Support Spaces Area	Net Area/ Program	Covered Outdoor Area	Open Outdoor Area	Area/Program	
Infant/Toddlers (12 spaces)	83.18	32.82	116.00	42.03	58.40	100.43	
Toddlers (12 spaces)	93.07	32.16	125.23	29.66	69.34	99.00	
2.5 to 5 Years (25 spaces)	130.20	53.28	183.48	54.62	123.36	177.98	
Shared Facilities	-	63.06	63.06	-	-	-	
		Total Net Area	487.77				
		Circulation & Walls	123.78				
		Gross Childcare Area	611.55	G	ross Outdoor Play Area	377.41	

Reserve for City of Burnaby Stamps & Comments

	Floors	Area (mz)	Area (m2)	Floor (m2) (Not Including Adpt. & Wall Cladding)	Area (mz)	Area/Total Gross Area)	Area Exemption	Area Ex. & End of Trip (m2)	(m2)	Exemption (m2)	(m2)	(m2)
Building A - Res.	17	7,451.46	1,201.23		9,390.46	79%	352.48	385.29	98.33	115.32	951.42	8,439.04
Building B - Res.	21	11,703.38	1,867.05		14,439.67	81%	428.97	440.43	168.37	33.48	1,071.25	13,368.42
Office	4	4,061.69	371.10		4,608.16	N/A	42.70	175.37	19.68	-	237.75	4,370.41
Office (Meeting Rooms)	1	679.00	121.99		805.74	N/A		4.75	5.85	-	10.60	795.14
Café	1	328.60	26.70		373.51	N/A		18.21	0.87	-	19.08	354.43
Childcare	1	608.67	-		611.55	N/A	w	2.88	2.83	-	5.71	605.84
Total		24,832.80	3,588.07	1,851.08	30,229.09		824.15	1,026.93	295.93	148.80	2,295.81	27,933.28
Total	-		3,588.07	1,851.08			824.15	1,026.93		148.80	2,295.81	2

Exempt	Underground	GFA

Use	Proposed		
	Metric	Imp.	Number
Parking & Maneuvering	9,679,10	104,185	N/A
Loading	' -	· -	N/A
Bike Storage	1,409.24	15,169	N/A
Storage Lockers	-,100	,	
Other	2,084.29	22,435	
Total:	13,172.63	141,789	

mitted	Amenity	GFA	

Use		Permitted		Proposed			
	Metric	Imperial	%	Metric	Imperial	%	
Rental Residential:	1,090.37	11,737	5.0%	781.45	8,411	3.6%	
	_	90		_	-		
Total:	1,090.37	11,737		781.45	8,411		

O. Screening & Landscaping

	Requ	ired	Proposed		
	Metric	Imperial	Metric	Imperial	
Landscaping (sqm)	-		-	-	
Screening (sqm)	-	-	-		
Open Space (sqm)	_	-	-	-	
Garden Plots (sqm)	-	-	-	-	
Active Play Area (sqm)	_	_	-	-	
Active lawn Area (sqm)	_		_	_	

	Required	Proposed
BCBC Step:	3 or 2 + LCES	3 + LCES
Primary Energy Source:	N/A	Electric
District Energy Ready:	N	N
Geoexchange Ready:	N	N
Timber	N	N
Mass Timber	N	N
Steel	N	N
Concrete	N	Υ
Other Material		B1

Q. Declaration:

I attest that the outlined statistics represent as accurate a presentation as possible at this time, of the subject proposal. The subject statistics will be rechecked and reaffirmed as accurate prior to the final adoption of the requisite rezoning bylaw and release of the Preliminary Plan Approval.

I confirm that all parking area dimensions are in accordance with the Zoning Bylaw requirements.

(Co-signed by Applicant if different)

N. Vehicle Parking - Proposed (Required / Provided)

residential vental									
Use	Resident	Residential Visitor	Small Car	н/с		Car Wash	Care Share	Total	
Require. / Permitted	0.3	0.1	35/100	3/100 (non- adaptable)	1/2 (adaptable)	Van Accessible (1/3 required stalls)	1/100 units		
Total Required:	88	30	45	5	32	13	3		118
Total Provided:	98	30	19	5	32	15	3		128
* Residential parking rate as per Blunt's recommendation.									

Use		Resident /	Residential	Small Car		H/C		Car	Care	Total
		Occupant	Visitor	(included in total) - %35	3/100 (non- adaptable)	1/2 (adaptable)	Van Accessible (1/3 required stalls)	Wash	Share	
	Required: Provided:	88 98	30 30	45 19	5	32 32	13 15	m m	**	118 128
(1 / 46 sm)	Required: Provided:	95 97		34 11	თთ		1		**	95 97
Meeting Rooms	s (1 / 46 sm)									

Merical							l	l .	
Required:	88	30	45	5	32	13	3	**	118
Provided:	98	30	19	5	32	15	3	**	128
Office (1 / 46 sm)									
Required:	95		34	3		1		8.0	95
Provided:	97		11	3		1		**	97
Office Meeting Rooms (1 / 46 sm)			·						
Required:	18		6	2		1		1	18
Provided:	18		0	2		1		1	18
Café (1 / 46 sm)			•						
Required:	8		3	*		*		160 160	8
Provided:	8		0	*		*		sic sic	8
Childcare (1 / 46 sm)									
Required:	14		5	***				tije tije	14
Provided:	14		3	1		*		iĝo iĝo	14
l Total									
Required (Permitted):	223	30	93	10	32	15	3	1	253
Provided:	235	30	33	11	32	17	3	1 1	265

parking. The total number of stalls for these uses is 40 stalls and therefore 2 accessible stalls are required with one being van accessible.

Bicycle Parking								
Use	Residential	Residential	Bike Wash	Bike Repair	Commercial /	Commercial /		Total
		Visitor		Station	Institutional Class A	Institutional Class B	Locker	Rack
Res. Rental	584	59	3	2	N/A	N/A	584	59
Office					9	5	9	5
Office (Meeting Rooms)					2	1	2	1
Childcare					2	2	2	2
Café					1	1	1	1
Total Required:	E04	F0	2	- 3	4.4		500	

Other Bicycle				
	Requirement	Required	Provided	Notes
End of Trip Facilities	1 facility required where at least 4 Class A non-residential bicycle spaces are provided.	1	1	
Clothes Lockers	1.4 lockers per Class A space.	23	24	
Bike Repair	No minimum.	N/A	65.86 sm	
Oversized Bike & Trailer Room	1 room to be provided in multple family residential development.	1 Room	1 Room	10 Racks

tesidential	Requirement	Density	Required	Provided
Class B	1 Space per 100-299 units	292 d.u	1	1
ion-Res.	•	•		•
Class B	1 space for less than 460 m2 (Café)	354.43 m2	1	1
Class B	2 spaces for up to 8,400 m2 (Office, Meeting Room, Childcare)	6044.53 m2	2	2

Use	Requirement	Units	GFA	Storage(m2)	Staging(m2)
Res. Bldg A Waste:	0.44 sm / unit	112	N/A	49.28	22.18
Res. Bldg A Bulky:	0.22 sm / unit	112	N/A	24.64	N/A
Res. Bldg B Waste:	0.44 sm / unit	180	N/A	79.20	35.64
Res. Bidg B Bulky:	0.22 sm / unit	180	N/A	39.60	N/A
Office:	0.008 sm / 1 sm	N/A	4608.16	36.87	
Office (Meeting Rooms):	0.008 sm / 1 sm	N/A	805.74	6.45	
Café:	0.025 sm / 1 sm	N/A	373.51	9.34	
Childcare:	0.0163 sm / 1 sm	N/A	611.55	9.97	
Tatali				245 37	





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Sheet Title

STATISTICAL SUMMARY

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Checked		A-102
Approved		
Date	2021.02.02	Revision _

^{**} Car share parking spaces are shared between all uses per Bunt's TDM recommendation.

^{***}Accessible parking space for Childcare as requested by the City of Burnaby.





- AMENDED DEVELOPMENT PLAN 2023
- AMENDED DEVELOPMENT PLAN 2023
- AMENDED DEVELOPMENT PLAN 2023
- ISSUED FOR SPOD REVIEW 2023
- ISSUED FOR SPOD REVIEW FEB 11 2022
- ISSUED FOR SPOD REVIEW FEB 03 2022
- ISSUED FOR SPOD REVIEW JAN 31 2022
- ISSUED FOR SPOD REVIEW DEC 08 2021
- ISSUED FOR SPOD REVIEW DEC 08 2021
- ISSUED FOR SPOD REVIEW DEC 08 2021
- ISSUED FOR SPOD REVIEW JUN 14 2021
- ISSUED FOR SPOD REVIEW JUN 14 2021
No. Description Date Dr.

Revisions: Read Up

1 SOUTH-EAST ELEVATION VIEW



3 NORTH-WEST ELEVATION VIEW



4 SOUTH-WEST ELEVATION VIEW

2 NORTH-EAST ELEVATION VIEW



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PERSPECTIVE VIEWS

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Checked		A-151
Approved		
Date	2023.07.06	Revision -

AMENDED DEVELOPMENT PLAN

AMENDED DEVELOPMENT PLAN







3 OFFICE - MAIN ENTRANCE AT PALM AVENUE



2 ROOFTOP AERIAL VIEW



4 CAFE & TOWER B LOBBY AT PALM AVENUE



Job No. 20-08-000

Date 2023.07.06

