

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ #23-07 5777 Willingdon Avenue and 4475 Grange Street

Proposed Zoning CD (RM4s, RM4r)

Site Area (subject to detailed survey) **5,690.03 m²**

Site Coverage **60%**

Density (FAR) and Gross Floor Area (GFA)

Density **5.43 FAR**

RM4s District

Base 1.7 FAR

Bonus 0.3 FAR

Supplemental base 0.8 FAR

Supplemental bonus 0.8 FAR

Subtotal 3.6 FAR

Density Offset 0.85 FAR

RM4r District 0.98 FAR

Total FAR 5.43 FAR

Gross Floor Area¹ **30,885.43 m²**

RM4s Market Strata 25,318.42m²

RM4r Non-Market Rental
(Replacement Units /
20% Below CMHC Median) 5,567.01 m²

Residential Units² **396 Units**

Unit Mix - Bedrooms	Market Strata	Non-Market Rental (Rental Replacement / 20% Below CMHC Median)
Studio	28	18
One Bedroom*	140	58
Two Bedroom	91	9
Three Bedroom	51	1
Total Units	310	86

*A total of 56 of the One Bedroom Market Strata Units are designed to the rental unit sizes.

ATTACHMENT 2 – DEVELOPMENT STATISTICS

Parking and Loading³

Vehicle Parking

Strata residential (1.04 spaces per unit)	323 spaces (including 13 accessible spaces)
Rental residential (0.05 spaces per unit)	4 spaces (including 4 accessible spaces)
Visitor Parking	0 spaces

Bicycle Parking

Secured Residential (2 spaces per unit)	792 spaces
Visitor (0.2 spaces per unit)	80 spaces

<u>Loading</u>	2 spaces
----------------	----------

Common Amenities⁴

Use	Amenity Description	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Market Strata	Lounge and library (level 1), indoor fitness area, indoor lounge and kitchen, indoor kids play area, outdoor kids play area, and outdoor dog area (level 2), lounge, meeting room and co-working space (level 26), yoga room, tea lounge, meditation room, sun room, and roof deck (level 37).	1,439.210 m ²	1,284.34 m ²
Non-Market Rental	Amenity lobby (level 1), amenity room, outdoor kids play area, and outdoor dining and lounge area (level 2).	317.98 m ²	111.56 m ²

ATTACHMENT 2 – DEVELOPMENT STATISTICS

Notes:

1. Subject to minor changes to the resulting Gross Floor Area (GFA) as result of design refinements or detailed surveys, provided the proposed Density (FAR) is not exceeded.
2. Final unit types, unit sizes, and floor plan designs may be further refined, subject to meeting City bylaws and provincial statutes, regulations and codes, as amended from time to time. Unit sizes will meet Zoning Bylaw regulations requiring any additional area for adaptable units or units with dens.
3. The rates and number of vehicle parking and loading spaces may be varied, provided the number of spaces complies with the above, the Burnaby Zoning Bylaw, as amended from time to time.
4. The location, design and size of amenity spaces may be varied, provided the final area of the amenity spaces is less than the maximum permitted to be excluded from Gross Floor Area in the Zoning Bylaw.