

## ATTACHMENT 2 – DEVELOPMENT STATISTICS

### REZ # 22-12 – 4411, 4429 AND 4431 HASTINGS STREET

<b><u>Proposed Zoning</u></b>	<b>CD (C8a)</b>
<b><u>Site Area</u></b> (subject to detailed survey)	<b>1,974.31 m<sup>2</sup></b>
<b><u>Site Coverage</u></b>	<b>79%</b>

#### **Density (FAR) and Gross Floor Area (GFA)**

<b><u>Permitted Density</u></b>	<b>4.12 FAR</b>
<b><u>Proposed Density</u></b>	<b>4.10 FAR</b>
C8	2.98 FAR
Density Offset	1.12 FAR
<b><u>Gross Floor Area<sup>1</sup></u></b>	<b>8,091.25 m<sup>2</sup></b>
C8 Market Strata	3,866.21 m <sup>2</sup> `
C8 Non-Market Rental (20% Below CMHC Median)	674.56 m <sup>2</sup>
Density Offset	2,210.46 m <sup>2</sup>
C8 Commercial	1,340.02 m <sup>2</sup>

#### **Residential Units<sup>2</sup>** **78 Units**

<b>Unit Mix - Bedrooms</b>	<b>Market Strata</b>	<b>Non- Market Rental (20% Below CMHC Median)</b>
One Bedroom	39	8
Two Bedroom	30	1
<b>Total Units</b>	<b>69</b>	<b>9</b>

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### **Parking and Loading<sup>3</sup>**

#### **Vehicle Parking**

Commercial Parking (1.0 spaces per 55 m <sup>2</sup> ) (shared with residential visitor)	25 stalls
Strata residential (1.0 spaces per unit)	69 spaces
Rental residential (0.5 spaces per unit)	5 spaces

#### **Minimum Required Bicycle Parking**

Secured Residential (2 spaces per unit)	156 spaces
Visitor (1 space per 5 units)	16 spaces

<b><u>Loading</u></b>	2 spaces
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### **Residential Amenities<sup>4</sup>**

Use	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Residential	227.4 m <sup>2</sup>	84.27 m <sup>2</sup>

#### **Notes:**

1. Subject to minor changes to the resulting Gross Floor Area (GFA) as result of design refinements or detailed surveys, provided the permitted 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.

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3. The rates and number of vehicle parking and loading spaces may be varied, provided the number and spaces complies with this Attachment, or the Burnaby Zoning Bylaw as amended from time to time.
4. The location, design and size of amenity spaces may be varied, though the amenity space will always be less than the maximum permitted to be excluded from Gross Floor Area in the Zoning Bylaw.