

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ # 21-39 – 6540 AND 6592 TELFORD AVENUE

Proposed Zoning CD (RM4s, RM4r, C1)

Site Area (subject to detailed survey) **4,075.81 m²**

Site Coverage **39%**

Density (FAR) and Gross Floor Area (GFA)

Density **6.16 FAR**

RM4s District	
Base	1.7 FAR
Bonus	0.3 FAR
Supplemental base	0.8 FAR
<u>Supplemental bonus</u>	<u>0.8 FAR</u>
Subtotal	3.6 FAR

Density Offset 0.85 FAR

RM4r District 1.57 FAR

C1 District 0.14 FAR

Total FAR 6.16 FAR

Gross Floor Area¹ **25,084.66 m²**

RM4s Market Strata 18,137.34 m²

RM4r Non-Market Rental
(20% Below CMHC Median) 3,203.76 m²

RM4r Non-Market Rental
(CMHC Market Median) 1,478.66 m²

RM4r Market Rental 1,478.66 m²

RM4r Childcare Facility 235.15 m²

C1 Commercial 551.08 m²

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Residential Units²

356 Units

Unit Mix - Bedrooms	Market Strata	Non-Market Rental (20% Below CMHC Median)	Non-Market Rental (CMHC Median)	Market Rental
Studio	60	7	14	14
One Bedroom*	120	29	10	10
Two Bedroom	9	16	1	1
Two Bedroom + Den	50	1	0	0
Three Bedroom	14	0	0	0
Total Units	253	53	25	25

*A total of 39 of the One Bedroom Market Strata Units are designed to the rental unit sizes.

Parking and Loading³

Vehicle Parking

Strata residential (0.98 spaces per unit)	248 spaces (including 36 accessible spaces)
Rental residential (0.3 spaces per unit)	31 spaces (including 11 accessible spaces)
Visitor Parking (0.11 spaces per unit)	40 residential visitor spaces (available for sharing with residential, office and childcare uses)
Childcare Parking (1 space per 46 m ²)	6 provided (6 required)
Commercial Office and Retail	28 spaces provided (0 required in C1 District)

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Bicycle Parking

Secured Residential (2 spaces per unit)	580 spaces
Visitor (0.2 spaces per unit)	198 spaces
Commercial	6 secure lockers 10 racks
<u>Loading</u>	3 spaces provided

Common Amenities⁴

Building	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Market Apartment Building	963.35 m ²	449.67 m ²
6-Storey Rental Building	290.88 m ²	21.55 m ²

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 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.