

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ #23-14 6800 Lougheed Highway

Proposed Zoning **CD (RM5uv-a, C2)**

Site Area (subject to detailed survey) **6,543.34 m²**

Site Coverage **64.45%**

Gross Floor Area¹ **39,695.55 m²**

RM5uv-a Market Strata 28,356.55 m²

RM5uv-a Offset Market Strata 10,161.10 m²

C2 Commercial 1,177.89 m²

Residential Units² **505 Units**

Unit Mix - Bedrooms	Market Strata	Non-Market Rental (20% Below CMHC Median)
Studio	72	
One Bedroom*	211	
Two Bedroom	204	
Three Bedroom	18	
Total Units	505	75 units provided in Phase 1A

*A total of 120 of the One Bedroom Market Strata Units are designed to the rental unit sizes.

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Parking and Loading³

Vehicle Parking

Strata residential (0.85 spaces per unit)	430 spaces (including 21 accessible spaces)
Strata visitor (0.05 spaces per unit)	25 spaces (including 2 accessible space)
Commercial (1 per 55 m ²)	22 spaces (Provided at Phase 1A)

Bicycle Parking

Secured Residential (2 spaces per unit)	1,010 spaces
Visitor (0.2 spaces per unit)	101 spaces

<u>Loading</u>	4 spaces
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Common Amenities⁴

Use	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Market Strata	2,174.52m ²	1,179.47 m ²

Notes:

1. Subject to minor changes to the resulting Gross Floor Area (GFA) as result of design refinements or detailed surveys.
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 or the Burnaby Zoning Bylaw, as amended from time to time.

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4. The location, design and size of amenity spaces may be varied, provided the gross floor area of the amenity space will always be less than the maximum permitted to be excluded from Gross Floor Area in the Zoning Bylaw.