

ATTACHMENT 2 – AMENDED DEVELOPMENT STATISTICS

**REZ #18-43 – 6958, 6984 KINGSWAY, 7243 GREENFORD AVE.
AND 6957, 6961 BERESFORD ST.**

Proposed Zoning **CD (RM4s, RM4r, and C2)**

Site Area (subject to detailed survey) **7,425.6 m²**

Site Coverage **48%**

Density (FAR) and Gross Floor Area (GFA)

Density **4.569 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	0.2125 FAR
RMr District	0.678 FAR
C2 District	0.080 FAR
Total FAR	4.569 FAR

Gross Floor Area¹ **33,931 m²**

RM4s Market Strata	28,310 m ²
RMr Rental	5,032 m ²
C2 District	590 m ²

Residential Units² **428 Units**

Unit Mix - Bedrooms	Market Strata	Non-Market Rental (20% Below CMHC Median)	Market Rental
Studio	75	5	10
One Bedroom*	39	2	10
Two Bedroom	204	10	20
Three Bedroom	41	0	12
Total Units	359	17	52

*A total of 37 of the One Bedroom Market Strata Units are designed to the rental unit sizes.

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Parking and Loading³

Vehicle Parking

	Proposed Parking Spaces Public Hearing Report March 30, 2021	Proposed Parking Spaces Current Proposal August 26, 2024	Change
Strata Units (Total)	405	312	-93
Resident Spaces	363	291	-72
Visitor Spaces	38	18	-20
Small Car Spaces	67	79	+12
Accessible Spaces	44	15	-29
Car-Wash Spaces	4	3	-1
Rental Units (Total)	43	40	-3
Resident Spaces	35	35	0
Visitor Spaces	7	4	-3
Small Car Spaces	8	16	+8
Accessible Spaces	10	5	-5
Car-Wash Spaces	1	1	0
Commercial Retail (Total)	14	11	-3
Regular Spaces	14	11	-3
Small Car Spaces	1	1	0
Accessible Spaces	1	1	0
Total Parking Spaces	462	363	-99

Bicycle Parking

Secured Residential (2 spaces per unit)	884 spaces
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Visitor 87 spaces
(0.2 spaces per unit)

Secured Commercial 2 spaces

Visitor Commercial 2 spaces

End of Trip Facilities	1 shower, 3 clothes lockers, 16 m ² repair room for rental units, 48 m ² repair room for strata units
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Loading 4 spaces

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Common Amenities⁴

Use / Building	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Market Strata	1,503.17 m ²	564.00 m ²
Market/ Non-Market Rental	275.85 m ²	158.22 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 of 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.