

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ # 21-33 – 3819 AND 3841 CANADA WAY

Proposed Zoning CD (RM3, RM3r, C2)

Site Area (subject to detailed survey) 4,578.6 m²

Site Coverage 57.66%

Density (FAR) and Gross Floor Area (GFA)

Density 3.23 FAR

RM3 District 1.1 FAR

Density Offset 0.54 FAR

RM3r District 0.65 FAR

C2 District 0.94 FAR

Total FAR 3.23 FAR

Gross Floor Area¹ 14,790.2 m²

RM Market Strata 7,531.58 m²

RMr Non-Market Rental
(20% Below CMHC Market Median) 1,043.85m²

RMr Non-Market Rental
(CMHC Market Median) 971.85 m²

RMr Market Rental 971.85 m²

C2 Commercial 2,222.18 m²

C2 Market Rental 2,048.89 m²

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Residential Units²

171 Units

Unit Mix - Bedrooms	Market Strata	RM3r Non-Market Rental (20% Below CMHC Market Median)	RM3r Non-Market Rental (CMHC Market Median)	RM3r Market Rental	C2 Market Rental
Studio	6	1	-	-	3
One Bedroom	56	7	10	10	11
Two Bedroom	32	4	4	4	10
Three Bedroom	7	2	1	1	2
Total Units	101	14	15	15	26

Parking and Loading³

Vehicle Parking

Commercial 45% EV Ready (1 space per 0.55 m ²)	82 spaces provided (41 required)
Strata residential 100% EV Ready (1 space per unit)	101 spaces
Rental residential 100% EV Ready (0.5 spaces per unit)	35 spaces
Visitor Parking (0.05 spaces per unit)	10 residential visitor spaces
Accessible Spaces	12 of total stalls above to be accessible

Bicycle Parking

Secured Residential (2 spaces per unit)	345 spaces provided (342 required)
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Visitor Residential (0.2 spaces per unit)	35 spaces
Secured Commercial	7 spaces
Visitor Commercial	5 spaces
End of Trip Facilities	2 toilets, 4 sinks, and 2 showers
<u>Loading</u>	3 spaces

Common Amenities⁴

Use	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Strata and Rental	628.4 m ²	323.03 m ²

Notes:

1. Subject to minor changes to the resulting Gross Floor Area (GFA) as a 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.