

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ #21-41 – 4955 NEWTON STREET

Proposed Zoning CD (RM5r, RM3)

Site Area (subject to detailed survey) **6,592.2 m²**

Site Coverage **30%**

Density (FAR) and Gross Floor Area (GFA)

Density **3.16 FAR**

RM5r District 2.17 FAR

RM3 District 0.99 FAR

Total FAR 3.16 FAR

Gross Floor Area¹ **20,832.6 m²**

RM5r Non-Market Rental
(20% Below CMHC Median) 1,196.48 m²

RM5r Market Rental 13,108.59 m²

RM3 Market Rental 6,527.53m²

Residential Units² **100 Units***

| Unit Mix - Bedrooms | Market Rental |
|----------------------------|----------------------|
| Studio | 22 |
| One Bedroom | 52 |
| Two Bedroom | 24 |
| Three Bedroom | 2 |
| Total Units | 100 |

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*100 new units proposed; 20 non-market units (14 One Bedroom units and 6 Two Bedroom Units) are to be provided in select units within the existing towers

Parking and Loading³

Vehicle Parking

| | |
|--------------------|---|
| Rental residential | 176 |
| Visitor Parking | 6 visitor spaces |
| Accessible Spaces | 13 of total stalls above to be accessible |

Bicycle Parking

| | |
|--|------------|
| Secured Residential (2 spaces per unit for new units and 1 space per unit for existing units) | 400 spaces |
| Visitor (0.2 spaces per new unit plus 10 existing spaces) | 30 spaces |

| | |
|----------------|---------|
| <u>Loading</u> | 1 space |
|----------------|---------|

Common Amenities

Indoor amenity within the existing towers will be shared with all residents.

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

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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.