

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ #19-11 – 5025 NORTH FRASER WAY

<u>Proposed Zoning</u>	CD (M2, M5)
<u>Site Area</u> (subject to detailed survey)	10,321.55 m²
<u>Site Coverage</u>	41.6%
<u>Density (FAR) and Gross Floor Area (GFA)</u>	
<u>Density</u>	0.41 FAR
<u>Gross Floor Area¹</u>	4,227.29 m²
Office	658.54 m ²
Industrial /Warehouse	3,568.75 m ²

Parking and Loading²

Vehicle Parking

Office (1 per 55 m ²)	12 spaces required
Industrial / Warehouse (1 per 93 m ²)	38 spaces required

<u>Loading</u>	3 spaces required
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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. 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, whichever is less.