

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ #23-24 – PORTION OF 3405 WILLINGDON AVENUE

Proposed Zoning

CD (RM5, C2)

Site Area – Phase 2 (subject to detailed survey) 15,239.33 m²

Density (FAR) and Gross Floor Area (GFA)

Density

4.30 FAR

RM5 District

Base 4.12 FAR

Subtotal 4.12 FAR

C2 District 0.18 FAR

Total FAR 4.30 FAR

Gross Floor Area¹

65,534.43 m²

RM5 Market Leasehold Strata 62,764.34 m²

C2 District 2,770.09 m²

Residential Units²

920 Units

Unit Mix - Bedrooms	Market Leasehold Strata
Studio	176
One Bedroom*	451
Two Bedroom	122
Two Bedroom + Den	112
Three Bedroom	59
Total Units	920

*A total of 157 of the One Bedroom Market Strata Units are designed to the rental unit sizes.

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Parking and Loading³

Vehicle Parking

Commercial 45% EV Ready (1.0 space per 55 m ²)	84 spaces
Leasehold Strata residential 100% EV Ready (1.0 space per unit)	920 spaces
Visitor Parking (0.05 spaces per unit)	49 visitor spaces
Accessible Spaces	48 of total stalls above to be accessible

Bicycle Parking

Secured Residential (2 spaces per unit)	1,840 spaces
Visitor (0.2 spaces per unit)	187 spaces
Secured Commercial	11 spaces
Visitor Commercial	9 spaces
End of Trip Facilities	2 toilets, 2 sinks, 2 showers
<u>Loading</u>	8 spaces

Common Amenities⁴

Use / Building	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Market Leasehold Strata	3,120.63 m ²	1,219.40 m ²

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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.