ATTACHMENT 2 - DEVELOPMENT STATISTICS

REZ #23-11 – 5502 LOUGHEED HIGHWAY

Proposed Zoning CD (RM5s, RM5r, C2)

<u>Site Area</u> (subject to detailed survey) 17,355.40 m²

Density (FAR) and Gross Floor Area (GFA)

Proposed Density	7.17 FAR
RM5s District	
Base	2.20 FAR
Bonus	0.40 FAR
Supplemental base	1.20 FAR
Supplemental bonus	1.20 FAR
Subtotal	5.00 FAR
Density Offset	1.10 FAR
RM5r District	1.03 FAR
C2 District	0.04 FAR
Total FAR	7.17 FAR
<u>Gross Floor Area¹</u>	124,356.93 m ²
RM5s Market Strata	105,867.94 m ²
RM5r Non-Market Rental (20% Below CMHC Median)	17,846.86 m ²
C2 District	642.13 m ²

Residential Units² 1,667 Units

Unit Mix - Bedrooms	Market Strata	Non- Market Rental (20% Below CMHC Median)
Studio	200	45
One Bedroom	664	107
Two Bedroom	432	60
Three Bedroom	136	23
Total Units	1,432	235

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Parking and Loading³

Vehicle Parking - Strata

Commercial (can be shared as 1 space / 55 m²

residential visitor parking) (minimum 45% EV Ready)

Strata residential 1,138 spaces

100% EV Ready

(0.79 spaces per unit)

Visitor Parking 30 spaces

(0.02 spaces per unit)

Rental residential 9 spaces

100% EV Ready

(0.04 spaces per unit)

Accessible Spaces 67 of total stalls above to be accessible

Bicycle Parking

Secured Residential 3,342 spaces

(2 spaces per unit)

Visitor 334 spaces

(0.2 spaces per unit)

Secured Commercial 2 spaces

Visitor Commercial 2 spaces

End of Trip Facilities 0 toilets, 0 sinks, 2 showers

8 spaces Loading

Common Amenities⁴

Use / Building	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Market Strata	5,293.40 m ²	2,549.35 m ²
Non-Market	892.34 m ²	81.66 m ²

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Notes:

- Subject to minor changes to the resulting Gross Floor Area (GFA) as result of design refinements or detailed surveys, provided the permitted 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.