

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ #22-21 – PORTION OF 9855 AUSTIN ROAD

Proposed Zoning

CD (RM5s, RM5r, C3)

Site Area (subject to detailed survey) **10,942 m²**

Density (FAR) and Gross Floor Area (GFA)

	Proposed Density (FAR) and GFA (m²)
RM5s Base Density	1.73
GFA (m ²)	18,901.29
RM5s Bonus Density	0.32
GFA (m ²)	3,436.60
RM5s Suppl. Base Density	0.94
GFA (m ²)	10,309.79
RM5s Suppl. Bonus Density	0.94
GFA (m ²)	10,309.79
RM5s Density Offset FAR	0.86
GFA (m ²)	9,429.69
C3 Commercial Rental FAR	0
GFA (m ²)	0
C3 Commercial FAR	1.13
GFA (m ²)	12,415.46
Total Density	5.92
Total GFA (m²)	64,802.62

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Residential Units²

809 Units

Unit Mix - Bedrooms	Market Strata
Studio	274
One Bedroom	212
One Bedroom + Den	106
Two Bedroom	77
Two Bedroom + Den	137
Three Bedroom	3
Total Units	809

*A total of 212 of the One Bedroom Market Strata Units are designed to the rental unit sizes.

** *Inclusionary Non-Market Rental units to be accommodated in REZ #22-22 - Tower 5 of Loughheed Core Area Master Plan*

Parking and Loading³

Vehicle Parking

Commercial
45% EV Ready
(1 space / 55m²)

291 spaces
(shared with REZ #22-22 – Phase 2 Tower 5)
**Commercial parking can be shared as residential visitor parking*

Residential
100% EV Ready
(0.29 spaces per unit)

417 spaces
(shared with REZ #22-22 – Phase 2 Tower 5)

Accessible Spaces

64 of total stalls above to be accessible

Bicycle Parking

Secured Residential
(2 spaces per unit)

1,618 spaces

Visitor
(0.2 spaces per unit)

163 spaces

Secured Commercial

23 spaces

Visitor Commercial

16 spaces

End of Trip Facilities

2 toilets, 4 sinks, 4 showers

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Loading

9 spaces

Common Amenities⁴

Use / Building	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Market Strata	2,620.18 m ²	1,503.36 m ²

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.