

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ #22-22 – PORTION OF 9855 AUSTIN ROAD

Proposed Zoning

CD (RM5s, RM5r, C3)

Site Area (subject to detailed survey) **9,208 m²**

Density (FAR) and Gross Floor Area (GFA)

	FAR	GFA (m²)
RM5r	0.90	8,307.06
C3 Commercial	0.39	3,578.15
C3 Rental	3.27	30,132.17
Total Density T5	4.56	42,017.67

Residential Units²

634 Units

Unit Mix - Bedrooms	Non-Market Rental (20% Below CMHC Median)*	Market Rental
Studio	49	187
One Bedroom*	33	127
One Bedroom + Den	17	63
Two Bedroom	34	4
Two Bedroom + Den	-	120
Total Units	133	501

* Inclusionary non-market rental requirement from REZ #22-21 (Phase 2 Tower 6)

Parking and Loading³

Vehicle Parking

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

291 spaces
(shared with REZ #22-21 – Phase 2 Tower 6)
*Commercial parking can be shared as
residential visitor parking

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Residential
100% EV Ready
(0.29 spaces per unit) 417 spaces
(shared with REZ #22-21 – Phase 2 Tower 6)

Accessible Spaces 64 of total stalls above to be accessible

Bicycle Parking

Secured Residential 1,268 spaces
(2 spaces per unit)

Visitor 128 spaces
(0.2 spaces per unit)

Secured Commercial 11 spaces

Visitor Commercial 8 spaces

End of Trip Facilities 2 toilets, 4 sinks, 4 showers

Loading 6 spaces

Common Amenities⁴

Use / Building	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Market/ Non-Market Rental	1,921.97 m ²	634.34 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.

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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.