



## ATTACHMENT 2 – DEVELOPMENT STATISTICS

\*The floor area values for Phase 2 provided are approximate and subject to change at a future site-specific development application. However, the final Gross Floor Area for this Phase will not exceed the GFA amount listed above.

\*\*Phase 2 includes the opportunity for a small commercial use on site. If the optional CRU is not utilized as commercial floor area, the space may be redesigned as residential amenity space.

### **Phase 1 (G5 and G6) Residential Units<sup>2</sup>**

**557 Units**

<b>Unit Mix - Bedrooms</b>	<b>Market Strata</b>	<b>Non-Market Rental (20% Below CMHC Median)</b>
Studio	46	0
One Bedroom*	173	60
Two Bedroom	190	0
Two Bedroom Townhouse	11	35
Three Bedroom	42	0
<b>Total Units</b>	<b>462</b>	<b>95</b>

\*A total of 42 of the One Bedroom Market Strata Units in Phase 1 are designed to the rental unit sizes.

### **Phase 2 (G3 and G4) Residential Units**

Final unit sizes and types are to be determined at a future site-specific development approval application (PPA/DP). Early concepts indicate approximately 485 total units, including 415 market strata units and 70 non-market rental units at 20% below the CMHC market median.

### **Phase 1 Parking and Loading<sup>3</sup>**

#### Vehicle Parking

Strata residential  
100% EV Ready

503 spaces

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Rental residential 100% EV Ready	39 spaces
Visitor Parking	10 spaces
Accessible Spaces	23 of total stalls above to be accessible

### Bicycle Parking

Secured Residential (2 spaces per unit)	1114 spaces
Visitor (0.2 spaces per unit)	111 spaces

<u>Loading</u>	2 spaces
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### **Phase 2 Parking and Loading**

Specific Phase 2 (G3 and G4) parking counts, TDM requirements, and ratios to be determined through a future site-specific development application (PPA/DP).

### Common Amenities<sup>4</sup>

<b>Use / Building</b>	<b>Permitted Floor Area (5% of GFA)</b>	<b>Proposed Floor Area</b>
Market Strata	1,798.75 m <sup>2</sup>	455.9 m <sup>2</sup>
Market/ Non-Market Rental	319.24 m <sup>2</sup>	143.13 m <sup>2</sup>

### **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

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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.