

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ # 24-13 – PORTION OF 3405 WILLINGDON AVENUE (PHASES 3 – 7)

Proposed Zoning

CD (RM5, RM5r, C2)

Site Area (subject to detailed survey) **73,817.34 m²**

Density (FAR) and Gross Floor Area (GFA)

Overall Phase 3-7 Density

	Proposed Density (FAR) and GFA (m²)
RM5 FAR	3.09
GFA (m ²)	228,336.03
RM5r FAR	0.46
GFA (m ²)	34,118.81
C2 Commercial FAR	0.14
GFA (m ²)	10,198.80
Total Density	3.69
Total GFA (m ²)	272,653.64

Each phase will be comprised of multiple lots, as per the proposed subdivision plan within the CD Plans (Drawing A0.09). Density will be allocated to each phase in accordance with the density allocation covenant, and as follows:

Phase 3 Density

Lots #9 and #10

	Proposed GFA (m²)
RM5 GFA (m ²)	48,606.02
C2 Commercial GFA (m ²)	2,582.70
Total GFA (m ²)	51,188.72

ATTACHMENT 2 – DEVELOPMENT STATISTICS

Phase 4 Density

Lots #11 and #12

	Proposed Density (FAR) and GFA (m²)
RM5 GFA (m ²)	23,580.92
RM5r GFA (m ²)	25,510.60
C2 Commercial GFA (m ²)	7,244.48
Total GFA (m ²)	56,336.00

Phase 5 Density

Lots #13 and #14

	Proposed Density (FAR) and GFA (m²)
RM5 GFA (m ²)	51,742.33
Total GFA (m ²)	51,742.33

Phase 6 Density

Lots #15, #16, and #17

	Proposed Density (FAR) and GFA (m²)
RM5 GFA (m ²)	53,575.79
RM5r GFA (m ²)	8,608.21
C2 Commercial GFA (m ²)	371.61
Total GFA (m ²)	62,555.61

ATTACHMENT 2 – DEVELOPMENT STATISTICS

Phase 7 Density

Lots #18 and #19

	Proposed Density (FAR) and GFA (m²)
RM5 GFA (m ²)	50,830.98
Total GFA (m ²)	50,830.98

Proposed Residential Units (Phases 3-7)²

Total 4,001 Units

Unit Mix* - Bedrooms	Market Leasehold Strata	Non- Market Rental (20% Below CMHC Median)	Non- Market Rental (CMHC Median)	Market Rental
Studio	442	20	8	52
One Bedroom	1,890	76	28	206
Two Bedroom	859	34	12	94
Three Bedroom	248	8	2	22
Total Units	3,439	138	50	374

*Final unit mix is subject to change and will be determined at each site-specific development application.

Parking and Loading³

Vehicle and bicycle parking rates will be determined prior to the issuance of a site-specific development approval in line with the rates set out in the then-current requirements of the Burnaby Zoning Bylaw.

Common Amenities⁴

Residential amenities will be provided with each phase, and will be determined through the detailed design work associated with future site-specific development applications. Staff will work with the applicant and ensure the proposed amenities do not exceed the maximum permitted to be excluded from floor area (5% of GFA), as per the Burnaby Zoning Bylaw.

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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.