

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ #24-16 – 4900 KINGSWAY, PORTION OF 4940 KINGSWAY AND 6446, 6450 NELSON AVENUE AND PORTION OF LANE

Proposed Zoning

CD (RM5s, RM5r, C3)

Site Area (subject to detailed survey) 8,807.00 m²

Density (FAR) and Gross Floor Area (GFA)

Density

	Proposed Density (FAR) and GFA (m²)
RM5s Base Density	2.20
GFA (m ²)	19,375.40
RM5s Bonus Density	0.00
GFA (m ²)	0.00
RM5s Suppl. Base Density	0.00
GFA (m ²)	0.00
RM5s Suppl. Bonus Density	0.00
GFA (m ²)	0.00
RM5r FAR	2.16
GFA (m ²)	18,988.08
Offset FAR	1.10
GFA (m ²)	9,687.70
C3 FAR	3.64
GFA (m ²)	32,066.72
Total Density	9.10
Total GFA (m²)	80,117.90

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Proposed Residential Units²

469 Units

Unit Mix - Bedrooms	Market Strata	Non-Market Rental	Market Rental
Studio	14	0	24
One Bedroom	46	17	53
One Bedroom plus Den	28	37	15
Two Bedroom	35	52	56
Two Bedroom plus Den	30	0	0
Three Bedroom	13	24	22
Three Bedroom plus	3	0	0
Total Units	169	130	170

Parking and Loading³

Vehicle Parking

Commercial 659 spaces
45% EV Ready
(1 space per 49 m²)

Strata Residential 112 spaces
100% EV Ready
(0.66 spaces per unit)

Market Rental Residential 100 spaces
100% EV Ready
(0.77 spaces per unit)

Non-Market Rental Residential 67 spaces
100% EV Ready
(0.52 spaces per unit)

Accessible Spaces 40 accessible spaces

Bicycle Parking

Secured Residential 938 spaces
(2 spaces per unit)

Visitor 94 spaces
(0.2 spaces per unit)

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Secured Commercial	166 spaces
Visitor Commercial	66 spaces
End of Trip Facilities	16 shower stalls, 12 water closets, 16 wash basins, 248 lockers, 16 change stations, 3 repair stations
<u>Loading</u>	12 spaces

Common Amenities⁴

Use / Building	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Residential	2,719.3 m ²	588 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 the then current City bylaws and provincial statutes, regulations and codes, as amended from time to time. Proposed Unit Tenure and Rental Affordability Levels may be changed in line with Section 3.6 of the Report to Council, subject to meeting the minimum requirements of the Rental Use Zoning Policy and the Zoning Bylaw. A portion of one Bedroom Market Strata Units are permitted to be designed to the rental unit sizes.
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 then current 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.