

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ #18-51 – 7763 AND 7767 EDMONDS STREET

Proposed Zoning

CD (C9)

Site Area (subject to detailed survey) **2,406.40 m²**

Density (FAR) and Gross Floor Area (GFA)

	Proposed Density (FAR) and GFA (m²)
C9 Density	2.20
GFA (m ²)	5,286.71

Minor changes to the proposed density outlined above may be made prior to Preliminary Plan Approval provided the total proposed density does not exceed the permitted density for the site.

Residential Units²

61 Units

Unit Mix - Bedrooms	Market Strata (Apartment)	Market Strata (Townhouse)
Studio	6	
One Bedroom	24	
Two Bedroom	13	12
Three Bedroom	6	
Total Units	61	

A minimum of 20% of all single-level residential units will be provided as adaptable, in line with the Adaptable Housing policy, or as required by the BC Building Code.

Parking and Loading³

Vehicle Parking

Commercial 6 spaces
45% EV Ready
(1.0 spaces 55 m²)

Strata residential 64 spaces
100% EV Ready
(1.0 spaces per unit)

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Visitor Parking (0.05 spaces per strata unit)	5 visitor spaces
Accessible Spaces	8 of total stalls above to be accessible
<u>Bicycle Parking</u>	
Secured Residential (2 spaces per unit)	122 spaces
Visitor (0.2 spaces per unit)	13 spaces
Secured Commercial	1 space
Visitor Commercial	2 spaces
<u>Loading</u>	1 space

Common Amenities⁴

Use	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Market Strata	248.94 m ²	55.85 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 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.