

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ #23-11 – 5502 LOUGHEED HIGHWAY

Proposed Zoning

CD (RM5s, RM5r, C2)

Site Area (subject to detailed survey) **17,355.40 m²**

Density (FAR) and Gross Floor Area (GFA) ¹

	Permitted Density (FAR) and GFA (m²)	Proposed Density (FAR) and GFA (m²)
RM5s Base	2.20	2.20
GFA (m ²)	38,181.88	38,181.88
RM5s Bonus	0.40	0.40
GFA (m ²)	6,942.16	6,942.16
RM5s Suppl. Base	1.20	1.20
GFA (m ²)	20,826.48	20,826.48
RM5s Suppl. Bonus	1.20	1.20
GFA (m ²)	20,826.48	20,826.48
RM5r	2.20	1.03
GFA (m ²)	38,181.88	17,846.86
RM5s Density Offset	1.10	1.10
GFA (m ²)	19,090.94	19,090.94
C2	1.30	0.04
GFA (m ²)	22,562.02	635.92
Total Density	9.6	7.17
Total GFA (m²)	166,611.84	124,350.72

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Residential Units²

1,667 Units

Unit Mix - Bedrooms	Market Strata	Market Rental	Non-Market Rental (20% Below CMHC Median)
Studio	169	31	45
One Bedroom	241	62	65
One Bedroom + Den	293	68	42
Two Bedroom	224	46	44
Two Bedroom + Den	144	18	16
Three Bedroom	119	17	23
Total Units	1,190	242	235

Parking and Loading³

Commercial (can be shared as residential visitor parking)

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

Strata residential
100% EV Ready
(0.79 spaces per unit)

946 spaces

Market residential
100% EV Ready
(0.46 spaces per unit)

111

Visitor Parking
(0.04 spaces per unit)

74 spaces

Rental residential
100% EV Ready
(0.46 spaces per unit)

109 spaces

Accessible Spaces

69 of total stalls above to be accessible

Bicycle Parking

Secured Residential
(2 spaces per unit)

3,342 spaces

Visitor
(0.2 spaces per unit)

334 spaces

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Secured Commercial	2 spaces
Visitor Commercial	2 spaces
<u>Loading</u>	8 spaces

Common Amenities⁴

Use / Building	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Market Strata	5,293.40 m ²	2,168.7 m ²
Non-Market	892.34 m ²	81.66 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. A portion of one Bedroom Market Strata Units are permitted to be designed to the rental unit sizes. Unit sizes will meet Zoning Bylaw regulations requiring any additional area for adaptable units or units with dens. 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.
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.