

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ #23-19 4545 & 4587 JUNEAU STREET

4545 Juneau Street

Proposed Zoning

P3

Site Area (subject to detailed survey)

4,360.00 m²

4587 Juneau Street

Proposed Zoning

CD (RM4s, RM4r, C9)

Site Area (subject to detailed survey)

3,265.63 m²

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

4587 Juneau Street	Proposed Density (FAR) and GFA (m²)
RM4s Base	2.45
GFA	7,993.43
RM4s Bonus	0.43
GFA	1,410.61
RM4s Suppl. Base	1.15
GFA	3,761.62
RM4s Suppl. Bonus	1.15
GFA	3,761.62
RM4r	0.90
GFA	2,928.95
Density Offset	5.18
GFA	16,931.62
C9	0.09
GFA	278.71
Total Density	11.35
Total GFA	37,066.56

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Residential Units²

495 Units

Unit Mix - Bedrooms	Market Strata	Non-Market Rental (20% Below CMHC Median)
Studio	92	12
One Bedroom	0	19
One Bedroom + Den	187	0
Two Bedroom	36	0
Two Bedroom + Den	94	10
Three Bedroom	41	4
Total Units	450	45

Parking and Loading³

Vehicle Parking

Commercial/Industrial 45% EV Ready (1 space per 55 m ²)	6 spaces
Strata residential 100% EV Ready (0.8 spaces per unit)	362 spaces
Rental residential 100% EV Ready (0.3 spaces per unit)	14 spaces
Visitor Parking (0.03 spaces per strata unit)	32 visitor spaces (dedicated to Strata)
Accessible Spaces	26 of total stalls above to be accessible

Bicycle Parking

Secured Residential (2 spaces per unit)	990 spaces
Visitor (0.2 spaces per unit)	99 spaces
Secured Commercial	2 spaces

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Visitor Commercial	2 spaces
End of Trip Facilities	0 toilets, 0 sinks, 0 showers
<u>Loading</u>	2 spaces (Strata + Rental) 1 space (Commercial)

Common Amenities⁴

Use / Building	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Market Strata	1.692.94 m ²	747.31 m ²
Market/ Non-Market Rental	146.45 m ²	122.91 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 then current 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 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.