ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ # 18- 24 – 4161 DAWSON STREET

Proposed Zoning

CD (C3, RM5s, RM5r)

Site Area (subject to detailed survey)

10,200.00 m²

Density (FAR) and Gross Floor Area (GFA)

	Proposed Density (FAR) and GFA (m²)
RM5s Base Density	0.79
GFA (m ²)	8,099.71
RM5s Bonus Density	0.14
GFA (m ²)	1,472.67
RM5s Suppl. Base Density	0.43
GFA (m ²)	4,418.02
RM5s Suppl. Bonus Density	0.43
GFA (m²)	4,418.02
RM5s Density Offset FAR	2.23
GFA (m ²)	22,699.26
RM5r FAR	1.67
GFA (m²)	17,082.35
C3 Commercial FAR	0.65
GFA (m²)	6,598.67
Total Density	6.35
Total GFA (m ²)	64,788.72

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.

ATTACHMENT 2 – DEVELOPMENT STATISTICS

Residential Units²

759 Units

Unit Mix - Bedrooms	Market Strata	Non- Market Rental (20% Below CMHC Median)
Studio	41	32
One Bedroom*	287	132
Two Bedroom	132	58
Three Bedroom	49	28
Total Units	509	250

^{*}A total of 205 of the One Bedroom Market Strata Units are designed to the rental unit sizes.

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 Provided

Commercial 270 spaces

45% EV Ready

Residential 1,492 spaces

100% EV Ready

Accessible Spaces 81 of total stalls above are proposed to be

accessible

Bicycle Parking Provided

Secured Residential 3,652 spaces

Residential Visitor 366 spaces

Secured Commercial 20 spaces

Visitor Commercial 14 spaces

End of Trip Facilities 2 toilets, 2 sinks, 2 showers, 30 lockers

Loading 10 spaces

Common Amenities⁴

	Proposed Floor Area
7,165.57 m ²	4,061.22 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 permitted 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 the required 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.