

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ #24-23 –3900 GRAND PROMENADE, 9850 AUSTIN ROAD, AND 9858 AND 9898 GATINEAU PLACE

Proposed Zoning

AMENDED CD (RM5s, C3)

Site Area (subject to detailed survey)

16,326.6 m²

Density (FAR) and Gross Floor Area (GFA)

***FAR based on gross site area of “Austin-Gatineau site”**

	Proposed Density (FAR) and GFA (m²)
RM5s Base	3.06
GFA (m ²)	49,940.90
RM5s Bonus	0.56
GFA (m ²)	9,080.17
RM5s Suppl. Base	1.67
GFA (m ²)	27,240.50
RM5s Suppl. Bonus	1.67
GFA (m ²)	27,240.50
RM5 Density Offset	2.38
GFA (m ²)	38,833.47
C3 FAR	0.48
GFA (m ²)	7,894.22
Total FAR	9.81
Total GFA (m²)	160,229.76

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 “Austin-Gatineau site”, as identified in Table 1 of the Council Report.

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Residential Units²

1,758 Units

Unit Mix - Bedrooms	Market Strata
One Bedroom	468
One Bedroom + Den	704
Two Bedroom	208
Two Bedroom + Den	235
Three Bedroom	143
Total Units	1,758

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 45% EV Ready (1 space per 57m ²)	138 spaces
Strata residential 100% EV Ready (0.67 spaces per unit)	1,184 spaces
Accessible Spaces	74 of total stalls above to be accessible
Car Wash Spaces	4 spaces

Bicycle Parking

Secured Residential (2 spaces per unit)	3,518 spaces
Visitor (0.2 spaces per unit)	352 spaces
Secured Commercial	44 spaces
Visitor Commercial	9 spaces
End of Trip Facilities	4 toilets, 6 sinks, 6 showers

Loading

10 spaces

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Common Amenities⁴

Use / Building	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Market Strata	7,616.78 m ²	3,437.0 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. Unit sizes will meet Zoning Bylaw regulations requiring any additional area for adaptable units or units with dens. 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.