ATTACHMENT 2 - DEVELOPMENT STATISTICS

REZ # 25-02 - PORTION OF 7000 LOUGHEED HIGHWAY (PHASE 1B)

Proposed Zoning

CD (RM5uv-a, RM5r)

Site Area (subject to detailed survey)

6,681.28 m²

Density (FAR) and Gross Floor Area (GFA)

	Proposed Density (FAR) and GFA (m ²)
RM5uv-a Base	3.66
GFA	24,448.47
RM5uv-a Offset	1.32
GFA	8,801.45
RM5r	0.74
GFA	4,942.91
Total FAR	5.72
Total GFA	38,192.83

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 as outlined in the Master Density Allocation Covenant.

Residential Units²

502 Units

Unit Mix - Bedrooms	Market Strata	Non- Market Rental (20% Below CMHC Median)
Studio	18	1
One Bedroom	86	32
One Bedroom + Den	118	
Two Bedroom	105	29
Two Bedroom + Den	80	
Three Bedroom	31	2
Total Units	438	64

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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

Strata residential 252 spaces

100% EV Ready

(0.57 spaces per unit)

Rental residential 39 spaces

100% EV Ready (0.61 spaces per unit)

Visitor Parking 5 spaces (to be shared between Strata

& Rental)

Accessible Spaces 24

Bicycle Parking

Secured Residential 1,004 spaces

(2 spaces per unit)

Visitor 101 spaces

(0.2 spaces per unit)

<u>Loading</u> 2 spaces

Common Amenities⁴

Use / Building	Permitted Floor Area (5% of GFA)	Proposed Floor Area*
Market Strata	1,662.50 m ²	534.19 m ²
Non-Market Rental	247.15 m ²	334.19111

^{*}The proposed amenity space will be shared between strata and non-market rental units.

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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.