

ATTACHMENT 2 – AMENDED 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	0.86
GFA (m ²)	38,181.88	14,884.44
RM5s Density Offset	1.10	1.10
GFA (m ²)	19,090.94	19,090.94
C2	1.30	0.06
GFA (m ²)	22,562.02	1,137.50
Total Density	9.60	7.02
Total GFA (m²)	166,611.84	121,889.88

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Residential Units²

1,667 Units

Unit Mix - Bedrooms	Market Strata	Market Rental	Non-Market Rental (20% Below CMHC Median)
Studio	104	69	66
One Bedroom	560	95	85
Two Bedroom	396	72	63
Three Bedroom	112	24	21
Total Units	1,172	260	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
(1.0 spaces per unit)

1,190 spaces

Market and Affordable Rental residential
100% EV Ready
(0.25 spaces per unit)

125

Visitor Parking
(0.03 spaces per unit)

57 spaces

Accessible Spaces

70 of total stalls above to be accessible

Bicycle Parking

Secured Residential
(2 spaces per unit)

3,334 spaces

Visitor
(0.2 spaces per unit)

334 spaces

Secured Commercial

2 spaces

Visitor Commercial

2 spaces

Loading

9 spaces

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Common Amenities⁴

Use / Building	Permitted Floor Area (5% of GFA)	Proposed Floor Area*
Market Residential	5,293.40 m ²	1,930.04 m ²
Rental Residential	744.22 m ²	203.55 m ²

**The final allocation of amenity space to strata and rental uses will be determined before occupancy*

Notes:

1. Subject to minor changes to the resulting Gross Floor Area (GFA) as result of design refinements or detailed surveys, provided the density (FAR) is not exceeded.
2. Final unit types, unit sizes, unit tenures, 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.