

## ATTACHMENT 2 – DEVELOPMENT STATISTICS

### REZ #24-22 – 5978 WILSON AVENUE

#### Proposed Zoning

CD (based on R8r and CM1 Districts)

Site Area (subject to detailed survey)    **2,592.7 m<sup>2</sup>**

#### Building Height (Storeys)

<b>Building A</b>	<b>Permitted</b>	<b>Proposed</b>
Base Height	40	40
Eligible Additional Height		
Height Averaging	5	-
Voluntary Commercial	U	-
Community Benefit Bonusing	U	-
Maximum Additional Height	U	-
<b>Maximum Height with Eligible Increase</b>	<b>U</b>	<b>40</b>

#### Residential Amenity Area (m<sup>2</sup>)

<b>Building A</b>	<b>Proposed</b>
Shared Indoor	617.10 m <sup>2</sup>
Shared Outdoor	333.70 m <sup>2</sup>
<b>Total</b>	<b>950.80 m<sup>2</sup></b>

#### Non-Residential Area (m<sup>2</sup>)

<b>Building A</b>	<b>Proposed</b>
Neighbourhood Commercial Uses	492 m <sup>2</sup>

#### Residential Units<sup>1</sup>

**418 Units**

**With Unit Transfer Proposal: Option 1 (see Report - Section 3.5)**

<b>Unit Mix - Bedrooms</b>	<b>Market</b>	<b>Non-Market</b>
Studio	80	34
One Bedroom*	108	27
One Bedroom + Den	8	9
Two Bedroom	99	15
Two Bedroom + Den	11	6
Three Bedroom	21	0
<b>Total Units</b>	<b>327</b>	<b>91</b>

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### Without Unit Transfer Proposal: Option 2 (See Report - Section 3.5)

Unit Mix - Bedrooms	Market	Non-Market
Studio	111	3
One Bedroom	108	27
One Bedroom + Den	17	0
Two Bedroom	108	6
Two Bedroom + Den	15	2
Three Bedroom	21	0
<b>Total Units</b>	<b>380</b>	<b>38</b>

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 Loading<sup>2</sup>**

A minimum of 45% of non-residential and 100% of residential vehicle parking spaces will be EV Ready in accordance with the Zoning Bylaw.

#### Vehicle Parking

Commercial	9 spaces
Residential	178 spaces
Car Share (off-site)	3 spaces
Car Wash	1 space
Accessible Spaces	15 of total stalls above to be accessible

#### Bicycle Parking

Secured Residential	851 spaces
Residential Visitor	22 spaces
Secured Commercial	1 spaces
Visitor Commercial	2 of total visitor spaces above to be for commercial unit Visitors

<u>Loading</u>	2 spaces
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1. 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 *Burnaby Zoning Bylaw* regulations requiring any additional area for adaptable units or units with dens.
2. 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.