

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) **16,364 m²**

Density (FAR) and Gross Floor Area (GFA)¹

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

	Proposed Density (FAR) and GFA (m²)
RM5s Base	3.54
GFA (m ²)	57,979.28
RM5s Bonus	0.65
GFA (m ²)	10,541.69
RM5s Suppl. Base	1.93
GFA (m ²)	31,625.06
RM5s Suppl. Bonus	1.93
GFA (m ²)	31,625.06
RM5 Density Offset	1.77
GFA (m ²)	28,989.64
C3 FAR	0.76
GFA (m ²)	12,481.04
Total FAR	10.59
Total GFA (m²)	173,241.77

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

1,828 Units

Unit Mix - Bedrooms	Market Strata
One Bedroom*	1,218
Two Bedroom	461
Three Bedroom	149
Total Units	1,828

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.

*A portion of the one-bedroom strata units may be designed to the rental unit sizes, provided at least a commensurate proportion of family-sized (two bedroom + den and larger) units are offered.

Parking and Loading³

Vehicle Parking

Commercial 45% EV Ready (1 space per 46 m ² for retail and office, 1 space per 55 m ² for restaurant and 1 space per 2 sleeping units for hotel)	222 spaces
Strata residential 100% EV Ready (0.69 spaces per unit)	1,257 spaces
Accessible Spaces	83 of total stalls above to be accessible
Car Wash Spaces	5 spaces

Bicycle Parking

Secured Residential (2 spaces per unit)	3,656 spaces
Visitor (0.05 spaces per unit)	96 spaces
Secured Commercial	24 spaces
Visitor Commercial	10 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	8,038.04 m ²	3,516.58.0 m ²

Notes:

1. Subject to minor changes to the resulting Gross Floor Area (GFA) as a result of design refinements or detailed surveys, provided the permitted density (FAR) is not exceeded.
2. Final unit count, types, 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. Unit sizes will meet Zoning Bylaw regulations requiring any additional area for the required adaptable units or units with dens.
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.