

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ #25-09 – 6535 Kingsway

Proposed Zoning CD Comprehensive Development District (based on the CM1 Interim Neighbourhood Commercial District, R5 Mid-Rise Apartment 1 District, and Edmonds Community Plan as guidelines, and in accordance with the development plan entitled “Intracorp Kingsway Mixed-Use Development” prepared by “Chris Dikeakos Architects Inc.”)

Building Heights (Storeys)

Proposed Building	Permitted	Proposed
Base Height	12	12
Height Averaging	4	-
Voluntary Commercial	8	-
Community Benefit Bonusing	Discretionary	-
Maximum Additional Height	8	-
Maximum Height with Eligible Increase	20	12

Residential Amenity Area (m²)

	Proposed
Shared Outdoor Rooftop	1,058.25 m ²
Shared Indoor	319.70 m ²

Non-Residential Area (m²)

	Proposed
Neighbourhood Commercial	951 m ²

Residential Units¹

290 Units

Unit Mix - Bedrooms	Market Rental
Studio	66
One Bedroom	126
Two Bedroom	76
Three Bedroom	22
Total Units	290

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A minimum of 20% of all new single-level residential units will be provided as adaptable, in line with the Adaptable Housing policy, or as required by the BC Building Code.

If strata tenure is pursued, the applicant may consider utilizing the minimum rental unit sizes outlined in the Zoning Bylaw for the one-bedroom units provided, should they provide a commensurate number of larger two bedroom and den, and three-bedroom unit types at the required strata unit sizes.

Parking and Loading²

Vehicle Parking

Residential (0.54 spaces per unit)	172 spaces (of which 13 are accessible)
Residential Visitor	15 spaces
Car Wash	1 space

Bicycle Parking

Secured Residential (2 spaces per unit)	582 spaces
Residential Visitor (0.05 spaces per unit)	16 spaces
Secured Commercial	6 spaces
Visitor Commercial	2 spaces
End of Trip Facilities	2 toilets, sinks, and showers, 4 change spaces, 2 grooming stations, 9 clothing lockers, and 6 drying racks
<u>Loading</u>	3 spaces

Notes:

1. The building height is defined in accordance with Section 6.4.1 of the Zoning Bylaw. It is noted that the BC Building Code, Fire Code, and other applicable regulations may establish standards or requirements based on different definitions of building height.

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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 *Burnaby Zoning Bylaw* regulations requiring any additional area for 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.