

ATTACHMENT 2 – DEVELOPMENT STATISTICS

REZ # 25-21 – 2757 NORLAND AVENUE

Proposed Zoning: CD Comprehensive Development District (Based on M1 Manufacturing District and M2 General Industrial Districts as guidelines and in accordance with the development plan entitled “Self-Storage Facility for Public Storage”, prepared by Architecture Panel, Inc.)

Site Area (subject to detailed survey) **4,089.4 m²**

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

	Permitted Density (FAR) and GFA (m²)	Proposed Density (FAR) and GFA (m²)
Total CD (M1, M2) FAR	3.40	3.00
GFA (m ²)	13,904.0	12,270.1

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 maximum permitted density for the site.

Parking and Loading²

Vehicle Parking

Industrial
Min. 45% EV Ready
(1 space per 1,062 m² of industrial floor area and 1 space per 55 m² of office floor area)

14 Spaces (incl. 2 accessible spaces),
of which 6 spaces are EV Ready

Bicycle Parking

Class A 5 Spaces

Class B 10 spaces

End of Trip Facilities 2 toilets, 2 sinks, 1 shower, 4 clothing lockers

Loading 6 spaces

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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. 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.