

**DEVELOPMENT STATISTICS FOR REZ #20-34
3837 GODWIN AVENUE AND 5867 SUNSET STREET**

Proposed Zoning CD (P5, RM2, RM2r)

Site Area (subject to detailed survey) **1,291.9 m²**

Site Coverage **41.8%**

Density (FAR) and Gross Floor Area (GFA)

Density¹

RM2 0.9 FAR

RM2r 0.9 FAR

P5*

Maximum Density 1.8 FAR

Proposed Density 1.2 FAR

*P5 District added to the CD District to allow for support services to residents within the maximum allowable density for the site

Gross Floor Area¹

Maximum Gross Floor Area **2,325.4 m²**

Proposed Gross Floor Area **1,497.3 m²**

Residential Units² **18 Units**

Unit Mix - Bedrooms	Non-Market Rental
Studio	3
One Bedroom	5
Two Bedroom	8
Three Bedroom	2
Total Units	18

Parking³

Resident Parking

Non-Market Rental
(0.3 spaces per unit)

6 spaces (Subject Site, REZ #20-34)

ATTACHMENT 2

Non-Market Rental (0.3 spaces per unit)	5 spaces (5825 Sunset St., REZ #22-23)
Visitor Parking (0.05 spaces per non-market unit)	1 space (Subject Site, REZ #20-34) 1 space (5825 Sunset St., REZ #22-23)
Total Parking	7 Required for subject site, 16 provided on-site
<u>Bicycle Parking</u>	
Secured Residential (1 space per unit)	20 spaces
Visitor (0.2 spaces per unit)	3 spaces

Common Amenities⁴

	Amenity Description	Permitted Floor Area (5% of GFA)	Proposed Floor Area
Non-Market Rental	Indoor multi-purpose room, play area, laundry.	74.9 m ²	70 m ²

Notes:

1. Subject to minor changes to the resulting FAR and Gross Floor Area as a result of design refinements or detailed surveys, provided the maximum Density is not exceeded.
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 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 the above, or the Burnaby Zoning Bylaw, as amended from time to time, whichever is less.
4. The location, design and size of amenity spaces may be varied, provided the floor area of the amenity space is less than the maximum permitted to be excluded from Gross Floor Area in the Zoning Bylaw.