

**DEVELOPMENT STATISTICS FOR REZ #22-23
5825 SUNSET STREET**

Proposed Zoning CD (P5, RM2, RM2r)

Site Area (subject to detailed survey) **1,291.82m²**

Site Coverage **37.2%**

Density (FAR) and Gross Floor Area (GFA)

Density

RM2 0.9 FAR

RM2r 0.9 FAR

P5*

Maximum Density 1.8 FAR

Proposed Density 0.99 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 **2,325.28 m²**

Proposed Gross Floor Area **1,276.85 m²**

Residential Units²

15 Units

| Unit Mix - Bedrooms | Non-Market Rental |
|----------------------------|--------------------------|
| One Bedroom | 3 |
| Two Bedroom | 6 |
| Three Bedroom | 6 |
| Total Units | 15 |

Parking³

Resident Parking

Non-Market Rental 5 spaces (Subject Site, REZ #22-23)

(0.3 spaces per unit)

Visitor Parking
(0.05 spaces per non-market unit) 1 space (Subject Site, REZ #22-23)

Total Parking 6 Required for subject site, all of which will be provided at 3837 Godwin Avenue and 5867 Sunset Street and be secured through the registration of an Easement and Section 219 Covenant, or until the subject site is able to pursue alternatives to meet the Zoning Bylaw requirements, as amended from time to time

Bicycle Parking

Secured Residential
(1 space per unit) 15 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 | Lounge areas, kitchen, library, play area, and laundry | 69.09 m ² | 135.26 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. It is noted that some of the minimum unit sizes are not met due to pre-existing unit configurations and constraints of the existing building.
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. It is noted that the maximum amenity space that may be excluded for this rezoning is 69.09 m². The amenity floor area that exceeds the excluded area has been included in Gross Floor Area.