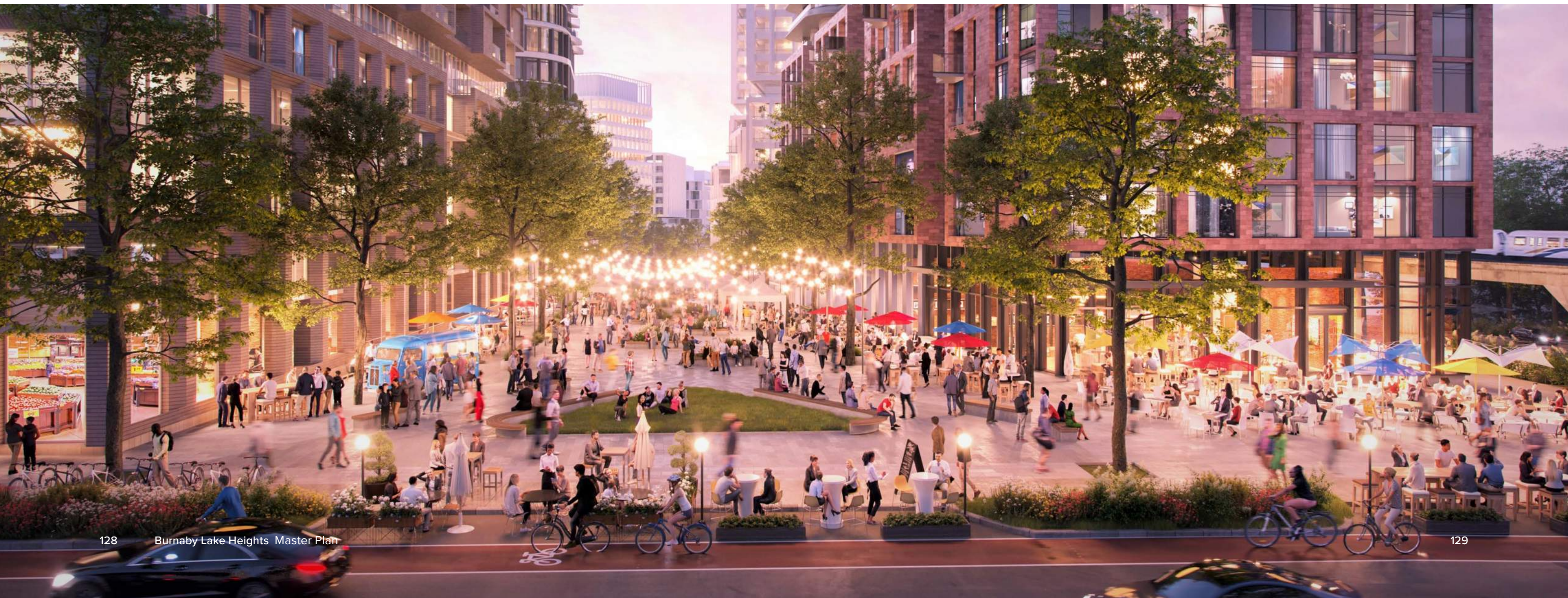


Built Form

The Master Plan captures a distinct aesthetic value by exploring new building typologies that can deliver transit-oriented densities, substantive market and affordable housing and sustainable urban living – all in a human-scaled and village-like form.

The Master Plan explores distinct built form typologies that contribute to the character and feel of the Urban Village. Breaking away from more intensive and densified Town Centre tower and podium typologies, proposed buildings are massed and articulated in a way that enhances their horizontal expression, with an emphasis on

their interface with adjacent public spaces. The result is a new building typology—capable of delivering transit-oriented densities, substantive market and affordable housing, and sustainable urban living – all in a distinct human-scaled and village-like form.





East view from Bainbridge Avenue at Collister Drive.

Site Plan

Burnaby Lake Heights is organized around three defining elements: **the Esplanade, the Serpentine, and the Forest Walk**. These three prominent features tie into the overall Master Plan for the area and are complimentary to the Sperling site to the west while also forming a loop. This circulation route frames the Community Club that houses amenities and an architecturally distinct flat-iron building that will act as the focal point for the development.

The massing is designed for porosity, encouraging flow into the site from multiple entry points and pathways to move with the Esplanade serving as a direct route to the nearby SkyTrain Station. These architectural gestures are generally oriented to frame adjacent streets, to ensure appropriate sun access and skyview within key public spaces, and to support a sensitive transition to the adjacent context.

The resulting Master Plan is firmly grounded in its context and designed to be pedestrian friendly with open spaces and streets oriented to encourage interaction, appropriately responding to both the existing and planned development and mobility network surrounding the site.

The site plan represents an initial architectural concept for the site, providing a conceptual illustration of the urban design guidelines in Section F. The building heights range approximately between 8-16 storeys, offering an intimate feel of density and a closeness within the urban village while the building typologies respond to the unique conditions on the four sides surrounding the site.



Note: Building L subject to acquisition. Building N to be developed by others. Should the 2 SE lots be unable to be acquired, then modifications to Buildings K and L would be pursued. The revised plan would ensure that the 2 SE lots could be developed as a standalone consolidation with the abutting lanes.

0 10 20 50m



Road Dedications

Proposed roads are to be City-dedicated roads, with the exception of a private road which forms the northern portion of the north-south internal road.



Statutory Rights of Way (SRW)

A series of SRWs are proposed for the development to facilitate pedestrian connectivity to the public realm interfaces. A privately owned publicly accessible road connection is proposed at the western Loughheed Highway intersection.

Below is a conceptual diagram of proposed SRWs to be refined and registered at the time of site specific development.



Land Use

The Master Plan proposes a mixed-use “Urban Village”, implementing current municipal and regional policy objectives of sustainable land use, climate, transportation & housing, while recognizing the distinct context of this part of Burnaby to realize a thoughtful and livable community. The Master Plan is made up of the following land use elements:

Housing Strategy

The Master Plan delivers a diverse mix of residential tenures and typologies, including strata, market rental, non-market rental, and seniors supportive housing uses. Projected residential density and unit count by tenure, building and phase are provided in the subsequent zoning and density subsections.

The number of non-market rental units proposed is in compliance with the rental use zoning policy, equivalent to a minimum of 20% of the total number of market units constructed using the RM base density. Of note, non-market and market rental uses are largely focused in the earlier

phases of the project, front ending the delivery of these important uses.

The project intends to include a range of unit types to support a diverse community, including at-grade townhouses, larger units that can support families and multi-generational living, a range of more traditional studio, one and 2-bedroom units and live-work opportunities. A target build out unit mix is provided in the table below. Detailed unit designs and typologies will be defined further at the site-specific zoning stage to determine the most suitable unit mix for each phase of development.

Master Plan Unit Mix

	Studio	1-Bed (1B, P11e & LW)	1-Bed + Den	2-Bed	2-Bed + Den	3-Bed
MP Total Target	39%	18%	18%	25%		
	10%	29%	18%	18%	20%	5%

Note: The proposed target mix may be subject to change over time to reflect market conditions and shifts in demographic composition of the community. The unit mix will be assessed at the time of site specific rezoning.

Commercial Strategy

Complimenting the housing strategy, the project also delivers a range of non-residential, employment-generating uses to support a truly mixed-use community that addresses residents and workers day-to-day needs locally.

- A range of retail and service commercial uses are primarily focused along the Esplanade, with a planned local grocer fronting Bainbridge Avenue as well as additional smaller scale retail along the Serpentine
- These are complimented by live/work units located at the western extent of the Esplanade and fronting the east-west internal road at the centre of the site, which will be flexibly designed to support a range of uses at grade including small scale maker spaces/workshops, professional offices and services, and retail type uses with living space above.
- Potential commercial schools, research facilities, entrepreneurship-focused spaces, public assembly and entertainment uses are envisioned to anchor the centre of the site with frontage on the east-west public internal road.
- Finally, the Community Club located at the heart of the site, acting as a central hub for vibrant neighbourhood activity, planned daycare, after school programs, space for local non-profits, and multi-use flex space for fitness programs, co-working and community events.

To ensure future success in meeting evolving market demand and community needs, the Master Plan contemplates two proposed scenarios for the non-residential build out. The first scenario considers seniors supportive housing as well as various commercial uses. The second scenario considers commercial uses only.

Minimum density of key commercial uses to ensure the build out of a lively urban village is provided in the table below.

Projected institutional and/or commercial density by building and phase are provided in the subsequent zoning and density subsections.

Key Commercial Uses Minimum Areas

Use	FAR	sf / sm
Club & Childcare	0.03	19,400 / 1,800
Urban Grocer	0.02	10,000-15,000 / 930-1,400
Health, Medical, Food & Beverage, Financial	0.02-0.03	15,000-20,000 / 1,400-1,900
Services, Personal Care Services		
Total C2	0.86	50,000 / 4,645

Zoning & Density

The project proposes rezoning of the site, currently designated as a Comprehensive Development (CD) Zone, into a Multi-Family Residential (RM5uv-a), Multi-Family Rental (RM5ruv-ar), Community Institutional (P5), and Commercial (C2) Districts to allow for a mixed-use transit-oriented development.

Per Burnaby's Zoning Bylaw, the maximum residential density permitted under the RM5uv-a zoning is 3.75 FAR. Given the **Site Area of 634,323 square feet (sq ft) / 58,931 square meters (sm)**, the maximum permitted residential floor area is 2,378,711 sq ft / 220,990 sm. To meet the City's Rental Use Zoning Policy, 20% of the market units, derived from the base density, will be delivered as below-market rental housing at 0.49 FAR or approximately 310,818 sq ft / 28,876 sm.

The maximum density permitted under the C2 Zoning in the Zoning Bylaw is 1.3 FAR. The following sections provide a breakdown of estimated community institutional and commercial density per scenario.

The density summaries shown includes the 2 abutting properties at 7045 and 7071 Greenwood Street and abutting lane. Should these parcels not be acquired, the overall density framework would be adjusted due to those sites developing together independently of the Master Plan.

Scenario 1:

Community Institutional (P5) & Commercial

This scenario proposes a maximum commercial density of 0.86 FAR and a floor area of approximately 544,620 sq ft / 50,697 sm of which 266,864 sq ft / 24,793 sm or 49% (0.42 FAR) is allocated as voluntary market rental and 277,756 sq ft / 25,804 sm or 51% (0.44 FAR) to retail, service commercial, live-work, and the Community Club. The inclusion of the P5 Zoning permits 0.44 FAR or approximately 280,000 sq ft / 26,000 sm to serve as seniors supportive housing.



Density Summary

Site Area

(7000+ 2 SE/Lane): 634,323 / 58,931

Land Use	FAR	sf / sm
Total Residential	3.75	2,378,711 / 220,990
RM5uv-a Base	2.4	1,522,375 / 141,433
RM5uv-a Offset	0.86	545,518 / 50,680
Total Strata	3.26	2,067,893 / 192,114
RM5ruv-ar	0.49	310,818 / 28,876
Total C2	0.86	544,620 / 50,697
51% C2	0.44	277,756 / 25,804
49% MR	0.42	266,864 / 24,793
Total P5	0.44	280,000 / 26,013
Total Density	5.05	3,203,331 / 297,599

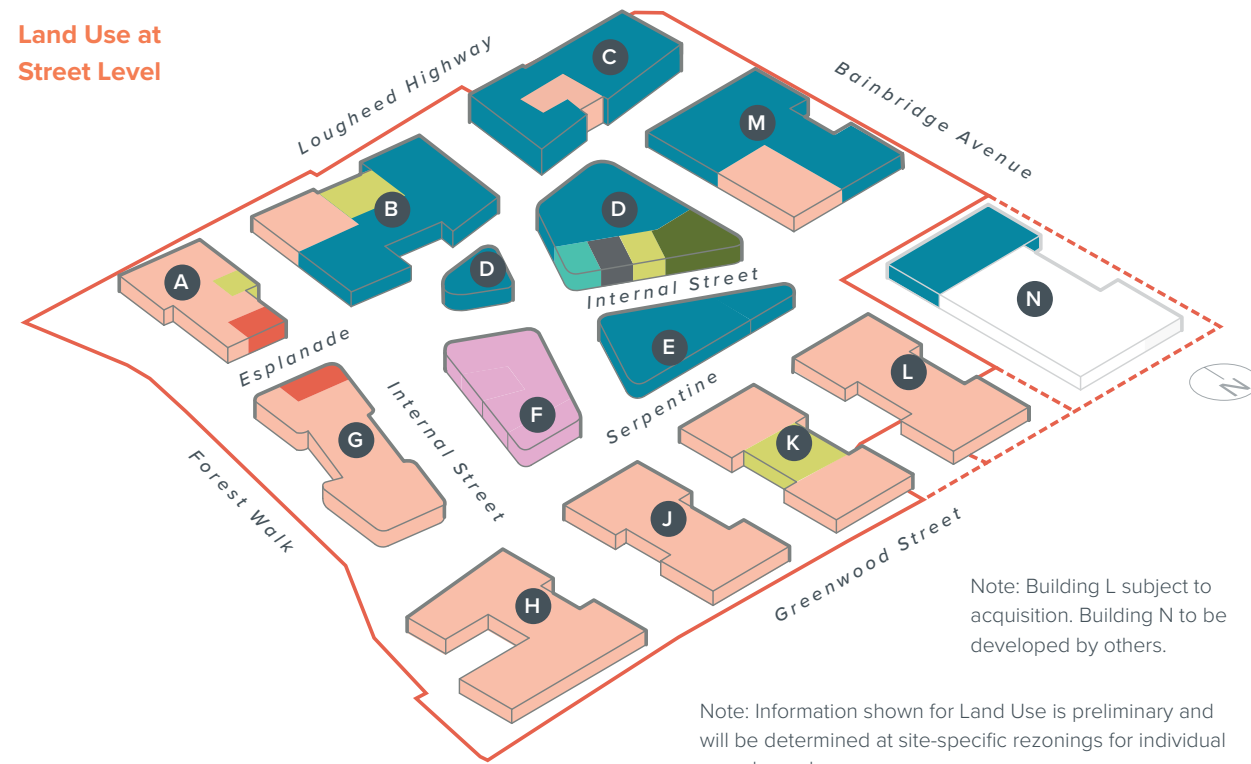
To allow for future market influences, floor area may be shifted between buildings provided that the final built density does not exceed the proposed residential density of 3.75, community institutional density of 0.44 FAR, commercial density of 0.86 FAR and other guidelines for building heights, separations, and massing form are adhered to.

If residential floor area is shifted, the cumulative ratio of non-market units will always be at or surpass 20% of the cumulative units derived from residential base density.

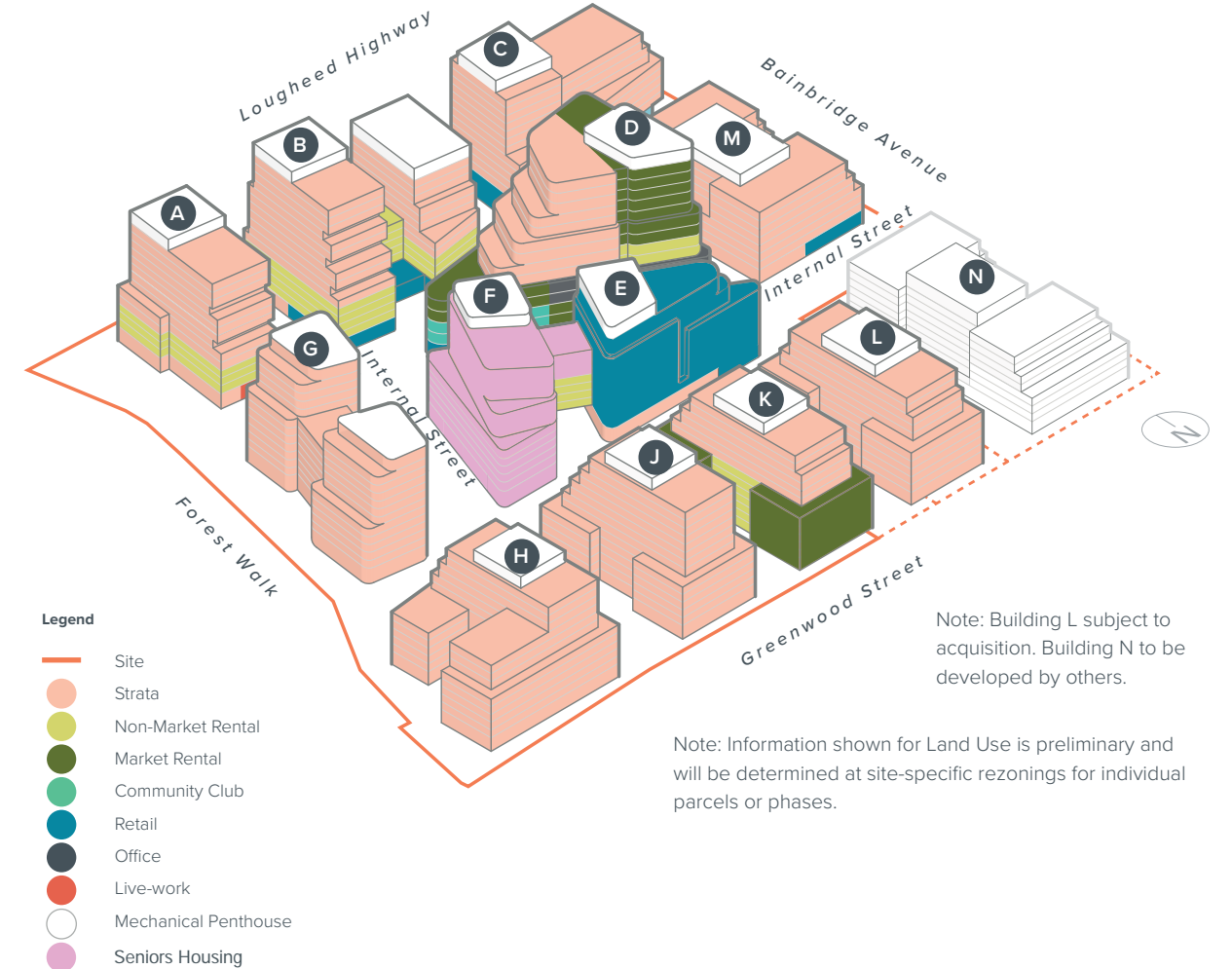
Gross Floor Area (GFA) Summary (sf / sm)

Phase	Parcel	C2			RM5uv-a			Total Building	
		Retail, Service, Other Commercial	Live-Work	Community Club	Voluntary Market Rental	RM5uv-a (Base)	RM5uv-a (Offset)		RM5ruv-ar Non-Market Rental
1	A, G	0	1,500 / 139	0	0	244,987 / 22,760	87,787 / 8,156	50,018 / 4,647	384,292 / 35,702
2	B, C, D, M	139,100 / 12,923	1,500 / 139	19,400 / 1,802	133,645 / 12,416	614,588 / 57,097	220,227 / 20,460	125,478 / 11,657	1,253,939 / 116,495
3	E, F, H, J	114,756 / 10,661	1,500 / 139	0	0	421,660 / 39,174	151,095 / 14,037	86,089 / 7,998	1,055,100 / 98,022
4	K, L	0	0	0	133,218 / 12,376	241,140 / 22,403	86,409 / 8,028	49,233 / 4,574	510,000 / 47,381
Total		253,856 / 23,584	4,500 / 418	19,400 / 1,802	266,864 / 24,793	1,522,375 / 141,433	545,518 / 50,680	310,818 / 28,876	3,203,331 / 297,599

Land Use at Street Level



Overall Land Use - All Levels



Residential & Institutional Phasing

Phase	Strata	Market Rental	Non-Market Rental	Seniors Housing
1	332,774 / 30,916	0	50,018 / 4,647	0
2	834,815 / 77,557	133,645 / 12,416	125,478 / 11,658	0
3	568,384 / 52,805	0	86,089 / 7,998	280,000 / 26,013
4	331,920 / 30,836	133,218 / 12,376	49,233 / 4,574	0
Total	2,067,893 / 192,113	266,864 / 24,793	310,818 / 28,876	280,000 / 26,013

Commercial Phasing

Phase	Retail, Service, Other Commercial	Community Club	Live-work
1	0	0	1,500 / 139
2	139,100 / 12,923	19,400 / 1,802	1,500 / 139
3	114,756 / 10,661	0	1,500 / 139
4	0	0	0
Total	253,856 / 23,584	19,400 / 1,802	4,500 / 418

Housing Summary

Building	Phase	Strata	Voluntary Market Rental	Non-Market Rental	Total
A, G	1	447	0	66	513
B, C, D, M	2	1,109	178	163	1,450
E, F, H, J	3	761	0	112	873
K, L	4	435	177	64	676
Total		2,753	355	406	3,513

Note: All areas shown in square feet / square metres. Figures shown assumes acquisition of 7045 and 7071 Greenwood Street.

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Note: Above unit count projections are subject to market demands.

Scenario 2:

Commercial Only

This scenario proposes a maximum commercial density of 1.3 FAR and a floor area of approximately 824,620 sq ft / 76,610 sm of which 404,064 sq ft / 37,539 sm or 49% (0.64 FAR) is allocated as voluntary market rental and 420,556 sq ft / 39,071 sm or 51% (0.66 FAR) to retail, public assembly and entertainment uses, commercial schools, research facilities, live-work, and the Community Club.

If residential floor area is shifted, the cumulative ratio of affordable units will always be at or surpass 20% of the cumulative units derived from residential base density. In the scenario that C2 density is unrealized, the overall site coverage will be readjusted by reducing building coverage while maintaining heights to allow for more open space throughout.

To allow for future market influences, floor area may be shifted between buildings provided that the final built density does not exceed the proposed residential density of 3.75 and commercial density of 1.3 FAR and other guidelines for building heights, separations, and massing form are adhered to.



Density Summary

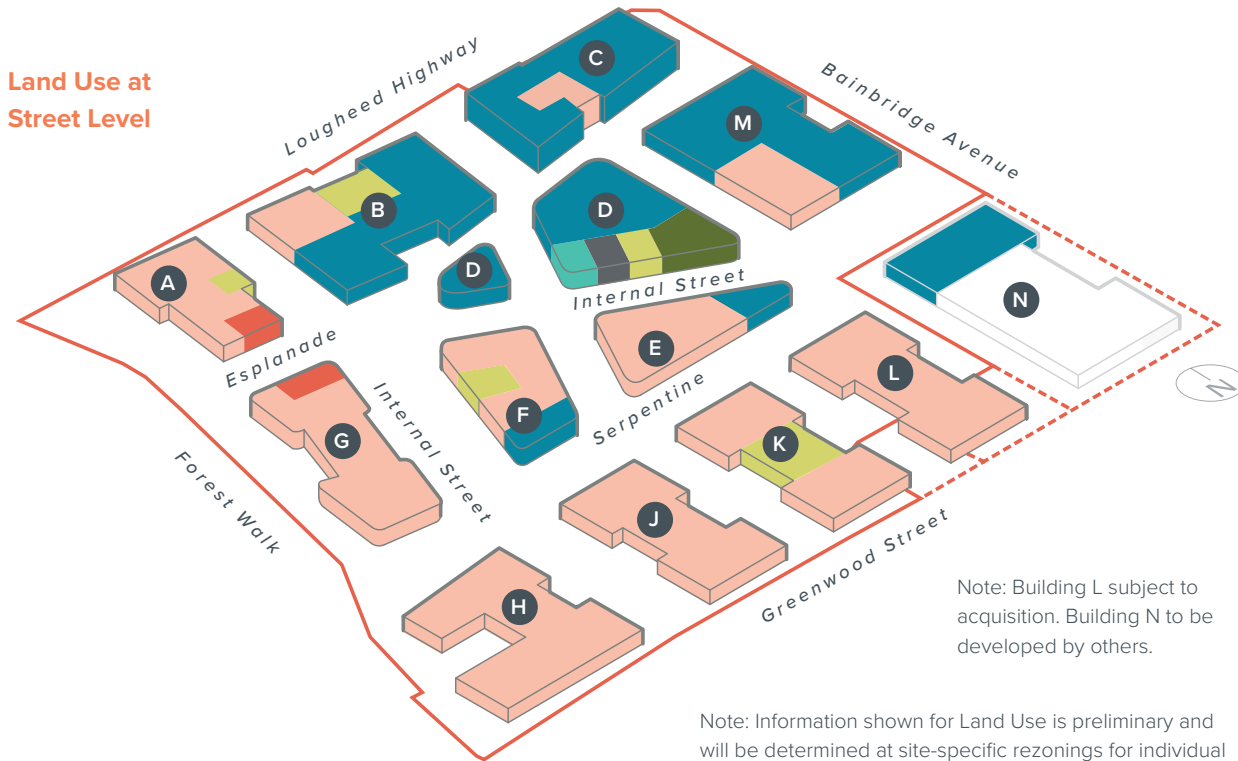
Site Area
(7000+ 2 SE/Lane): 634,323 / 58,931

Land Use	FAR	sf / sm
Total Residential	3.75	2,378,711 / 220,990
RM5uv-a Base	2.4	1,522,375 / 141,433
RM5uv-a Offset	0.86	545,518 / 50,680
Total Strata	3.26	2,067,893 / 192,114
RM5ruv-ar	0.49	310,818 / 28,876
Total C2	1.30	824,620 / 76,610
51% C2	0.66	420,556 / 39,071
49% MR	0.64	404,064 / 37,539
Total Density	5.05	3,203,331 / 297,599

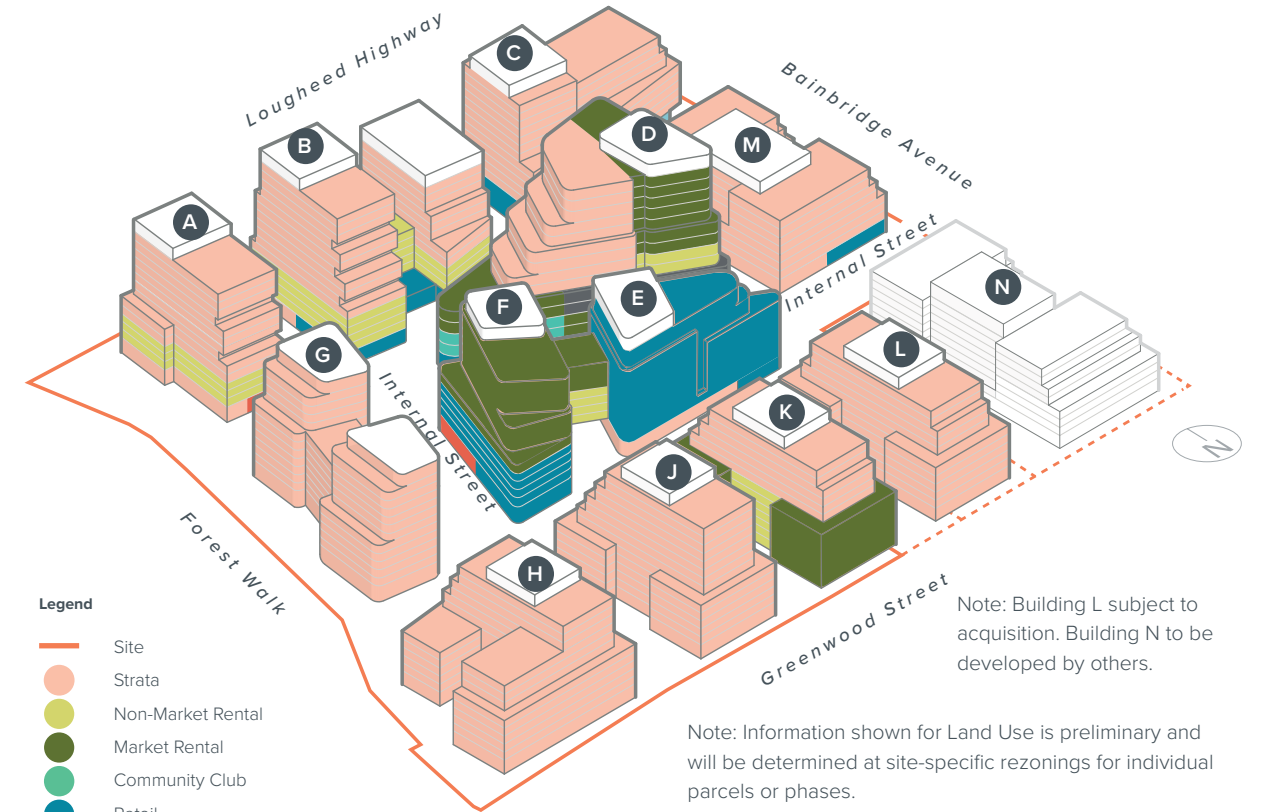
Gross Floor Area (GFA) Summary

Phase	Parcel	C2				RM5uv-a			Total Building
		Retail, Service, Other Commercial	Live-Work	Community Club	Voluntary Market Rental	RM5uv-a (Base)	RM5uv-a (Offset)	RM5ruv-ar Non-Market Rental	
1	A, G	0	1,500 / 139	0	0	244,987 / 22,760	87,787 / 8,156	50,018 / 4,647	384,292 / 35,702
2	B, C, D, M	139,100 / 12,923	1,500 / 139	19,400 / 1,802	133,645 / 12,416	614,588 / 57,097	220,227 / 20,460	125,478 / 11,657	1,253,939 / 116,495
3	E, F, H, J	257,556 / 23,928	1,500 / 139	0	142,228 / 13,213	418,442 / 38,875	149,942 / 13,930	85,432 / 7,937	1,055,100 / 98,022
4	K, L	0	0	0	133,218 / 12,376	244,358 / 22,702	87,562 / 8,135	49,890 / 4,635	510,000 / 47,381
Total		396,656 / 36,851	4,500 / 418	19,400 / 1,802	404,064 / 37,539	1,522,375 / 141,433	545,518 / 50,680	310,818 / 28,876	3,203,331 / 297,599

Land Use at Street Level



Overall Land Use - All Levels



Residential Phasing

Phase	Strata	Market Rental	Non-Market Rental
1	332,774 / 30,916	0	50,018 / 4,647
2	834,815 / 77,557	133,645 / 12,416	125,478 / 11,657
3	568,384 / 52,805	142,228 / 13,213	85,432 / 9,937
4	331,920 / 30,836	128,190 / 11,909	49,890 / 4,635
Total	2,067,893 / 192,113	404,064 / 37,539	310,818 / 28,876

Commercial Phasing

Phase	Retail, Service, Community		Live-work
	Other Commercial	Club	
1	0	0	1,500 / 139
2	139,100 / 12,923	19,400 / 1,802	1,500 / 139
3	257,556 / 23,928	0	1,500 / 139
4	0	0	0
Total	396,656 / 36,851	19,400 / 1,802	4,500 / 418

Housing Summary

Building	Phase	Strata	Voluntary Market Rental	Non-Market Rental	Total
A, G	1	447	0	66	513
B, C, D, M	2	1,109	178	163	1,450
E, F, H, J	3	755	189	111	1,056
K, L	4	441	170	65	676
Total		2,753	537	406	3,695

Note: Above unit count projections are subject to market demands.

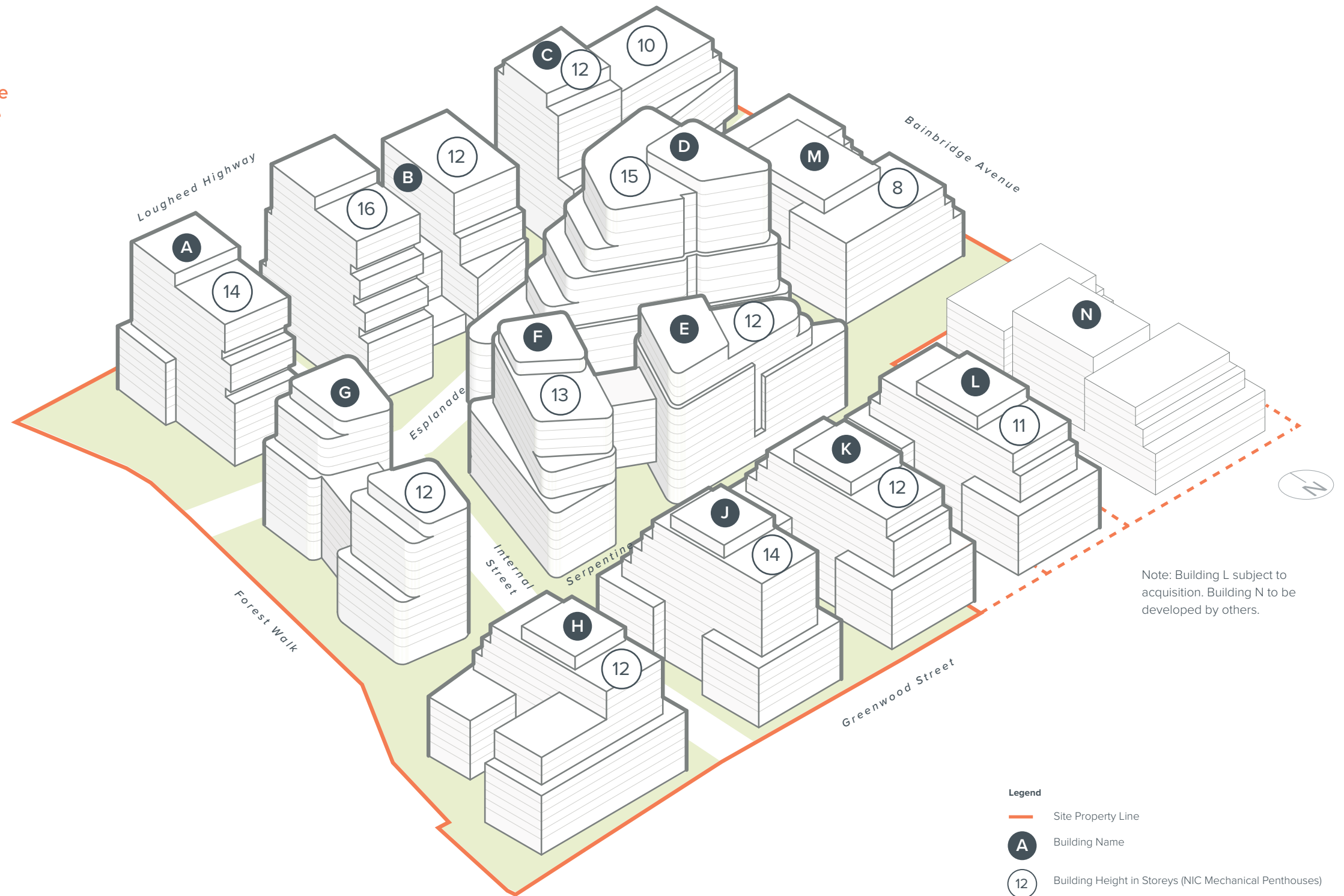
Note: All areas shown in square feet / square metres. Figures shown assumes acquisition of 7045 and 7071 Greenwood Street.

Note: All areas shown in square feet / square metres. Figures shown assumes acquisition of 7045 and 7071 Greenwood Street.

General Heights Strategy

The building heights are established in accordance with the height ranges identified in the Bainbridge Community Plan and have been holistically considered with the architectural expressions and site grade changes to ensure minimal impacts on the neighboring residential uses. They range approximately between 8-16 storeys, undulating across the site and offering an intimate feel of density and a closeness within the Urban Village.

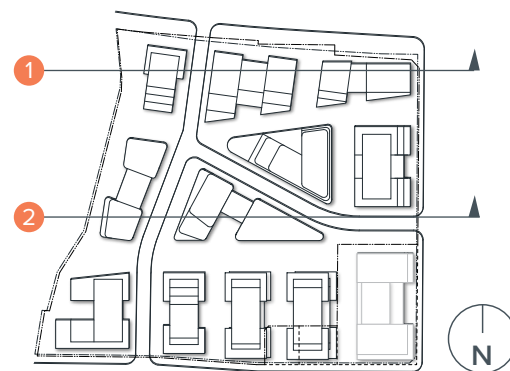
The buildings on the northern face of the site along Lougheed Highway will fall on the taller range with storeys ranging from 10-16 storeys, allowing for incredible views of the distant mountains and the Burnaby Lake. The buildings on the west range from 10-12 storeys with thoughtful terracing to create optimal pedestrian experience and interplay with the Forest Walk. The buildings on the southern face along Greenwood Street respond to the residential façade with 11-14 storeys and terraced transition into the upper portion of the building. Similarly, the buildings along Bainbridge Avenue range from 8-10 storeys with step-backs to allow for a sensitive transition to the existing residential neighborhood. At the center of the site, building heights will range from 12-15 storeys with the Community Club representing the tallest form, to provide a sense of gravity and landmark within the site.



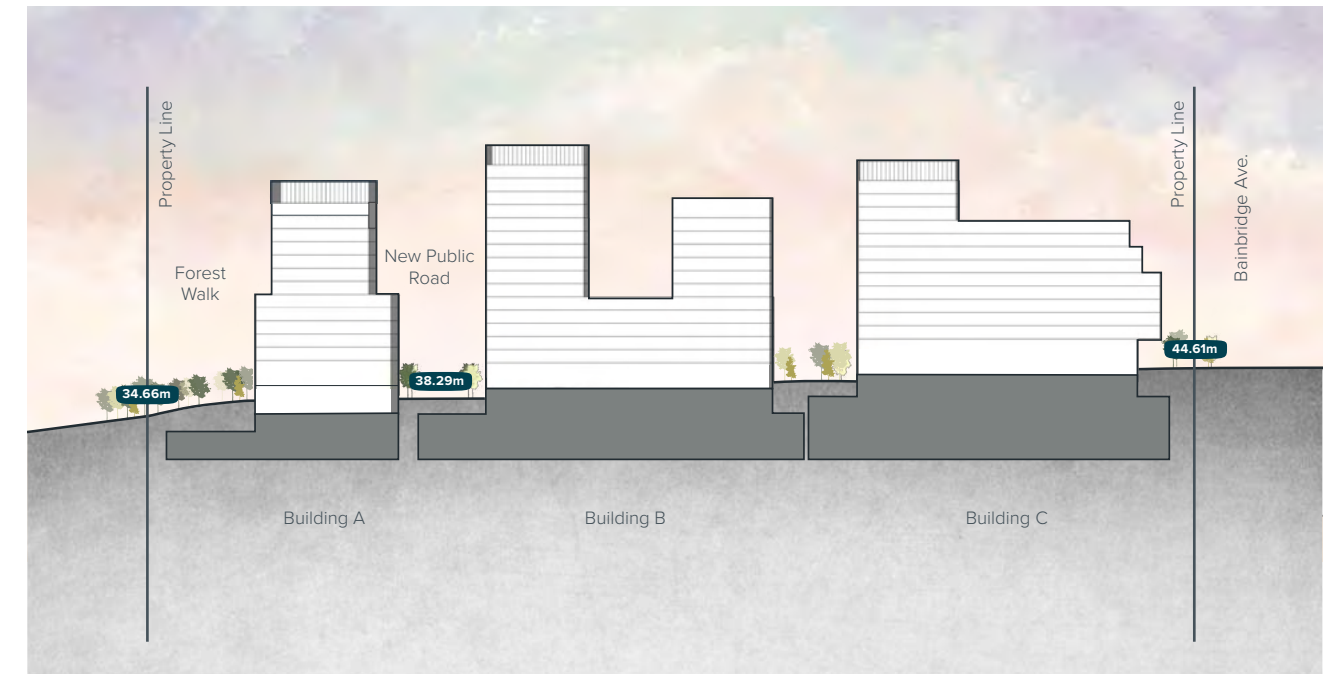
Site Sections

Various site sections have been provided to illustrate the existing conditions and proposed redevelopment scheme identifying the site condition, building relationships, conceptual and development approach to address the change in grade through the overall Master Plan site. Additionally, partial site sections are included to illustrate edge conditions of the public realm and building interfaces.

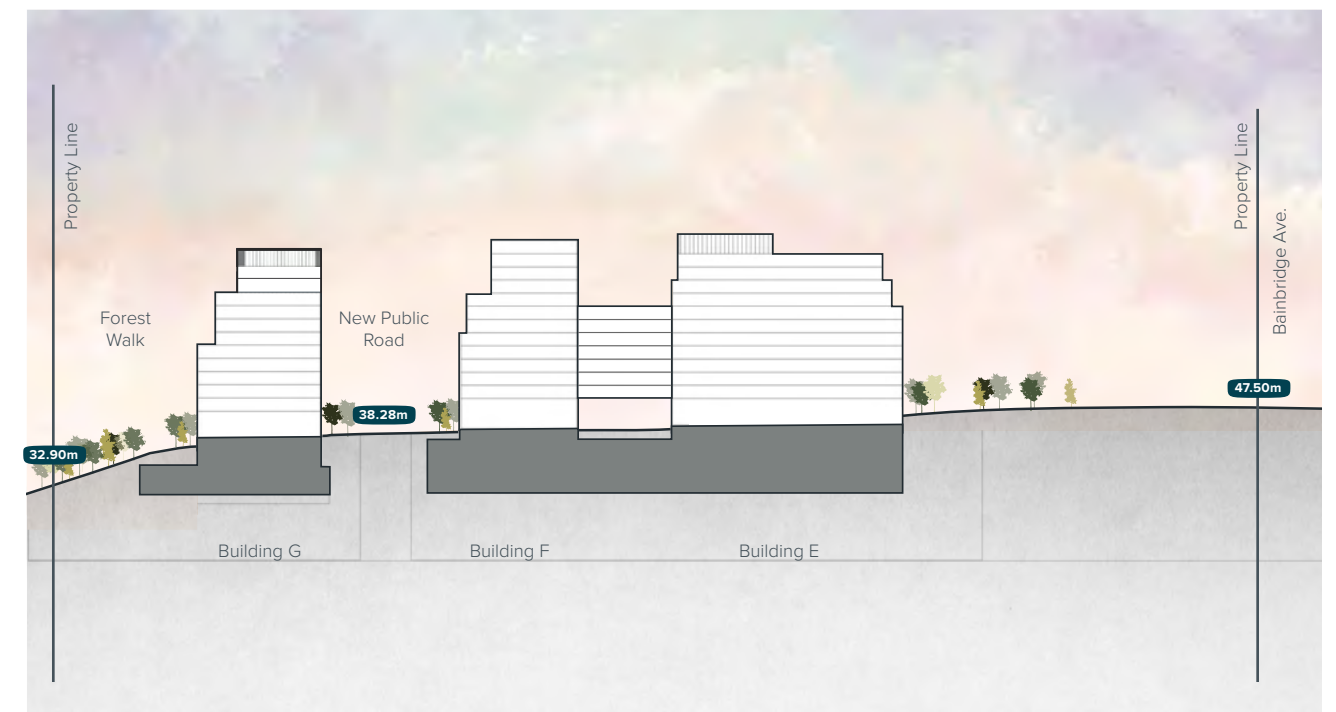
The buildings to the north face Lougheed Highway and fall in the taller range on the site, allowing for incredible views of the distant mountains and the Burnaby Lake. The buildings at the heart of the site act as an anchor to the community by framing the internal street and open spaces



- Legend**
- Mechanical Penthouse
 - Buildings
 - Parking
 - Elevation Marker

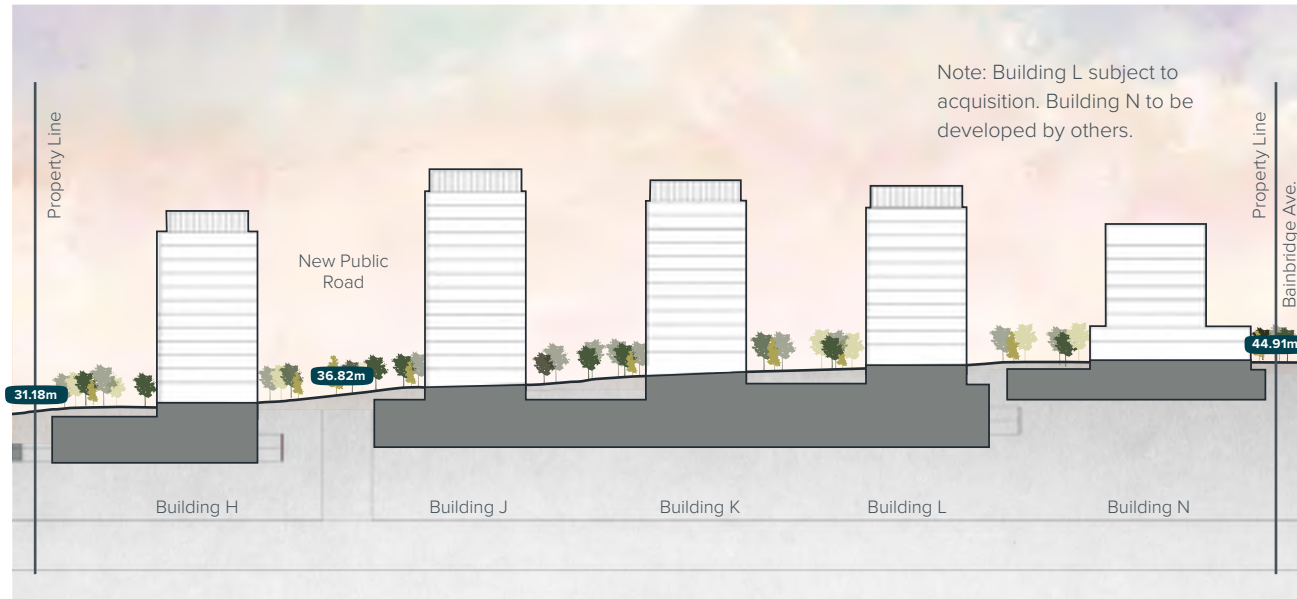
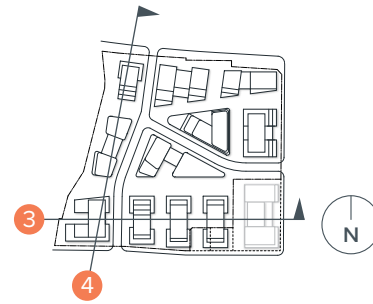


1 Lougheed Section

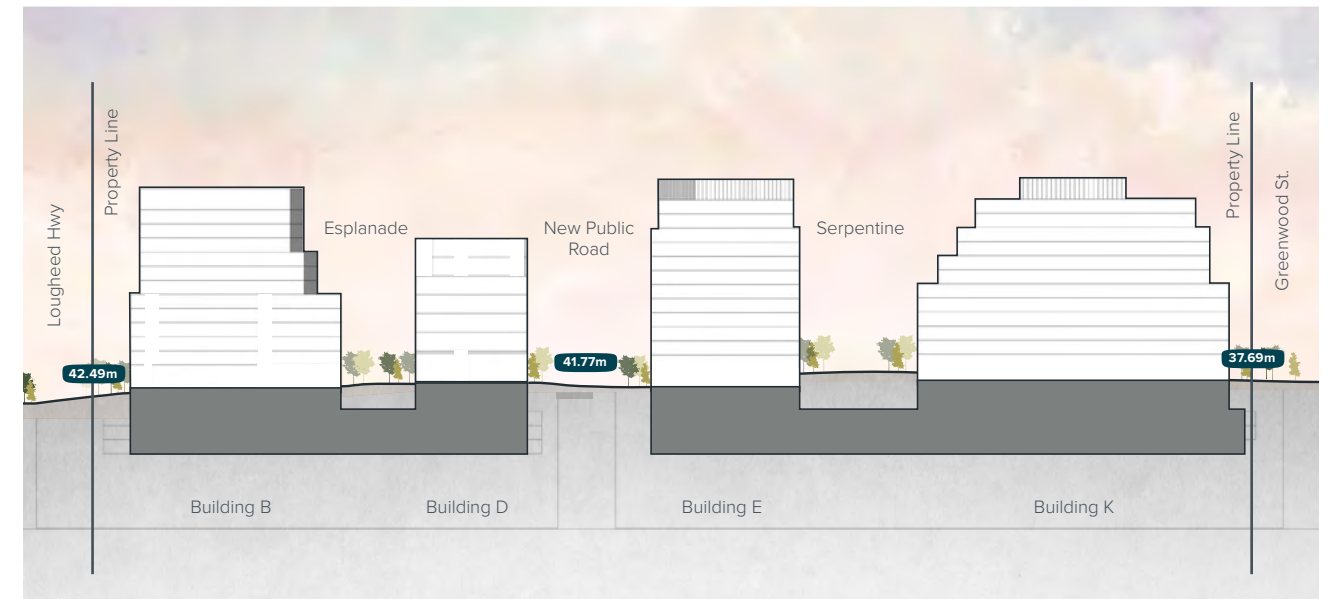


2 Centre Section

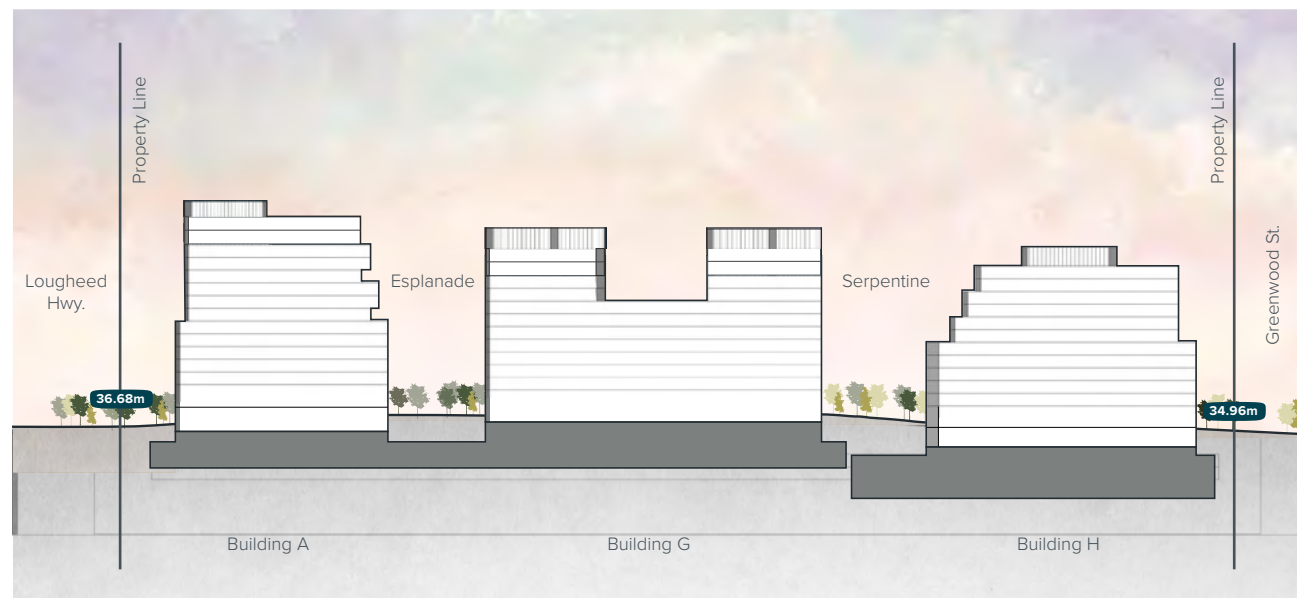
Note: Elevations shown at roads and property lines shown in metres are for relative purposes only.



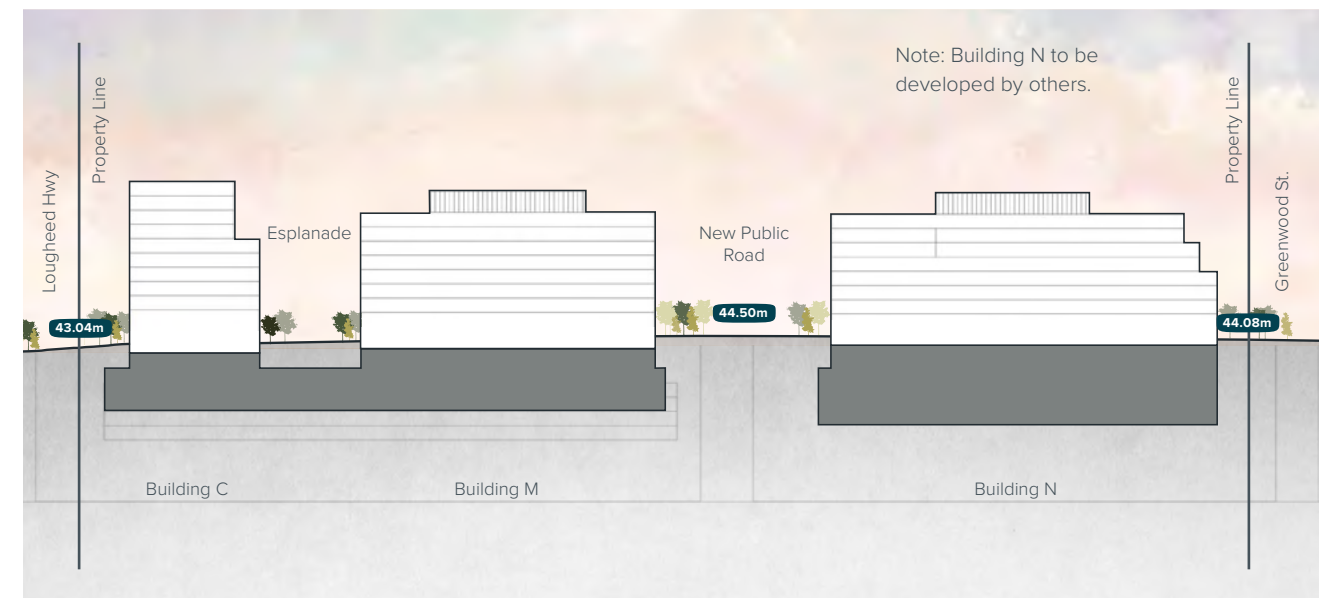
3 Greenwood Section



5 Middle Section



4 Escarpment Section

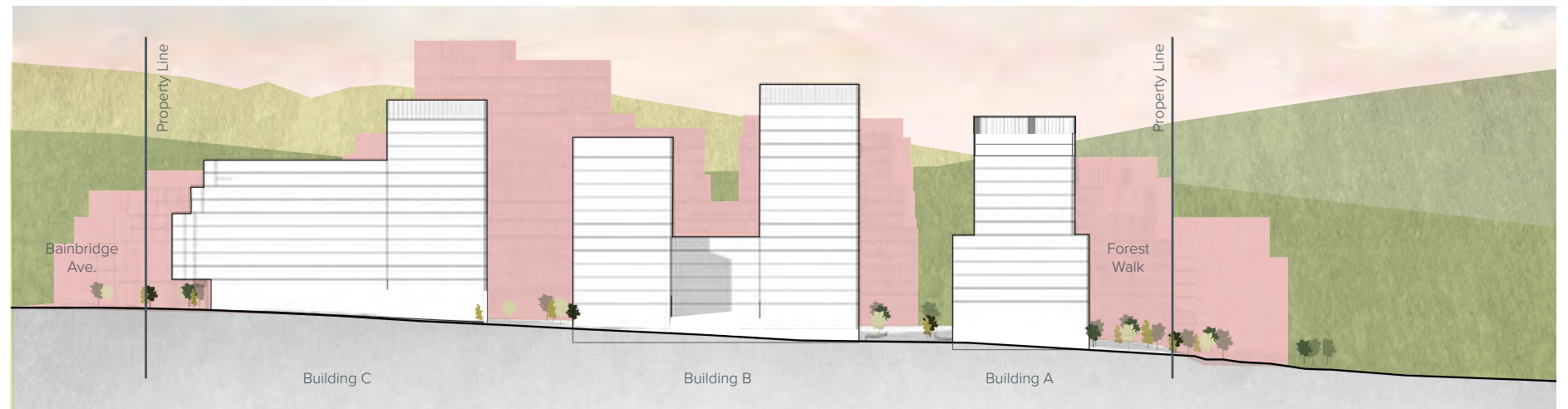


6 Bainbridge Section

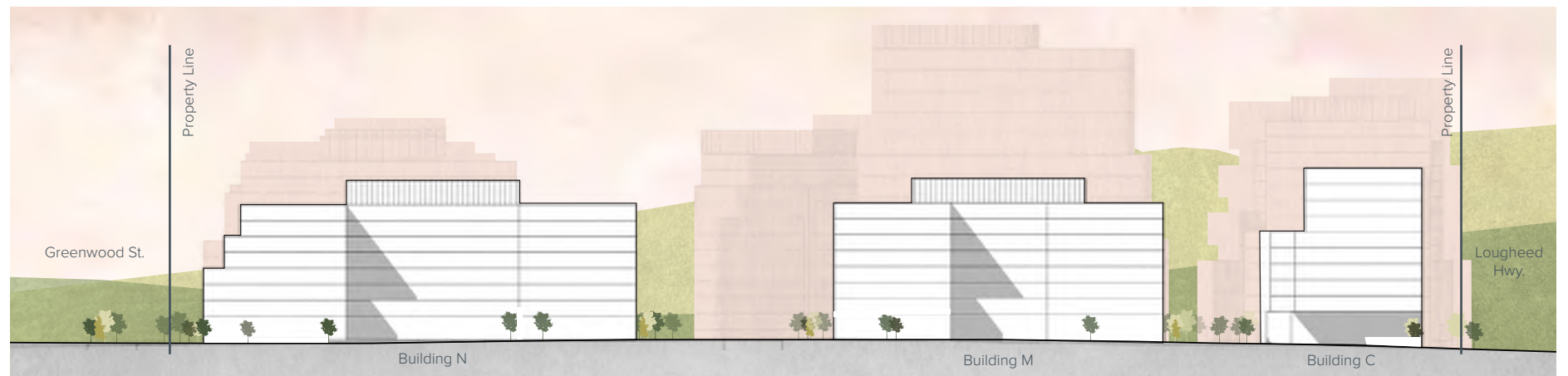
Note: Elevations shown at roads and property lines shown in metres are for relative purposes only.

Site Elevations

The Master Plan is designed to complement the existing site topography and new public road through the site. The building base plan will be set with the regrading of the site. There will be a gentle slope along the Esplanade and Serpentine corridors to allow for ease of pedestrian movement, while areas such as entry plaza at the north-east corner of the site and around the proposed Community Club, neighbourhood amenity building are generally flat to provide opportunities for public activities and social gathering.



1 Lougheed Elevation



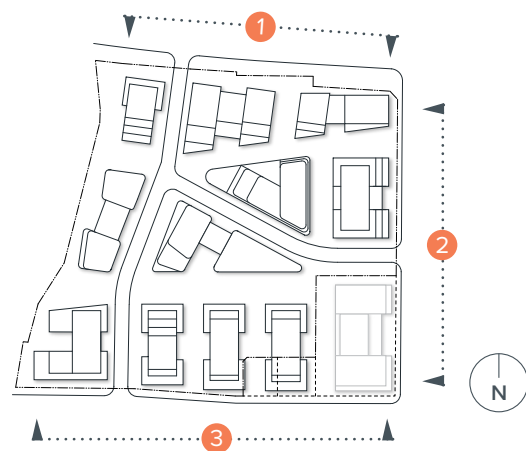
2 Bainbridge Elevation

Note: Building N to be developed by others.



3 Greenwood Elevation

Note: Building L subject to acquisition. Building N to be developed by others.



Legend

- Mechanical Penthouse
- Buildings
- Parking