

A. Project Description:  
34 storey market residential tower and rental podium

B. Civic Address(es) and Alias:  
4960 Bennett Street, Burnaby, BV, V5H 2G9  
LEGAL DESCRIPTION:  
LOT "A" (EXPLANATORY PLAN 29292) DISTRICT LOT  
150 GROUP 1, NEW WESTMINSTER  
DISTRICT PLAN 4955

\*SOUTH HALF OF LANE BETWEEN  
4930 and 4960 BENNETT STREET

C. Zoning  
From: RM-3  
To: CD (BASED ON RM 55)

Adjacent:  
RM3  
CD  
P3

D. Vehicular Access From:  
Bennett Street

L. Gross Floor Area & Permitted FAR/GFA exemptions  
Residential GFA Calculations:

Market Area		GFA (Proposed) Calculation					FAR Exclusions								
Level(s)	Number of Floors	Unit Area Per Floor (m2)	Total Unit Area (m2)	Common Area Per Floor (m2)	Total Common Area (m2)	Total FAR Exclusions (m2)	Gross Area Per Floor (m2)	Total Gross Area (m2)	Efficiency (Saleable Area/Total Gross Area)	Lobby/ Amenity Area Exemption (m2)	Mechanical Area Exemption (m2)	Adaptable Units Exemption (m2)	Total FAR Exemption (m2)	Total FAR Area (m2)	
1	1			254.49			347.93	347.93	26.86%	126.4	0.46		126.86	221.07	
2	1			88.58		146.35	362.28	215.93	59.98%		0.46		0.46	215.47	
3	1			90.31			509.05	509.05	82.26%		0.46		0.46	508.59	
4	1			90.31			508.05	508.05	82.22%		0.46		0.46	507.59	
5	1			90.31			509.05	509.05	82.26%		0.46		0.46	508.59	
6	1			356.12			509.05	509.05	30.04%	261.03	1.15		262.18	246.87	
7	1			93.08		203.11	662.22	459.11	72.73%		1.15		1.15	457.96	
8	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
9	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
10	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
11	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
12	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
13	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
14	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
15	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
16	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
17	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
18	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
19	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
20	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
21	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
22	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
23	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
24	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
25	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
26	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
27	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
28	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
29	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
30	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
31	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
32	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
33	1			93.08			662.31	662.31	85.95%		1.15	4.65	5.80	656.51	
34	1			93.08			582.16	582.16	84.01%		1.15		1.15	581.01	
35	1			93.08			406.42	406.42	77.10%		1.15		1.15	405.27	
MECH PENT	0			92.3			92.3	92.3	0.00%		92.3		92.30	0.00	
TOTAL	35.00			3761.74			349.46	21708.57	21359.11		387.43	129.10	120.80	637.43	20721.68

Rental Area Level(s)		Number of Floors	GFA (Proposed) Calculation					FAR Exclusions					Total FAR Area (m2)	
Unit Area Per Floor (m2)	Total Unit Area (m2)		Common Area Per Floor (m2)	Total Common Area (m2)	Total FAR Exclusions (m2)	Gross Area Per Floor (m2)	Total Gross Area (m2)	Efficiency (Saleable Area/Total Gross Area)	Lobby/ Amenity Area Exemption (m2)	Mechanical Area Exemption (m2)	Adaptable Units Exemption (m2)	Total FAR Exemption (m2)		
1	1			161	161		590.45	590.45	72.73%	93.82	0.69		94.51	495.94
2	1			101	101		540.66	540.66	81.32%		0.69		0.69	539.97
3	1			74	74		471.94	471.94	84.32%		0.69	3.718	4.408	467.53
4	1			74	74		471.94	471.94	84.32%		0.69	3.718	4.408	467.53
5	1			74	74		471.94	471.94	84.32%		0.69	3.718	4.408	467.53
6	1			74	74		471.94	471.94	84.32%		0.69	3.718	4.408	467.53
TOTAL		6		558	558		3018.87	3018.87	4.91331953	93.82	4.14	14.872	112.832	2906.0

Permitted Amenity GFA

Use	Permitted		Proposed	
	Metric	Imperial	Metric	Imperial
Market Residential			387.43	4170.26
Rental			93.82	1009.87

P. Screening & Landscaping

	Required		Proposed	
	Metric	Imperial	Metric	Imperial
Landscaping (sqm)			495.13	5329.5
Screening (sqm) West and South PL Planting			56.79	611.28
Open Space (sqm) Ground + Amenity Hard + Program Space			536.72	5777.2
Garden Plots (sqm)			n/a	n/a

Fa. Floor Area Ratio (FAR)

By Use:	Permitted			Proposed		
	FAR	m <sup>2</sup>	sq.ft.	FAR	m <sup>2</sup>	sq.ft.
RM55	5.0	16985	182825.02			
Base RM55	1.1	3736.7	40221.50			
Rental Offset						
Total FAR:	6.1	20721.7	223046.52	6.1	20721.7	223046.52

Fb. Replacement Rental (MIX /FAR)

By Unit Mix	Existing Rental on Site		Proposed	
	#	Avg m <sup>2</sup>	#	m <sup>2</sup> (see Table M)
STUDIO	5	40	5	
1BD	25	59	25	
2BD	12	81	12	
Total FAR:				2905
Total units	42		42	0.86

J. Building A Height

Level(s)	Height of Floor(s)		Number of Floors
	Metric	Imperial	
Levels P4-P1			
Level 1	2.9718	9.75	1
Level 2 - Level 33	2.9718	9.75	32
Level 34	3.2766	10.75	1
Level 35	3.2766	10.75	1
Roof	6.096	20	1
Overall Height From Finished Grade			
Proposed	110.7186	363.25	
Permitted	NA	NA	

K. Building A Setbacks

Property Line	Required		Proposed	
	Metric	Imperial	Metric	Imperial
North	4.57	15	6.843	22.5
South	4.57	15	7.57	24.9
East	4.57	15	4.57	15
West	4.57	15	13.82	45.3

N. Vehicle Parking - Required

Use	Resident	Residential								Total
Require. /	1.0	0.1								
Apartment	243	24								
Total	243	24								267

Use	Resident	Residential								Total
Require. /	0.5	0.1								
Apartment	21	4								
Total	21	4								25

Vehicle Parking - Proposed	P1	P2	P3	P4	Total	%
	46	57	53	52	208	65.2%
	7	23	25	27	82	25.7%
	3	4	6	6	19	6.0%
	2	2	2	4	10	3.1%
TOTAL	58	86	86	89	319	

O. Bicycle Parking

Use	Residential	Visitor	P1 VISITORS	P1 RENTAL	P1 MKT	P2 MKT	P3 MKT	P4 MKT
Market use	2/per 486	0.2/per 48			32	204	204	46
Rental use	84	8	8	84				
Total	570	57	57	84	32	204	204	46

Required 627 Proposed 627

T. Declaration:

I attest that the outlined statistics represent as accurate a presentation as possible at this time, of the subject proposal. The subject statistics will be rechecked and reaffirmed as accurate prior to the final adoption of the requisite rezoning bylaw and release of the Preliminary

I confirm that all parking area dimensions are in accordance with the Zonina Bylaw requirements.

Dated:

Signed:

Architect

(Co-signed by Applicant if different)

CLIENT



LEDINGHAM McALLISTER  
Building BC since 1905

COPYRIGHT:  
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

IBI Group Architects (Canada) Inc.  
is a member of the IBI Group of companies

02 OCT 2019 ISSUED FOR REZONING  
01 AUG 2019 ISSUED FOR REZONING  
NO. DATE

ISSUES DESCRIPTION

NO. DATE APPR

REVISIONS

SEAL DESCRIPTION

SUB-CONSULTANT

PROJECT CONSULTANT

IBI GROUP ARCHITECTS (CANADA) INC.  
700 - 1285 West Pender Street  
Vancouver BC V6E 4B1 Canada  
tel 604 683 8707 fax 604 683 0492  
ibigroup.com

PROJECT TITLE  
THE BENNETT,  
BURNABY, BC

PROJECT NO: 116939

DRAWN BY:

CHK'D BY:

SCALE:

DATE: 2019 AUGUST

SHEET TITLE

STATS

SHEET NUMBER

REV

A1.04





CLIENT



**LEDINGHAM McALLISTER**  
*Building BC since 1905*

**COPYRIGHT:**  
This drawing has been prepared solely for the intended use, thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

Group Architects (Canada) Inc.  
is a member of the IBA Group of companies

--	--	--

2	OCT 2019	ISSUED FOR REZONING
1	AUG 2019	ISSUED FOR REZONING

NO.	DATE	
ISSUES		DESCRIPTION

--	--	--	--

NO.	DATE	APPR	
REVISIONS			

SEAL	DESCRIPTION
------	-------------

SUB-CONSULTANT

PROJECT CONSULTANT



**BI GROUP  
ARCHITECTS (CANADA) INC.**  
700 – 1285 West Pender Street  
Vancouver BC V6E 4B1 Canada  
Tel 604 683 8797 fax 604 683 0492  
[bigroup.com](http://bigroup.com)

PROJECT TITLE  
**THE BENNETT,  
BURNABY, BC**

PROJECT NO: 116939

DRAWN BY:

CHK'D BY:

SCALE:

DATE: 2019 AUGUST

SHEET TITLE

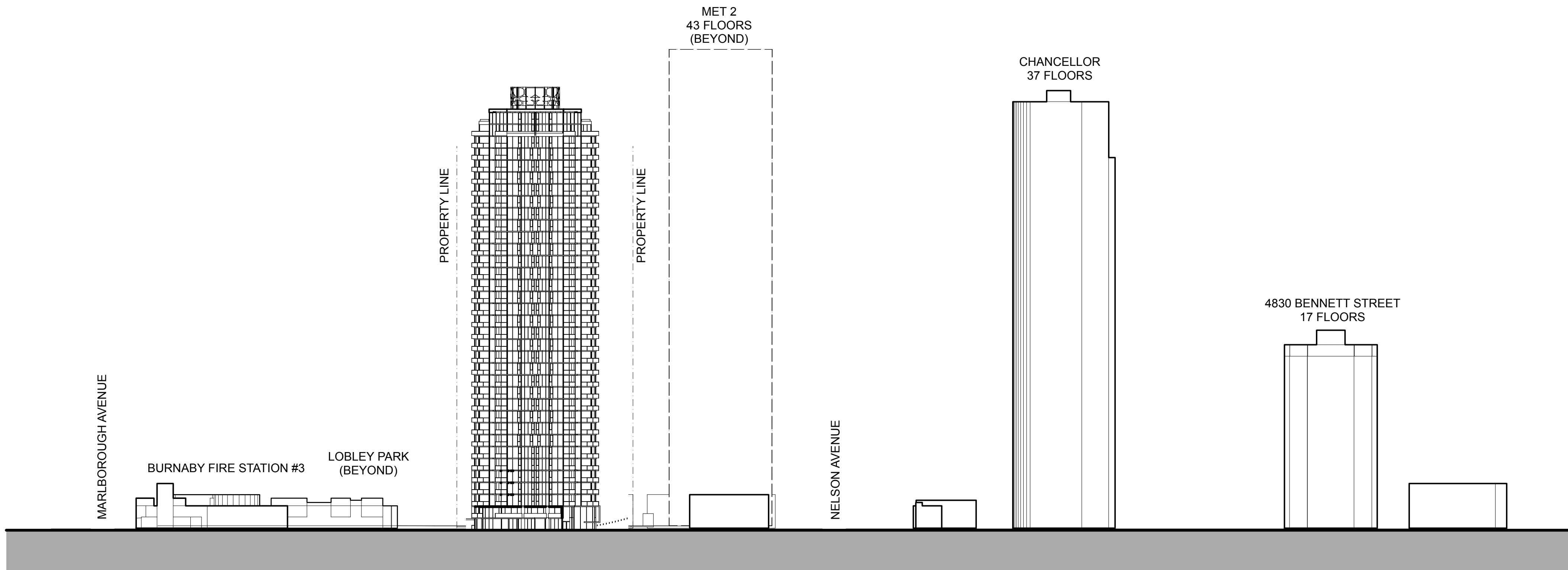
## CONTEXT

SHEET NUMBER

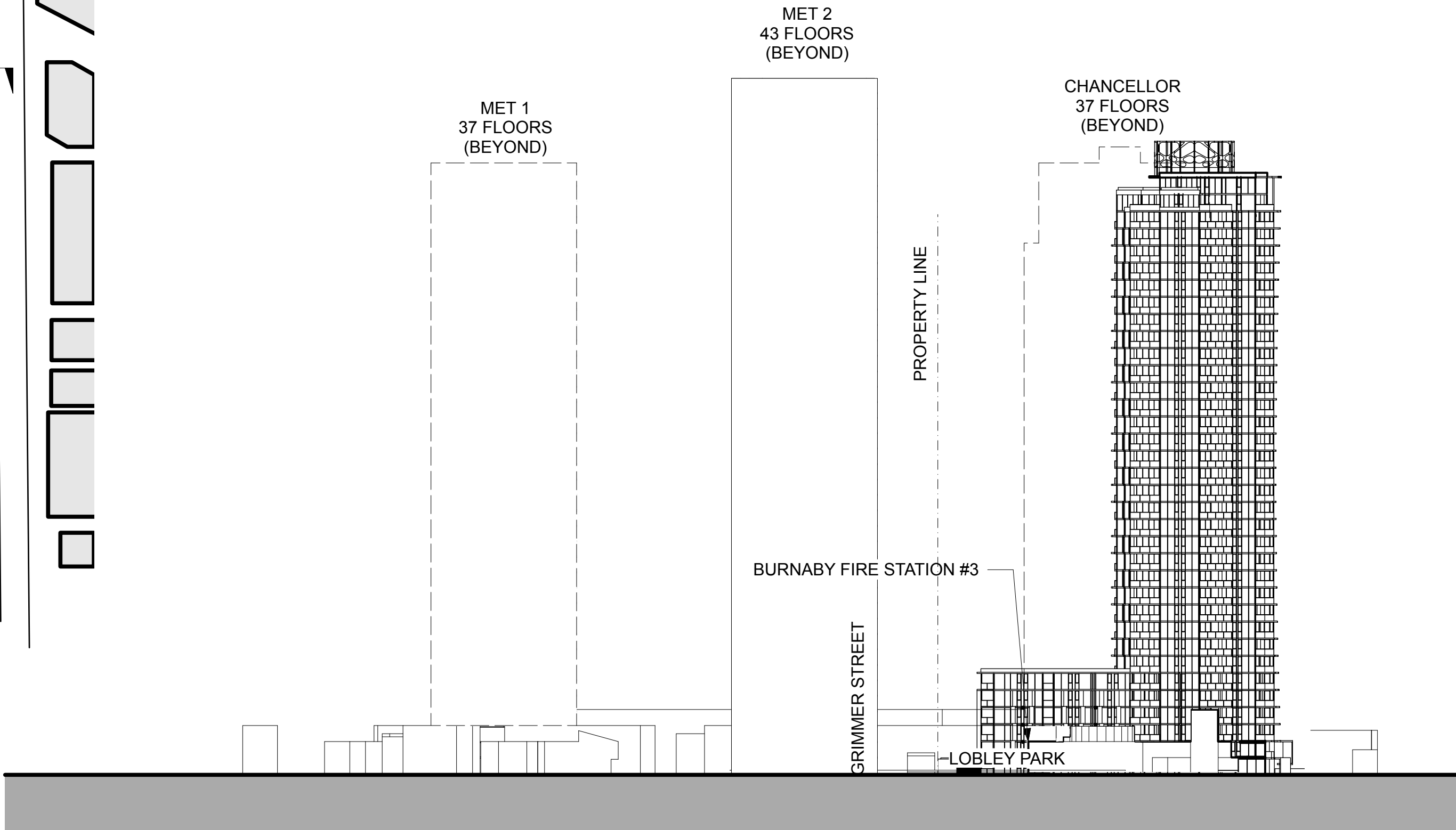
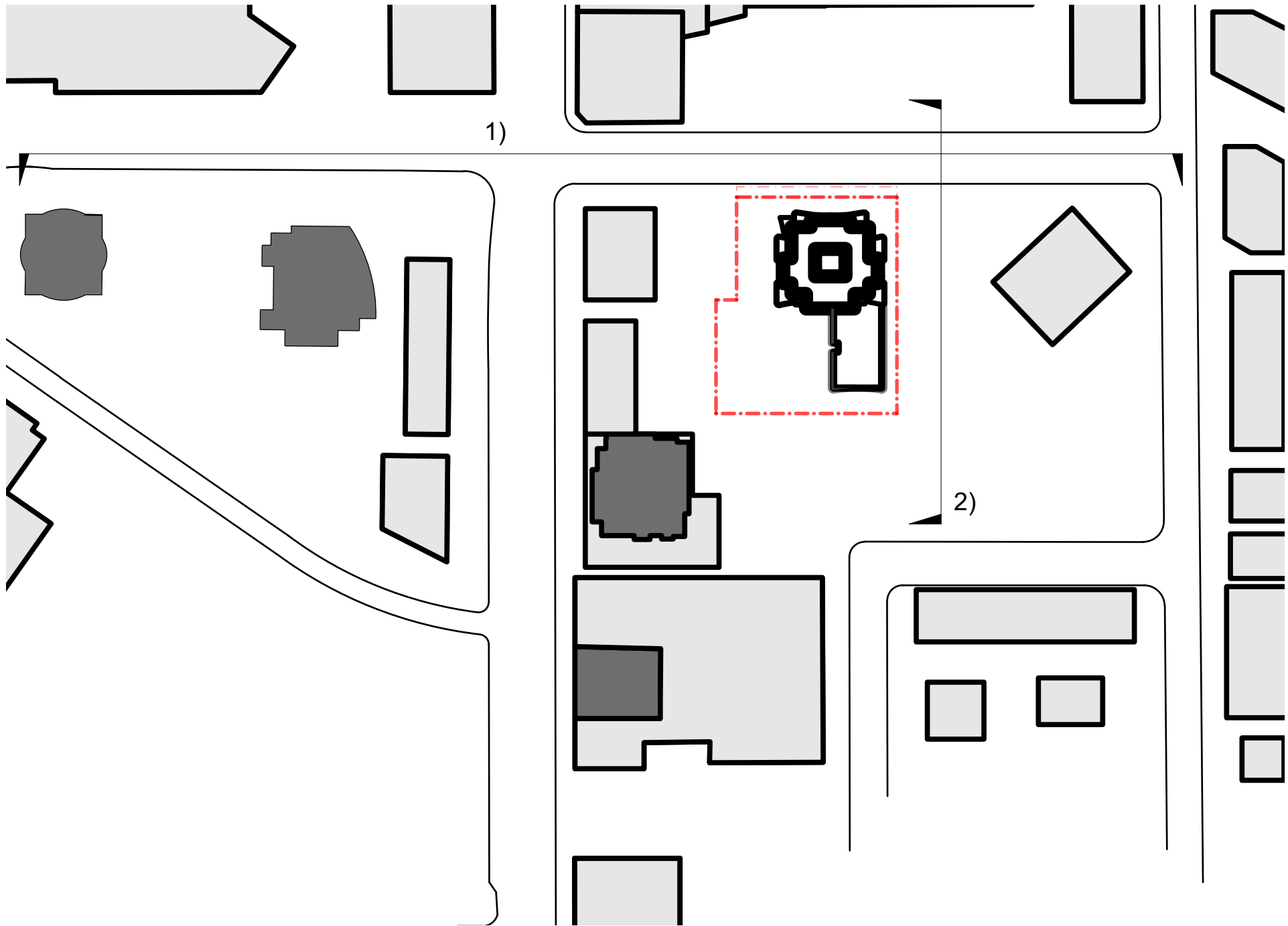
EV

A1.05A





1) STREETScape - BENNETT



2) STRIP ELEVATION FROM LOBLEY PARK

CLIENT



LEDINGHAM McALLISTER

Building BC since 1905

COPYRIGHT:

This drawing has been prepared solely for the intended use. Thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

IBI Group Architects (Canada) Inc.  
is a member of the IBI Group of companies

02	OCT 2019	ISSUED FOR REZONING
01	AUG 2019	ISSUED FOR REZONING
NO.	DATE	
ISSUES		DESCRIPTION
NO.	DATE	APPR
REVISIONS		
SEAL	DESCRIPTION	

SUB-CONSULTANT

PROJECT CONSULTANT

IBI

IBI GROUP ARCHITECTS (CANADA) INC.

700 – 1285 West Pender Street

Vancouver BC V6E 4B1 Canada

tel 604 683 8757 fax 604 683 0492

ibigroup.com

PROJECT TITLE

**THE BENNETT,  
BURNABY, BC**

PROJECT NO:

116939

DRAWN BY:

CHK'D BY:

SCALE:

DATE:

2019 AUGUST

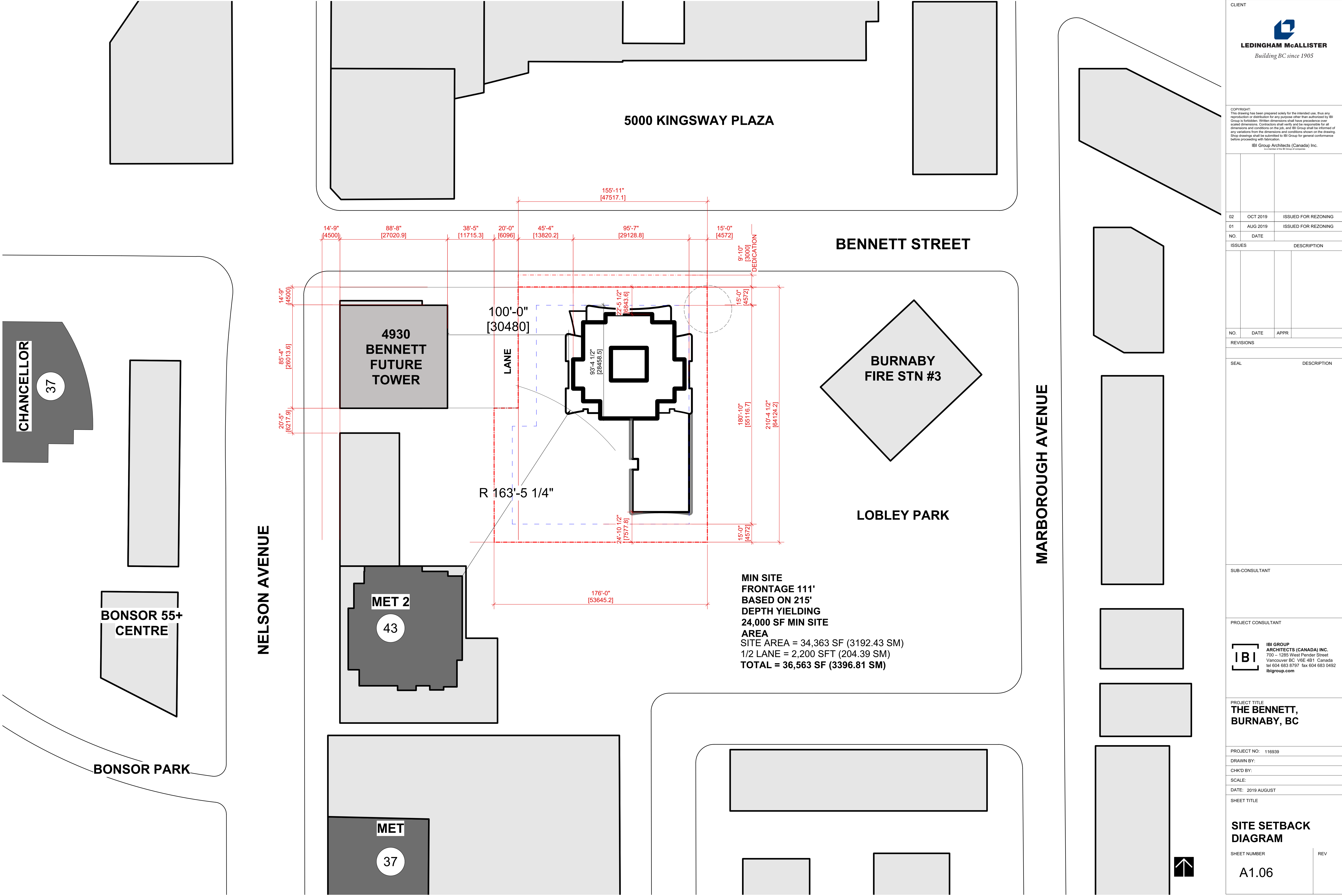
SHEET TITLE

STREETSCAPE

SHEET NUMBER

REV

A1.05B



CLIENT

**LEDINGHAM McALLISTER**  
*Building BC since 1905*

COPYRIGHT:  
This drawing has been prepared solely for the intended use. Thus any reproduction or distribution for any purpose other than authorized by IBI Group is forbidden. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and IBI Group shall be informed of any variations from the dimensions and conditions shown on the drawing. Shop drawings shall be submitted to IBI Group for general conformance before proceeding with fabrication.

IBI Group Architects (Canada) Inc.  
is a member of the IBI Group of Companies

02	OCT 2019	ISSUED FOR REZONING
01	AUG 2019	ISSUED FOR REZONING
NO.	DATE	
ISSUES		DESCRIPTION
NO.	DATE	APPR
REVISIONS		
SEAL		DESCRIPTION
SUB-CONSULTANT		
PROJECT CONSULTANT		
<div><div></div><div><b>IBI GROUP ARCHITECTS (CANADA) INC.</b> 700 – 1285 West Pender Street Vancouver BC V6E 4B1 Canada tel 604 683 8757 fax 604 683 0492 ibigroup.com</div></div>		
PROJECT TITLE		
<b>THE BENNETT, BURNABY, BC</b>		
PROJECT NO: 116939		
DRAWN BY:		
CHKD BY:		
SCALE:		
DATE: 2019 AUGUST		
SHEET TITLE		
<b>SITE SETBACK DIAGRAM</b>		
SHEET NUMBER		REV
<b>A1.06</b>		