

PLANNING AND DEVELOPMENT DEPARTMENT




Date: 08 MAR 2023

scale: 1:2,000

Drawn By: JS

**REZONING REFERENCE #23-04  
4444 AND 4488 KINGSWAY**

 Subject Site



Delivered in person.  
2023-02-14

Attn: Jesse Dill  
Senior Development and Urban Design Planner

City of Burnaby  
Planning and Development Department  
4949 Canada Way, Burnaby, BC  
V5G 1M2

RE: Letter of Intent to Accompany Rezoning Application for 4444-4488 Kingsway

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Please find enclosed a rezoning application for our property located at 4444-4488 Kingsway. Enclosed is the following:

- 1 cheque totaling \$8,075.00 as per the fee calculation on the top of previous rezoning payment of \$66,609.00 by Bosa properties provided by Prisca Tsang, in her email dated February 13<sup>th</sup>, 2023.
- Signed agent authorization form.
- Rezoning application form
- Updated copy of land title

The purpose of this application is to request the City of Burnaby's approval to rezone the property from the current CD/C3/P8 zoning bylaws to a CD-1 zone based on the RM5s / RM5r / C3 zoning bylaws, as per the designation in the Metrotown Downtown Community Plan. The proposed form of development will be a high-rise tower, containing the following proposes uses:

- Market condo
- Affordable rental
- Short-term Strata Hotel/Hospitality
- Office
- Retail

This complex mixed-use tower is expected to top 59 storeys – maximizing the potential density of the subject property. The building is conceptualized as a landmark destination multi-purpose building, that will be a nexus of living and working, complimented by public and private amenities.

This application will provide the following public benefits to the City of Burnaby:

- New affordable rental housing, where there is currently only a gas station.
- Potential land dedications to facilitate the City of Burnaby's Transportation Plan objectives (to be confirmed)
- Bonus density funds (amount to be negotiated)
- DCC's valued at approximately \$4M.

- Public art
- Destination retail facilitates to benefit existing and future residences.
- Extraordinary architecture and thoughtful urban design
- New job space, in the delivery of new retail, short term hotel rental and office uses

We have engaged New York based architecture firm Gensler as the design architect, with support by Vancouver based CDA Architects as the Architects of Record (AOR). We look forward to working with you to deliver a form of development that meets or exceeds the guidelines of the Metrotown Downtown Plan. We are advancing design of the subject property and hope to share our initial concepts with you in the near future.

Please contact me directly moving forward should you have any questions or comments on this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'RS', with a long horizontal line extending to the right.

Ryan Sekhon  
Senior Development Manager  
Keltic Canada Development