



PLANNING AND DEVELOPMENT DEPARTMENT



Date: MAY 19 2023

scale: 1:4,000

Drawn By: RW

**REZONING REFERENCE #23-06
PORTION OF 6800 LOUGHEED HIGHWAY**

 Subject Site

Sean Callaghan, Development Manager
Peterson, on behalf of Sperling LP
1701-1166 Alberni Street
Vancouver, BC, V6E 3Z3
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March 28, 2023

City of Burnaby Planning and Development Department
Attn: E. W. Kozak, General Manager
4949 Canada Way
Burnaby, BC V5G 1M2

Re: **Rezoning Letter of Intent**
Phase 1A (Buildings G & H)
6800 Lougheed Hwy, Burnaby BC
Bainbridge Urban Village Development Plan

I, Sean Callaghan, on behalf of Sperling LP, have submitted this application to rezone the subject property of 6800 Lougheed from the current M2 General Industrial and R2 Residential District to the CD Comprehensive Development District (based on the Bainbridge Urban Village Community Plan and in accordance with the RM5uv-a Multi-Family Residential, C2 Commercial, M2 General Industrial and P5 Community Institutional Districts) to permit the installation of a mixed-use mid-rise residential and commercial development. This rezoning application of the above noted property forms the first site-specific phase of the development of Master Plan rezoning application #22-28.

The proposal contemplates two mid-rise residential buildings supporting strata, market rental, and non-market rental housing, commercial uses, and community amenity open spaces. The proposed buildings are further outlined as follows:

- 14 & 16 storey concrete strata building atop a 6 storey concrete strata podium with commercial uses at Ground and L1 levels (Building G).
- 13 storey concrete market and non-market residential rental building (Building H).

In conjunction with the Bainbridge Community Plan, this redevelopment plan seeks to align with recent City policy initiatives that set forth to create livable and environmentally sustainable neighborhoods by introducing new housing forms and family-oriented typologies, increasing the supply of non-market housing, fostering socially resilient and accessible communities, and contributing to economic development and job creation, including opportunities to live and work in close proximity.

Enclosed is a Rezoning Application Form, a current Certificate of Title, Agent Authorization Form, and Rezoning application fee payment.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this application. If you have any further questions regarding this rezoning application, please feel free to contact the undersigned.



Sean Callaghan, Development Manager
Peterson, on behalf of Sperling LP