



# Amended Development Plan 6877, 6891, 6913, 6939, and 6945 Palm Avenue REZ20-27

Issued for Amended Development Plan  
City of Burnaby, British Columbia  
July 28, 2023

**CIVIC ADDRESS:**

6877, 6891, 6913, 6939, 6945 Palm Avenue  
Burnaby, B.C.

**LEGAL DESCRIPTION:**

Lot: 18 Block: 4 District Lot: 98 Plan: NWP2066  
Lot: 17 Block: 4/5 District Lot: 98 Plan: NWP2066  
Lot: Parcel C Block: 4 District Lot: 98 Plan: 10392  
Lot: Rem. 15 Block: 4 District Lot: 98 Plan: NWP2066  
Lot: 104 Block: District Lot: 98 Plan: NWP52114

**ZONING:**

EXISTING - M4  
PROPOSED - CD (based on RM3, RM5r, C2, P1 Districts)

**DRAWING LIST:**

- A000 Cover Sheet
- A102 Statistical Summary
  
- A151 Perspectives Views
- A152 Perspectives Views
  
- A201 Site Plan - Roof
- A202 Fire Access Plan
- A203a Loading Access Plan - Bays 1 & 2
- A203b Loading Access Plan - Bays 3 & 4
- A204a Garbage & Recycling Access - Waste Collection Vehicle
- A204b Garbage & Recycling Access - Compactor
- A205 Garbage & Recycling Rooms Layout
- A206 Visitor Vehicle Access Plans
- A207 Shadow Study
  
- A301 Parking Plan P3
- A302 Parking Plan P2
- A303 Parking Plan P1
- A304 Floor Plans - Building A & B: Level 1
- A305 Floor Plans - Building A & B: Level 2
- A306 Floor Plans - Building A: Level 3, Building B: Level 3-4
- A307 Floor Plans - Building A: Level 4, Building B: Level 5
- A308 Floor Plans - Building A: Level 5, Building B: Level 6
- A309 Floor Plans - Building A: Level 6-14, Building B: Level 7-18
- A310 Floor Plans - Building A: Level 15, Building B: Level 19
- A311 Floor Plans - Building A: Level 16, Building B: Level 20
- A312 Floor Plans - Building A & B: Rooftop Mechanical
  
- A315 Enlarged Floor Plans - Adaptable Units
- A316 Enlarged Floor Plans - Adaptable Units
  
- A320 Building Section N-S
- A321 Building Section E-W
- A322 Parking Sections
- A323 Parking Sections
  
- A330 East Building Elevation
- A331 North & South Building Elevations
- A332 West Building Elevation
- A333 North Elevation - Building A, South Elevation - Building B
  
- A401 Area Overlay - Building A & B: Level 1
- A402 Area Overlay - Building A & B: Level 2
- A403 Area Overlay - Building A: Level 3, Building B: Level 3-4
- A404 Area Overlay - Building A: Level 4, Building B: Level 5
- A405 Area Overlay - Building A: Level 5, Building B: Level 6
- A406 Area Overlay - Building A: Level 6-14, Building B: Level 7-18
- A407 Area Overlay - Building A: Level 15, Building B: Level 19
- A408 Area Overlay - Building A: Level 16, Building B: Level 20
- A409 Area Overlay - Building A & B: Rooftop Mechanical
  
- Landscape Drawing Set
- L0.0 Landscape Context Plan
- L0.1 Tree Management Plan
- L1.0 Landscape Layout and Key Plan - Level 1
- L1.1 Landscape Layout and Key Plan - Level 2
- L1.2 Landscape Layout and Key Plan - Level 4
- L1.3 Landscape Layout and Key Plan - Level 15A/19B
- L1.4 Landscape Layout and Key Plan - Level 16A/20B
- L2.0 Grading Plan - Ground Floor
- L3.0 Planting Plan - Level 1
- L3.1 Planting Plan - Level 2 & 4
- L3.2 Planting Plan - Level 15A, 16A, 19B & 20B
- L4.0 Landscape Precedents
- L5.0 Landscape Sections
- L5.1 Landscape Sections
- L6.0 Landscape Details
- L6.1 Landscape Details
- L6.2 Landscape Details
- L6.3 Landscape Details
- L6.4 Landscape Details
  
- Site Surveys
- Topographical Plan
- Proposed Subdivision Plan

**CONTACTS**

**OWNER**  
BC GENERAL EMPLOYEES' UNION  
4911 CANADA WAY  
BURNABY, BC, V5G 3W3  
T: 604-291-9611

**ARCHITECT**  
DA ARCHITECTS + PLANNERS  
#200 - 1014 HOMER STREET  
VANCOUVER, BC V6B 2W9  
T: 604-685-6312  
E: office@da-architects.ca

**CIVIL**  
CREUS ENGINEERING  
#610 - 21 ESPLANADE WEST -  
EAST TOWER  
NORTH VANCOUVER, BC V7M 3G7  
T: 604-987-9070  
E: info@creus.ca

**SURVEYOR**  
PAPOVE PROFESSIONAL LAND  
SURVEYING INC.  
#202 - 1120 WESTWOOD STREET  
PORT COQUITLAM, BC V3B 7K8  
T: 604-464-5199  
E: landsurveyors@telus.net

**LANDSCAPE**  
PERRY & ASSOCIATES  
112 E BROADWAY,  
VANCOUVER, BC V5T 1V9  
T: 604-738-4118

**TRANSPORTATION**  
BUNT & ASSOCIATES  
#1550 - 1050 WEST PENDER STREET  
VANCOUVER, BC V6E 3S7  
T: 604-685-6427  
E: vancouver@bunteng.com

**STRUCTURAL**  
GLOTMAN SIMPSON  
1661 WEST 5TH AVENUE  
VANCOUVER, BC V6J 1N5  
T: 604-734-8822  
E: info@glotmansimpson.com

**MECHANICAL & ENERGY**  
INTROBA  
#180 - 200 GRANVILLE STREET  
VANCOUVER, BC V6C 1S4  
VANCOUVER, BC V6C 1S4  
T: 604-687-1800  
E: info@integralgroup.com

**ELECTRICAL**  
AES ENGINEERING LTD.  
#950 - 505 BURRARD STREET, BOX 91  
VANCOUVER, BC V7X 1M4  
T: 604-569-6500  
E: vancouver@aesengr.com

**ACOUSTIC CONSULTANT**  
BKL CONSULTANTS LTD.  
#301 - 3999 HENNING DRIVE  
BURNABY, BC V5C 6P9  
T: 604-988-2508  
E: sound@bkl.ca

**ELEVATOR**  
APEX ELEVATOR CONSULTING INC.  
177 - 4554 LOUGHEED HIGHWAY  
BURNABY, BC V5C 5T5  
T: 604-533-4617  
E: info@apexlevator.com

**SUSTAINABILITY**  
LIGHT HOUSE  
#200 - 1575 WEST GEORGIA STREET  
VANCOUVER, BC V6G 2V3  
T: 604-677-3126  
E: info@light-house.org



DA Architects + Planners

A. Project Description:

Rental Residential & Mixed-Use Development.
Address #1: 6877, 6891, 6913, 6935, 6945 Palm Avenue, Burnaby, B.C.

C. Zoning

From: RM
To: CD (based on RM3, RMsR, C2, P1 Districts)
Adjacent: CD, C9 and M4

D. Vehicular Access From:

West Lane

E. Site Area:

Table with columns: Gross Site Area, Address #1-5, Site Area for calculation of density, Dedication Area, Net Site Area, Minimum Lot Area, Subdivided Lot Areas.

G. Site Coverage Calculations

Table with columns: Total Lot Area, Building Foot Print, Site Coverage %, Max. Permitted Lot Coverage %.

H. Site

Table with columns: Point, Natural Grade, Finished Grade, Metric (m), Imperial (ft).

F. Floor Area Ratio (FAR)

Table with columns: By Use, Permitted, Proposed, FAR, m², sq.ft.

J. Building A Height

Table with columns: Level(s), Height of Floor(s), Number of Floors, Metric (m), Imperial (ft).

Building B Height

Table with columns: Level(s), Height of Floor(s), Number of Floors, Metric (m), Imperial (ft).

L. Gross Floor Area & Permitted FAR/GFA exemptions

Table for Building A - Residential with columns: Levels, Number of Floors, Unit Area, Total Area, FAR Exclusions, Total FAR, Total FAR Area.

Table for Building B - Residential with columns: Levels, Number of Floors, Unit Area, Total Area, FAR Exclusions, Total FAR, Total FAR Area.

Table for Non-Residential with columns: Levels, Number of Floors, Unit Area, Total Area, FAR Exclusions, Total FAR, Total FAR Area.

Table for Combined with columns: Buildings, Number of Floors, Unit Area, Total Area, FAR Exclusions, Total FAR, Total FAR Area.

Exempt Underground GFA

Table with columns: Use, Proposed GFA, Metric, Imp, Number.

Permitted Amenity GFA

Table with columns: Use, Permitted, Proposed, Metric, Imperial, %.

O. Screening & Landscaping

Table with columns: Landscaping, Screening, Open Space, Garden Plots, Active Play Area, Active Lawn Area.

P. Green Building & Principle Building Technology

Table with columns: BCBK Steps, Primary Energy Source, District Energy Ready, Geoechange Ready, Timber, Mass Timber, Steel, Concrete, Other Material.

I. Site Dimensions

Table with columns: Gross, Net, Width, Depth, Metric (m), Imperial (ft).

M. Unit Count

Table for Building A Rental Unit Count with columns: Type, Studio P11e, 1 bedroom, 2 bedroom, 3 bedroom, 3+ bedroom, Total, % Total.

Building B Rental Unit Count

Table for Building B Rental Unit Count with columns: Type, Studio P11e, 1 bedroom, 2 bedroom, 3 bedroom, 3+ bedroom, Total, % Total.

Combined Unit Count

Table for Combined Unit Count with columns: Type, Studio P11e, 1 bedroom, 2 bedroom, 3 bedroom, 3+ bedroom, Total, % Total.

CHILDREN

Table with columns: Net Indoor Activity Area, Net Support Spaces Area, Net Area/Program, Covered Outdoor Area, Open Outdoor Area, Area/Program.

Q. 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 Plan Approval.

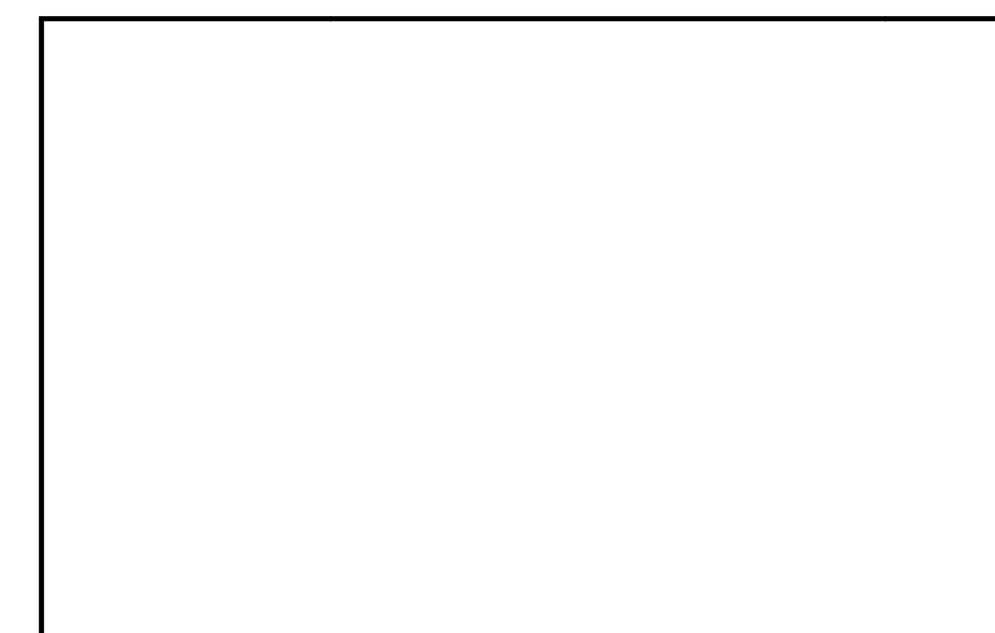
I confirm that all parking area dimensions are in accordance with the Zoning Bylaw requirements.

Dated:

Signed:

Architect

(Co-signed by Applicant if different)



Reserve for City of Burnaby Stamps & Comments

N. Vehicle Parking - Proposed (Required / Provided)

Table for Residential Rental with columns: Use, Resident, Residential Visitor, Small Car, H/C, Car Wash, Car Share, Total.

Table for Combined with columns: Use, Resident/Occupant, Residential Visitor, Small Car, H/C, Van Accessible, Car Wash, Car Share, Total.

\* Accessible parking spaces for Office meeting rooms, Café and Childcare are calculated per the total number of stalls for these uses combined, since they are in a single pool of parking.

\*\* Car share parking spaces are shared between all uses per Burnaby's TDM recommendation.

\*\*\* Accessible parking space for Childcare as requested by the City of Burnaby.

R. Bicycle Parking

Table with columns: Use, Residential, Residential Visitor, Bike Wash, Bike Repair Station, Commercial/Institutional Class A, Commercial/Institutional Class B, Locker, Rack, Total.

Other Bicycle

Table with columns: End of Trip Facilities, Clothes Lockers, Bike Repair, Oversized Bike & Trailer Room.

S. Loading

Table with columns: Residential, Requirement, Density, Required, Provided.

T. Solid Waste and Recycling

Table with columns: Use, Requirement, Units, GFA, Storage(m2), Staging(m2).

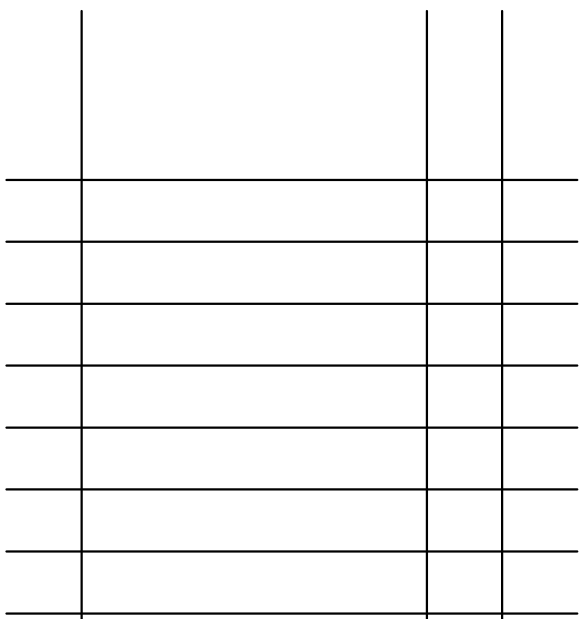


Table with columns: Description, Date.

Revisions: Read Up



DA Architects + Planners
200 - 1014 Homer Street, Vancouver
British Columbia, Canada V6B 2W9
604 685 6312
F 604 685 0988
www.da-architects.ca

AMENDED DEVELOPMENT PLAN - REZ20-27
6877, 6891, 6913, 6935, 6945 PALM AVENUE, BURNABY, BC

Copyright Reserved. This plan and design are, and at all times remain the exclusive property of DA Architects + Planners, and cannot be used or reproduced without the Architect's written consent.

Sheet Title

STATISTICAL SUMMARY

Table with columns: Job No., Scale, Drawn, Checked, Approved, Date, Sheet No., Revision.



1 SOUTH-EAST ELEVATION VIEW



2 NORTH-EAST ELEVATION VIEW



3 NORTH-WEST ELEVATION VIEW



4 SOUTH-WEST ELEVATION VIEW

KEY PLAN

No.	Description	Date	Dr.
-	AMENDED DEVELOPMENT PLAN	JUL 28 2023	
-	AMENDED DEVELOPMENT PLAN	JUL 7 2023	
-	ISSUED FOR SPOD REVIEW	JUN 12 2023	
-	ISSUED FOR SPOD REVIEW	FEB 11 2022	
-	ISSUED FOR SPOD REVIEW	FEB 03 2022	
-	ISSUED FOR SPOD REVIEW	JAN 31 2022	
-	ISSUED FOR SPOD REVIEW	JAN 21 2022	
-	ISSUED FOR SPOD REVIEW	DEC 08 2021	
-	ISSUED FOR SPOD REVIEW	NOV 22 2021	
-	ISSUED FOR SPOD REVIEW	JUN 14 2021	

Revisions: Read Up



DA Architects + Planners  
 >> 200 - 1014 Homer Street, Vancouver  
 British Columbia, Canada V6B 2W9

T 604 685 6312  
 F 604 685 0988  
 www.da-architects.ca

AMENDED DEVELOPMENT  
 PLAN - REZ20-27

6877, 6891, 6913, 6939, 6945 PALM AVENUE  
 BURNABY, BC

Copyright Reserved. This plan and design are, and at all times remain  
 the exclusive property of DA Architects + Planners, and cannot be used  
 or reproduced without the Architect's written consent.

Sheet Title  
 PERSPECTIVE VIEWS

Job No.	20-08-000	Sheet No.	A-151
Scale	-		
Drawn			
Checked			
Approved			
Date	2023.07.06	Revision	-



1 SOUTH-EAST CORNER VIEW



2 ROOFTOP AERIAL VIEW



3 OFFICE - MAIN ENTRANCE AT PALM AVENUE



4 CAFE & TOWER B LOBBY AT PALM AVENUE

KEY PLAN

No.	Description	Date	Dr.
-	AMENDED DEVELOPMENT PLAN	JUL 28 2023	
-	AMENDED DEVELOPMENT PLAN	JUL 7 2023	
-	ISSUED FOR SPOD REVIEW	JUN 12 2023	
-	ISSUED FOR SPOD REVIEW	FEB 11 2022	
-	ISSUED FOR SPOD REVIEW	FEB 03 2022	
-	ISSUED FOR SPOD REVIEW	JAN 31 2022	
-	ISSUED FOR SPOD REVIEW	JAN 21 2022	
-	ISSUED FOR SPOD REVIEW	DEC 08 2021	
-	ISSUED FOR SPOD REVIEW	NOV 22 2021	
-	ISSUED FOR SPOD REVIEW	JUN 14 2021	

Revisions: Read Up



DA Architects + Planners  
 >> 200 - 1014 Homer Street, Vancouver  
 British Columbia, Canada V6B 2W9  
 T 604 685 6312  
 F 604 685 0988  
 www.da-architects.ca

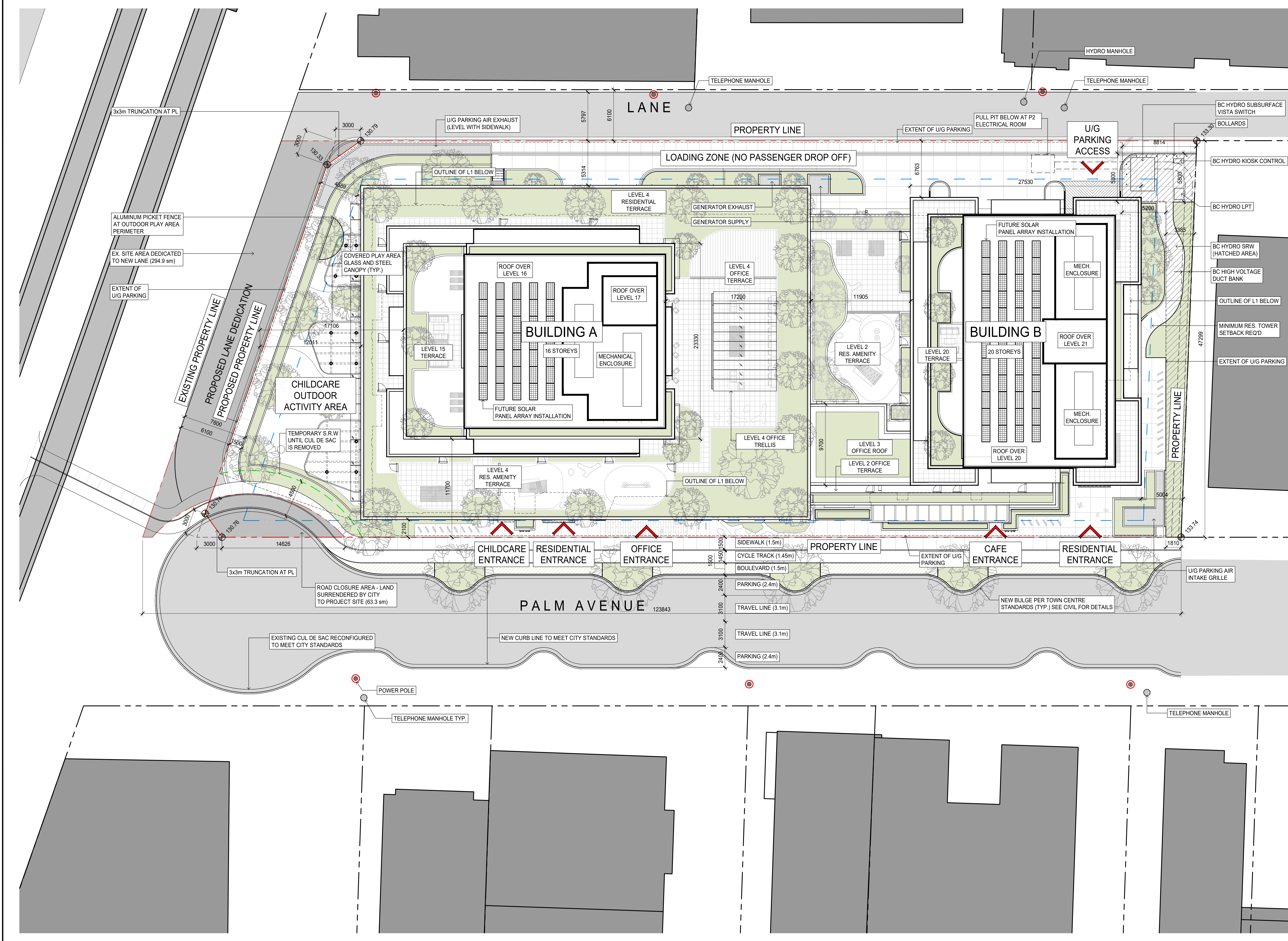
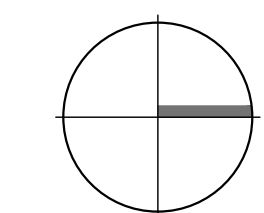
AMENDED DEVELOPMENT  
 PLAN - REZ20-27  
 6877, 6891, 6913, 6939, 6945 PALM AVENUE  
 BURNABY, BC

Copyright Reserved. This plan and design are, and at all times remain  
 the exclusive property of DA Architects + Planners, and cannot be used  
 or reproduced without the Architect's written consent.

Sheet Title  
 PERSPECTIVE VIEWS

Job No.	20-08-000	Sheet No.	
Scale	-		
Drawn			A-152
Checked			
Approved			
Date	2023.07.06	Revision	-

KEY PLAN



No.	Description	Date	Dr.
-	AMENDED DEVELOPMENT PLAN	JUL 28 2023	
-	AMENDED DEVELOPMENT PLAN	JUL 7 2023	
-	ISSUED FOR SPOD REVIEW	JUN 12 2023	
-	ISSUED FOR SPOD REVIEW	FEB 11 2022	
-	ISSUED FOR SPOD REVIEW	FEB 03 2022	
-	ISSUED FOR SPOD REVIEW	JAN 31 2022	
-	ISSUED FOR SPOD REVIEW	JAN 21 2022	
-	ISSUED FOR SPOD REVIEW	DEC 08 2021	
-	ISSUED FOR SPOD REVIEW	NOV 22 2021	
-	ISSUED FOR SPOD REVIEW	JUN 14 2021	

Revisions: Read Up



**DA**  
DA Architects + Planners  
200 - 1014 Homer Street, Vancouver  
British Columbia, Canada V6B 2W9  
T 604 685 6312  
F 604 685 0988  
www.da-architects.ca

AMENDED DEVELOPMENT PLAN - REZ20-27  
6877, 6891, 6913, 6939, 6945 PALM AVENUE BURNABY, BC

Copyright Reserved. This plan and design are, and at all times remain the exclusive property of DA Architects + Planners, and cannot be used or reproduced without the Architect's written consent.

Sheet Title  
SITE PLAN - ROOF

Job No.	20-08-000	Sheet No.	A-201
Scale	1:200		
Drawn	TY, AA, MS		
Checked	MC		
Approved	ME		
Date	2021.02.02	Revision	-