

PLANNING AND DEVELOPMENT DEPARTMENT



Date: AUG 16 2023

Scale: 1:2,500

Drawn By: RW

**REZONING REFERENCE#23-11  
5502 LOUGHEED HIGHWAY**

 Subject Site



2023-07-07

Attn: Ian Wasson  
Senior Planner, Development & Urban Design

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

RE: Letter of Intent to Accompany Rezoning Application for 5502 Lougheed Highway

Please find enclosed a rezoning application for our property located at 5502 Lougheed.  
Enclosed is the following:

- Signed agent authorization form.
- Rezoning application form.
- Updated copy of land title.

**Please note: Payment for the rezoning application fee will be submitted once confirmed by planning department.**

The purpose of this application is to request the City of Burnaby's approval to rezone the property from the current CD/P2/M2/R2 zoning bylaws to CD/RM5s/RM5r/C2 zoning bylaws, as per the designation in the Brentwood Town Centre Plan. The proposed form of development will be three high-rise towers with at-grade retail, containing the following proposed uses:

- Tower 1 (northwest tower on Lougheed):
  - Market condo
  - Affordable rental
- Tower 2 (east tower, mid-site):
  - Market condo
- Tower 3 (southwest tower on Goring):
  - Market condo
- Retail (north along Lougheed):
  - Ground-level CRU's

Tower 1 hosts a combination of market condo and affordable rental units and reaches a height of approximately 60 storeys. Tower 2 hosts strictly market condo units and reaches a height of approximately 55 storeys. Tower 3 also strictly hosts market condo and reaches a height of approximately 50 storeys. The three towers are connected at L2-L3 by a large indoor/outdoor amenity space. Ground-level retail space spans approximately three quarters of the north property line along Lougheed.

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

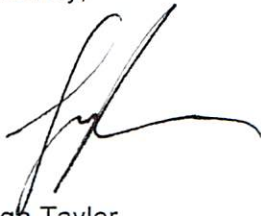
- New affordable rental housing, where there is currently underutilized commercial space.

- The enhancement and realignment of Beecher Creek.
- Bonus density funds (amount to be negotiated).
- DCC's valued at approximately \$4.75M.
- Public art.
- Retail components accessible to the surrounding residential neighborhoods.
- Visually appealing architectural design that creates a gateway moving west to the Brentwood core.

Well recognized, and locally renowned, CDA Architects have been retained as the Architects of Record (AOR). On behalf of Keltic Development, we look forward to collaborating with the City of Burnaby on the planning and redevelopment of 5502 Lougheed and are excited to create a development that well compliments Brentwood Town Centre. We are currently optimizing the design and massing of the project and hope to review our initial plans with you soon.

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 'Hugh Taylor', with a stylized flourish extending to the right.

Hugh Taylor  
Development Manager  
Keltic Canada Development