
	
Date:	AUG 23 2023
Scale:	1:3,500
Drawn By:	RW

PLANNING AND DEVELOPMENT DEPARTMENT

REZONING REFERENCE#23-15
4501, 4525 AND 4567 LOUGHEED HIGHWAY

 Subject Site

September 29th, 2023

Attention: Ian Wasson

Burnaby City Hall
4949 Canada Way
Burnaby BC, V5G 1M2

RE: 4501, 4525, 4567 Lougheed Highway, Burnaby, BC, V5C 3Z6 - The Brentwood Site Conceptual Master Plan Amendment.

We are pleased to provide you with an application to amend the Brentwood Site Conceptual Master Plan, also known as The Amazing Brentwood (TAB). The original Brentwood Site Conceptual Master Plan was approved by the City of Burnaby June 2013. Since then, the City's needs and policies have changed. The amended master plan will address the current housing needs, climate action plan, transportation and long-term community resilience.

The proposed changes to the zoning are:

From: CD Comprehensive Development District (based on the C3 and C3a General Commercial Districts, P2 Administration and Assembly District, RM4s and RM5s Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines)

To: Amended CD Comprehensive Development District (based on the C3 and C3a General Commercial Districts, P2 Administration and Assembly District, RM4s and RM5s Multiple Family Residential Districts, Rm4r and RM5r Multiple Family Residential Districts, and Brentwood Town Centre Development Plan as guidelines)

The City of Burnaby demonstrates leadership at a municipal scale with staff continually studying the conditions in the city, publishing reports to share the information with the community, and updating policies so that development keeps pace with changing community needs.

A summary of the updated policies that are reflected in the updated Brentwood Site Conceptual Master Plan include:

- **Inclusionary Rental**
- **Voluntary Rental in Commercial Districts**
- **Sustainability Framework**
- **Burnaby Child Care Policy**
- **Burnaby Housing Framework**
- **Town Centre Design Standards**
- **Connecting Burnaby Transportation Plan**

Phase 1 of the Conceptual Master Plan is over 1200 market units, 300 rental units and 600,000sf of new commercial space. Phase 2 is currently under construction, and will add 875 market units, 74 rental units, and over 50K sf of commercial space to the Brentwood Town Centre.

SHAPE

The Master Plan Amendment, and thus the future phases of the Amazing Brentwood development are aligned with Burnaby's new policies, will maximize the public benefit from this site, and will contribute to achieving Burnaby's vision for the Brentwood Town Centre.

Upon full buildout, the Brentwood site would enhance the community with an estimated:

- Residential Condo Units – 6,800
- Market Rental Units - 1,960
- Affordable Housing Units
- Total Homes - 8,764

- Commercial – 1,300,000 sf

We are pleased to continue to develop and work with the City of Burnaby in advancing our future project together.

Shape Properties Corp.



Patrick Hunter, Development Manager

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E: patrick.hunter@shape.ca

Cc: Jim Rinzema, EVP Development