



PLANNING AND DEVELOPMENT DEPARTMENT



Date: AUG 25 2023

Scale: 1:2,000

Drawn By: RW

**REZONING REFERENCE#23-19
4545 AND 4587 JUNEAU STREET**

 Subject Site

August 23, 2023

City of Burnaby
4949 Canada Way
Burnaby, BC V6B 2B5

Attention: Mr. Ian Wasson, Senior Planner, Development & Urban Design

Reference: Rezoning Application Letter of Intent - 4545 & 4587 Juneau Street, Burnaby

Dear Mr. Wasson,

Enclosed please find our Application for Rezoning of Phase 2 of the South Yards Masterplan. The sites are located at 4545 & 4587 Juneau Street. The sites are located on the west side of Alpha Avenue and upon completion, will front the newly constructed Juneau Street to the south.

As approved under the masterplan rezoning, the current zoning for these sites is CD based on RM4s, RM4r and C9 under the Brentwood Town Centre Development Plan. By way of this application, Anthem intends to rezone the properties as follows.

- 4587 Juneau Street will be rezoned to CD (RM4s, RM4r, C9) and include a residential mixed-use tower with market strata, affordable rental, and retail at grade.
- 4545 Juneau Street will be rezoned to CD (P3) and include a public park that will be transferred to the City prior to occupancy of the 4587 Juneau Street residential building.

Currently, there are no buildings or improvements located on the site.

We look forward to working with you and City of Burnaby staff on this application. If you have any questions or concerns, please feel free to contact me directly at 778-280-8712 or at tmcrae@anthemproperties.com

Yours truly,

ANTHEM PROPERTIES GROUP LTD.



Tracy McRae
Vice President, Development