

PLANNING AND DEVELOPMENT DEPARTMENT




Date: AUG 25 2023

Scale: 1:3,500

Drawn By: RW

REZONING REFERENCE#23-20
3676 BAINBRIDGE AVENUE

 Subject Site



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

October 2, 2023

Attn: Ed Kozak, Director of Planning & Building

Re: Rezoning Letter of Intent – 3676 Bainbridge Avenue, Burnaby

Dear Mr. Kozak,

Beedie Living is submitting an application to rezone the site located at 3676 Bainbridge Avenue as follows:

From: CD Comprehensive Development District (based on M2 General Industrial District, and M5 Light Industrial District) and M5 Light Industrial District

To: CD Comprehensive Development District (based on RM4uv-c Multiple Family Residential District, RM4r Multiple Family Residential District, and C2 Community Commercial District)

The intent of this application is to repurpose the site to construct a mixture of 6-storey below-market rental buildings, 6-12 storey strata buildings, and 4-storey stacked townhomes. The proposed development includes approximately 966,944 square feet with an FAR of 2.2 compliant with the Bainbridge Urban Village Community Plan. Two levels of underground parking will be provided, as well as underground storage and bicycle rooms. The underground parking will fully comply with the City of Burnaby's parking and storage bylaws. In addition, residents will also be provided with ample outdoor and indoor amenity space.

The envisioned project would be comprised of approximately 1,000-1,100 residential units, including 20% affordable rental units which would be available for rates 20% below CMHC market median rents. A range of 1-3 bedroom units will provide an array of family-oriented housing. Within the development, there is great opportunity for landscape courtyards and usable open space for residents to enjoy. The proposed development will contribute to road infrastructure improvements and participate substantially in the creation of public green spaces. Opportunities to integrate neighborhood community uses/services at the intersection of Bainbridge and Winston will be explored.

The existing industrial buildings on-site will be demolished should this application gain the appropriate development approvals. We are excited to bring this proposal before you to continue to develop the Bainbridge Urban Village to accommodate the increasing demand of both market strata and below-market rental homes.

Thank you for your consideration. We look forward to working with the Planning Department and the City of Burnaby on this rezoning application.

Sincerely,

Nicholas Dhaliwal
Senior Development Manager, Residential