

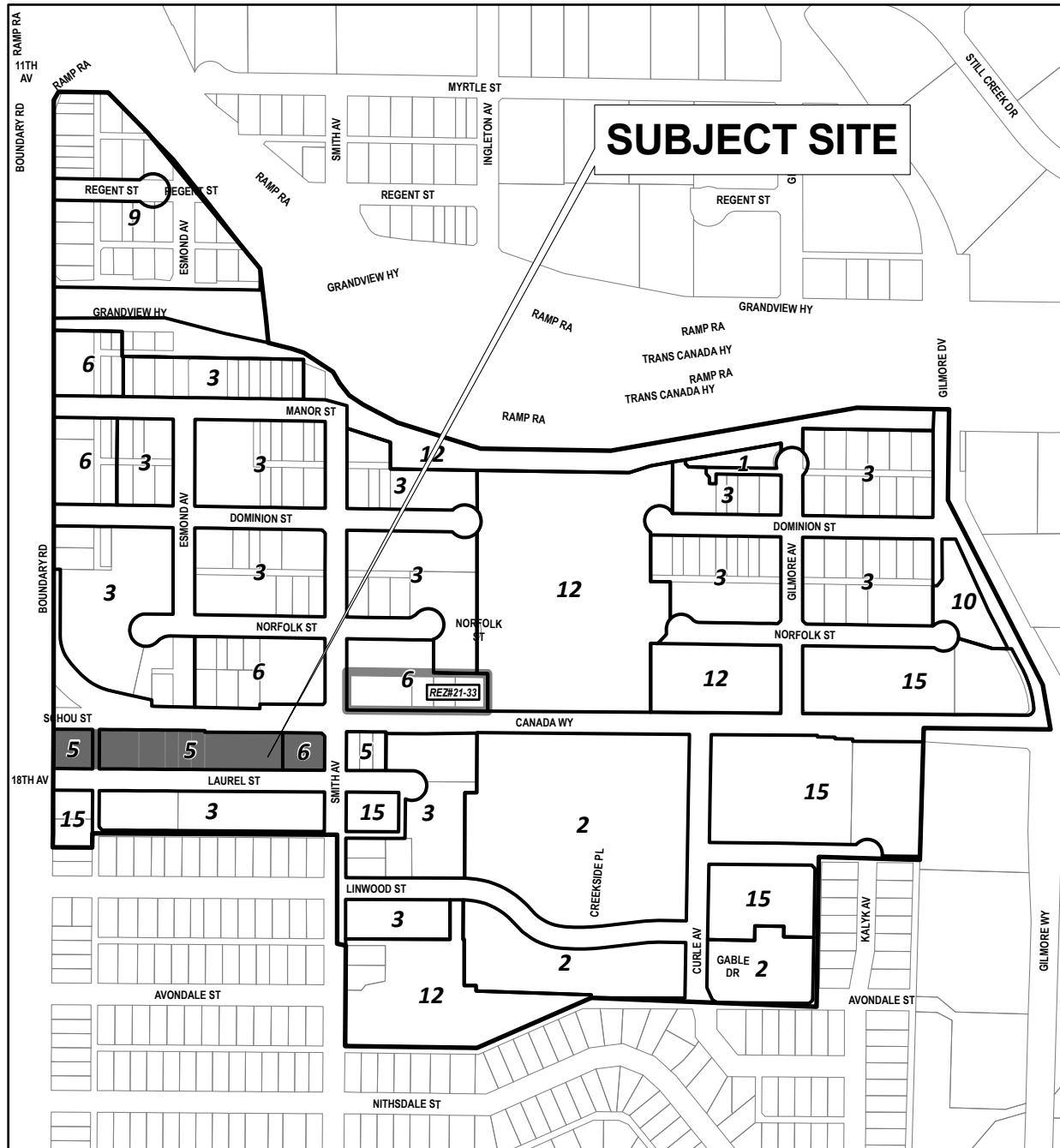
	PLANNING AND DEVELOPMENT DEPARTMENT 
Date: <p style="text-align: center;">JAN 31 2024</p>	<p>REZONING REFERENCE #23-23 3718,3732,3744,3790 CANADA WAY 3300 BOUNDARY ROAD</p>  Subject Site
Scale: <p style="text-align: center;">1:2,800</p>	
Drawn By: <p style="text-align: center;">RW</p>	

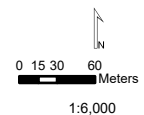


- | | |
|---|---|
| 1 Single and Two Family Residential | 9 Industrial |
| 2 Low Density Multiple Family Residential | 10 Institutional |
| 3 Medium Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | 15 Community Institutional |
| 6 Medium Density Mixed Use | |



Broadview Community Plan

PLANNING AND DEVELOPMENT DEPARTMENT



Attachment 2

Michael Kenchington, Director of Development
SH Boundary Holdings Ltd. c/o AviSina Developments Inc.
200 – 3787 Canada Way
Burnaby, BC V5G 1G5
Phone: 604-419-6004

December 11, 2023

Ed Kozak, General Manager
City of Burnaby Planning and Building Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent (REZ 23-23)
3300 Boundary Road, 3718 Canada Way, 3732 Canada Way,
3744 Canada Way, 3790 Canada Way
Broadview Plan Area

I, Michael Kenchington, have submitted this application to rezone 3300 Boundary and 3718-3790 Canada Way as follows:

From: C2 Community Commercial District: 3300 Boundary Road & 3718, 3732, 3744 Canada Way:
Comprehensive Development District (based on C2 Community Commercial District): 3790 Canada Way.

To: Comprehensive Development District (based on RM3 Multiple Family District, RM3r Multiple Family District, C2 Community Commercial District and Broadview Community Plan as guidelines).

The intent of this rezoning application is to be considered in conjunction with rezoning application REZ21-33, as part of a multi-phase mixed use application for Broadview Village. At this initial application stage, the proposed density from RM3, RM3r and C2 density guidelines is approximately 4.05 FAR. Additionally this application would consider additional density from the transfer of unused FAR from REZ21-33 and permit mid-rise building heights above six storeys. This application, in conjunction with REZ21-33 would conform to City requirements for market and non-market strata and rentals. Particular details related to both applications contained within our terms of reference document submitted as part of this application.

Thank you for your consideration of this rezoning request, we look forward to working with the City towards the approval of this rezoning application.

Sincerely,



Michael Kenchington, Director of Development
AviSina Developments Inc.

REZONING REFERENCE 23-23 SCHEDULE A

ADDRESS	PID	LEGAL DESCRIPTION
3300 Boundary Road	024-599-255	Parcel 1 District Lot 68 Group 1 New Westminster District Plan LMP43400
3718 Canada Way	029-182-379	Lot 1 District Lot 68 Group 1 New Westminster District Plan EPP26126
3732 Canada Way	029-182-395	Lot 1 District Lot 68 Group 1 New Westminster District Plan EPP26127
3744 Canada Way Lot 9	011-946-598	Lot 9 Block 1 District Lot 68 Group 1 New Westminster District Plan 980
3744 Canada Way Lot 10	011-946-610	Lot 10 Block 1 District Lot 68 Group 1 New Westminster District Plan 980
3744 Canada Way Lot 11	011-946-628	Lot 11 Block 1 District Lot 68 Group 1 New Westminster District Plan 980
3790 Canada Way	000-819-824	Lot 1 District Lot 68 Group 1 New Westminster District Plan 68474