
 <p>City of Burnaby</p>	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p>
<p>Date: MAR 20 2024</p>	<p>REZONING REFERENCE #24-01 5095 CANADA WAY (ALIAS)</p>  Subject Site
<p>Scale: 1:1,000</p>	
<p>Drawn By: JS</p>	

Sketch

CW LIQUOR STORE

February 12, 2024

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

To whom it may concern:

RE: Letter of Intent for 5095 Canada Way, Burnaby

This letter is to outline the intent for the rezoning of 5095 Canada Way.

There is an existing retail building located on the south side of Canada Way devised into three separate commercial units (5093, 5095, and 5097 Canada Way). A Licensee Retail Store, with unit number 5097, has been operating since 2021 and is looking to expand its space and take over unit 5095 that has an approximate square footage of 800. The site is currently zoned C2 and requires a rezoning to C2h.

The LRS is growing and it will be ideal for this location to expand over to the next unit. There is adequate amount of parking in front and back to accommodate this expansion.

The closest liquor stores are nearly 2 kilometers away. Approval of this expansion will help increase the volume and product selection that is needed and required to compete with the many other liquor stores out there.

Our proposed location expansion fits well within all required provincial regulations, as well as Burnaby's Liquor Store Location Framework.

Should you have any questions regarding this application for rezoning, please do not hesitate to contact me at (778) 986-7376.

Best regards,



Nijjar & Sons Enterprises Ltd.
Simran Nijjar