

MOSAIC

August 22, 2023

Mayor & Council
4949 Canada Way
Burnaby, BC V5G 1M2

Dear Mayor Mike Hurley,

Re: REZ #22-04 Bevan Townhomes, Purpose-Built Townhouse Development

In advance of a Public Hearing meeting scheduled for next Tuesday, August 29th, please find attached a brief presentation for your consideration.

The presentation includes imagery of successful projects we have built over the past two decades in other municipalities throughout the Lower Mainland, comprising of both for-sale and for-rental townhome communities.

We have been working with the City of Burnaby since 2005 to develop a suitable application for this site, and with support from both the City and CMHC, we are excited to see this application advance to Final Adoption in early 2024.

We look forward to building another great rental community and adding to much needed family-oriented rental housing here in Burnaby. Should you have any questions prior to the Public Hearing on August 29th, please do not hesitate to contact me by phone or email.

Thank you in advance for your time.

Sincerely,



Kristine Liu
Development Manager
Mosaic Homes
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E kristine.liu@mosaichomes.com

CITY OF BURNABY

AUG 24 2023

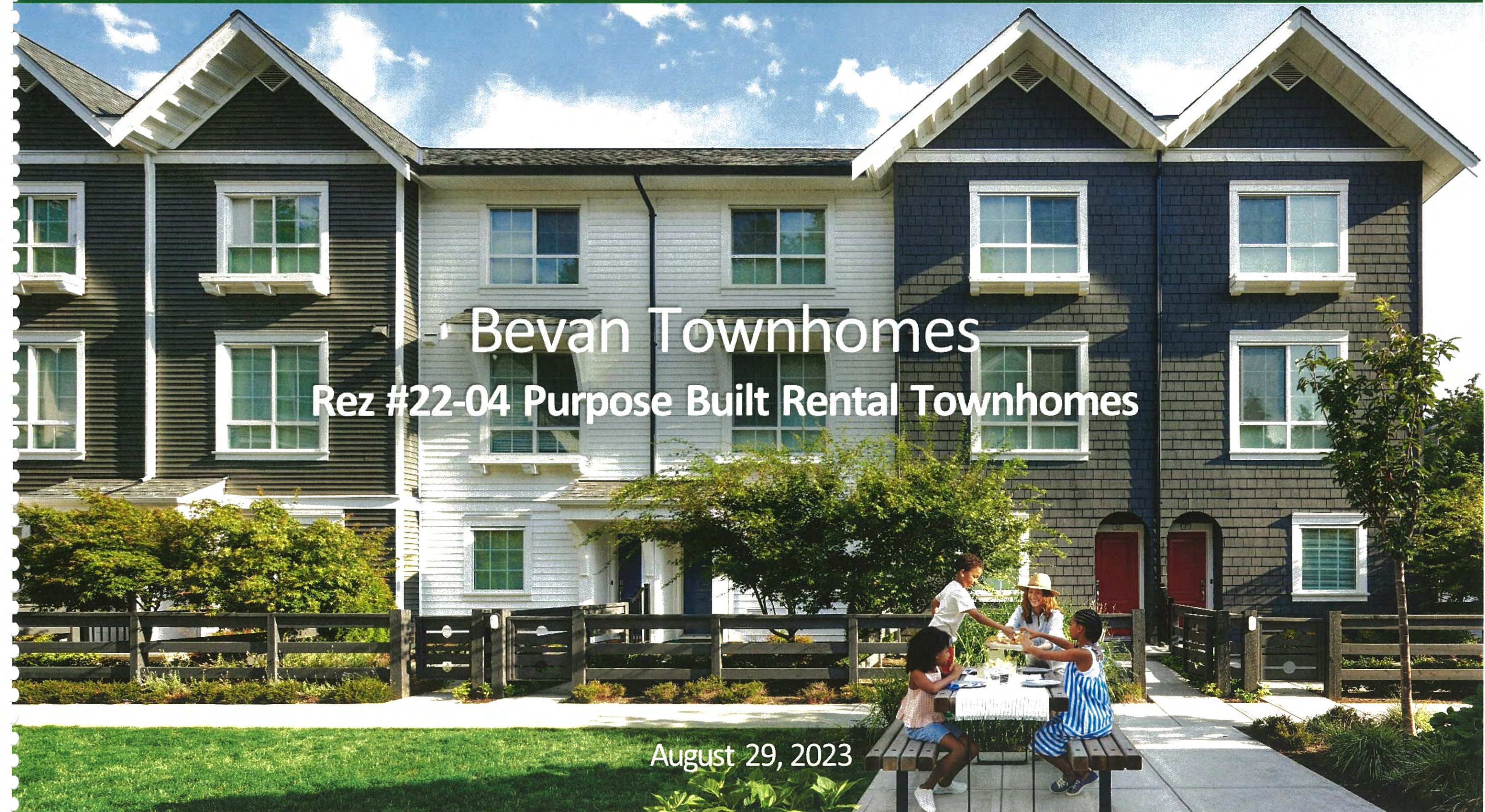
LEGISLATIVE SERVICES

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Bevan Townhomes

Rez #22-04 Purpose Built Rental Townhomes

August 29, 2023



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Mosaic Homes is a Vancouver-based homebuilder focused on designing and building better homes throughout the Lower Mainland. After 22 years in business and over 7,000 homes later, 'A Better Home' remains its promise.

Floorplans are designed for real life, allowing homeowners to place furniture where they want it, without feeling squeezed.

Mosaic thinks about what it's going to feel like when someone arrives home. Mosaic understands how to create that sense of place to ensure that once someone is home, they never want to leave.

From the outside, most will be able to recognize a Mosaic home. Timeless designs and simple proportions, all layered with rich materials are seen for all homes built.

Project Summary

The proposed development will provide 183 ground-oriented, rental townhomes. The units comprising 2-bedroom and 3-bedroom rental homes will be constructed over two lots, with 92 below-market rental homes on the Upper Bench and 91 market rental homes on the Lower Bench.

The below-market rental townhomes will be rented at CMHC market median rates. A ground lease for each lot will be entered into between Mosaic and the City of Burnaby, and will set out the affordability, tenure, construction, and operation of both market and below-market rental homes.

Site Context

This project is considered a key site within the Edmonds Town Centre Plan and is designated as a CD Comprehensive Development District based on a RM2r Multi-Family Residential District. This application is consistent with its current zoning and with various City policies, including the Edmonds Town Centre Plan and the Official Community Plan.

A significant portion of the Upper Bench includes more than 1.2 acres of protected Streamside Protection and Enhancement Area (SPEA).

Form and Character

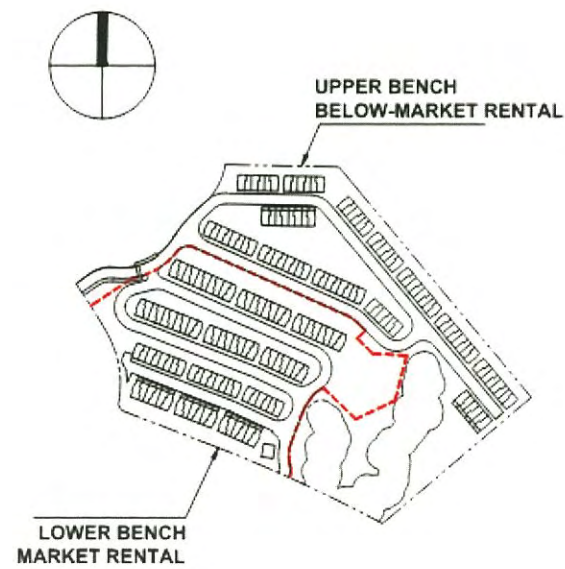
The site slopes significantly from the northeast to the southwest. The design intent is to work with the natural topography of the lands and build an architecturally timeless community that draws inspiration from shingle style architecture.

Key shingle style characteristics that define the project include strong roof forms, shingle cladding and asymmetrical window groupings. Thoughtful details include architectural brackets, dentils, and diamond shaped windows while a neutral colour palette using greys, whites and coloured doors offer a contemporary take on this architectural style.

There is an abundance of private outdoor space for each home and large shared outdoor spaces in each lot. Pedestrian pathways throughout the site, lined with rich landscaping along boulevards and in each yard connect the site to promote walkability. Each townhome will have a private garage for vehicles and bicycle storage, with additional visitor parking and shared bicycle racks conveniently located throughout the site.

Site Context

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Project Site Plan

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Site Area	
Gross Site Area	44,941 SM (483,748 SF)
SPEA	5,038 SM (54,232 SF)
Net Site Area	39,903 SM (429,516 SF)

Project Statistics		
	Permitted	Proposed
Gross Buildable Area	31,459 SM (338,623 SF)	20,143 SM (216,817 SF)
Density	0.70 FAR	0.45 FAR
	Required	Proposed
Vehicle Parking - Residents	110 Stalls	344 Stalls
Vehicle Parking - Visitors	20 Stalls	39 Stalls
Bicycle Parking - Residents	366 Stalls	366 Stalls
Bicycle Parking - Visitors	37 Stalls	38 Stalls

Total Project Homes	Count	Sizes
Two-Bedroom	36	1,059 SF - 1,282 SF
Two Bedroom - Accessible	11	1,070 SF
Three-Bedroom	125	1,143 SF - 1,334 SF
Three-Bedroom - Accessible	11	1,153 SF - 1,180 SF
Total Homes	183	



Building 23



Building 10





Gardner
City of Abbotsford

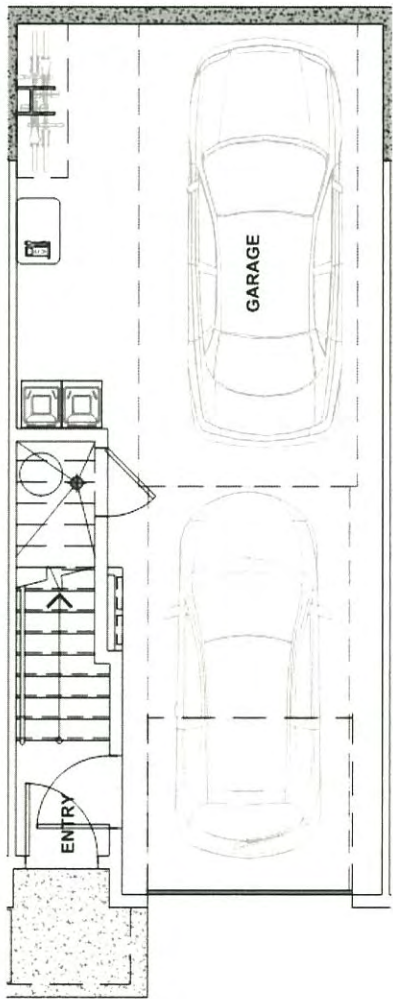


Bonson

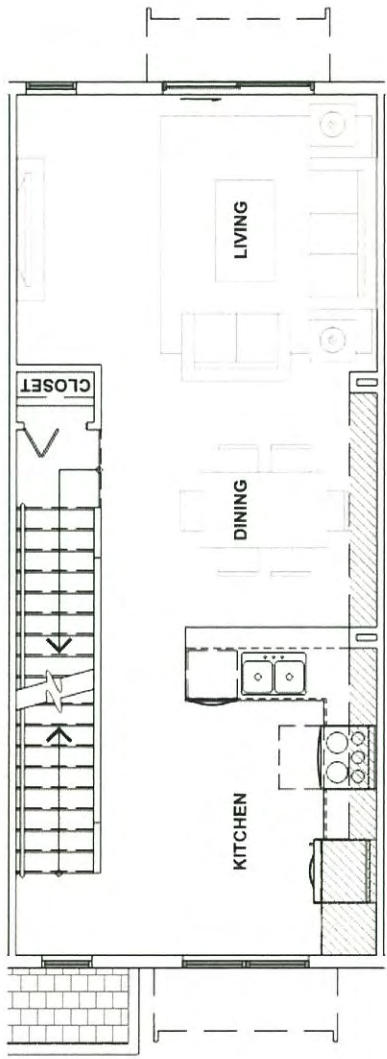
City of Pitt Meadows



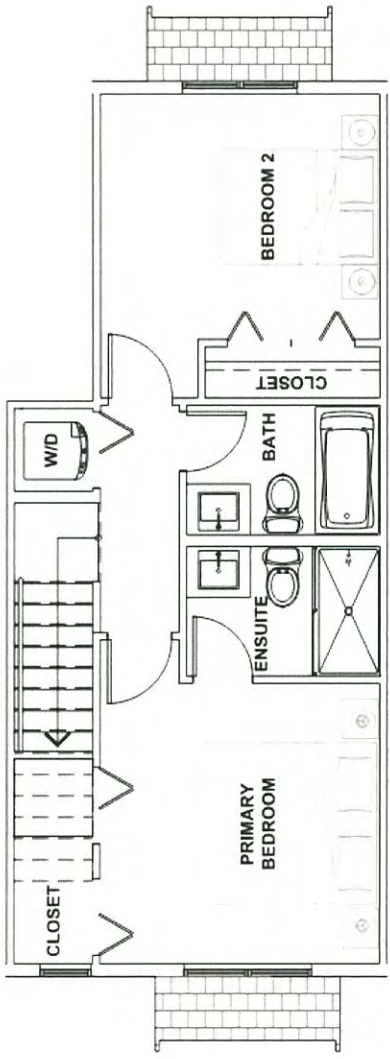
Mitchell
City of Coquitlam



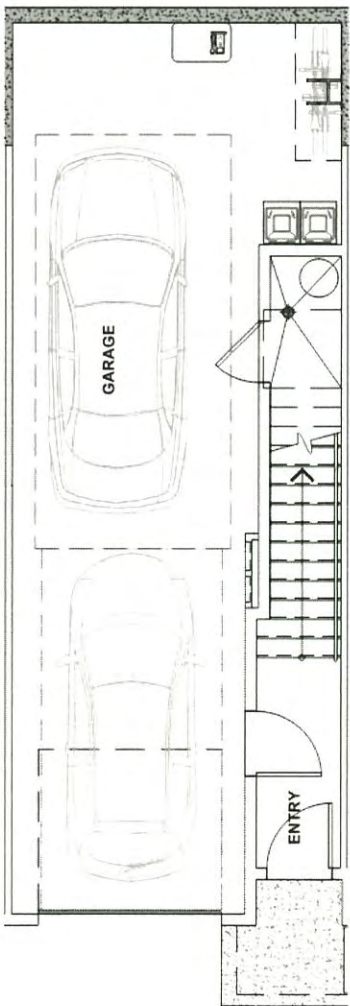
Lower Floor



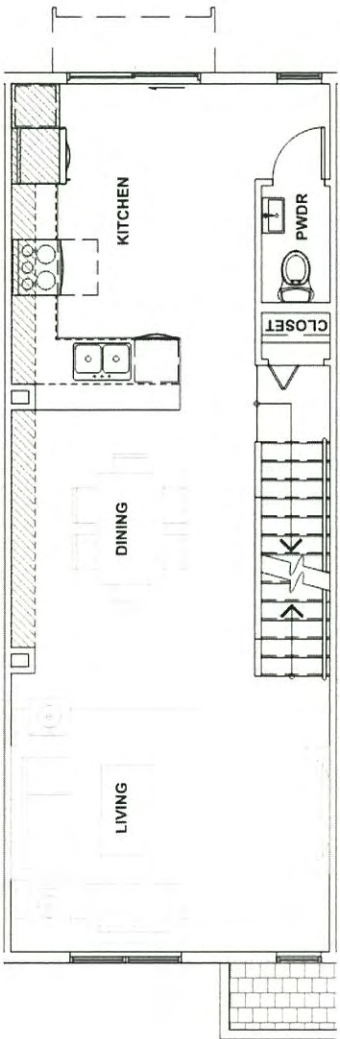
Main Floor



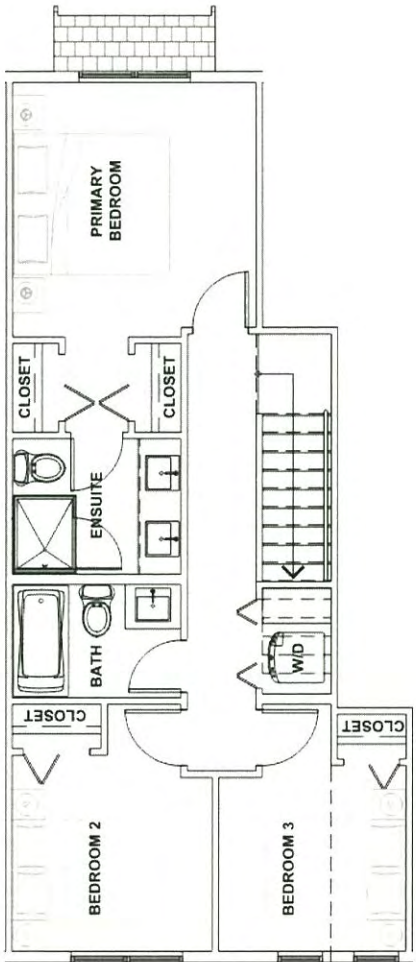
Upper Floor



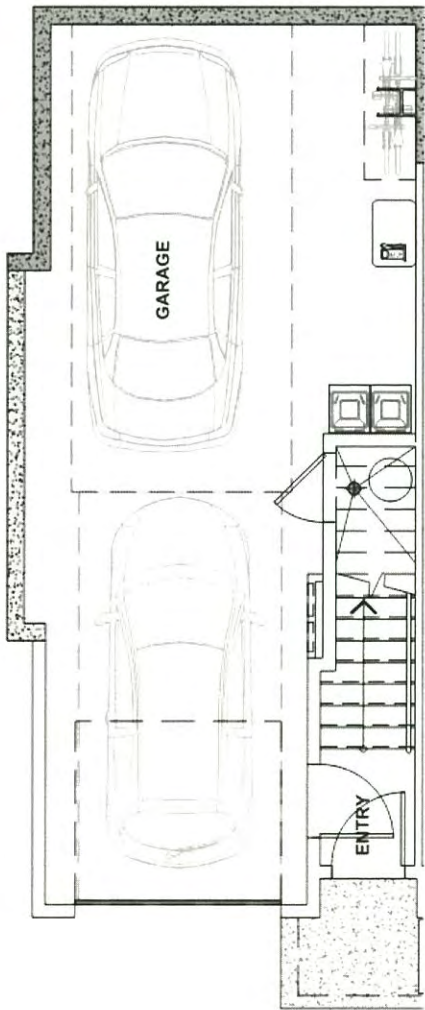
Lower Floor



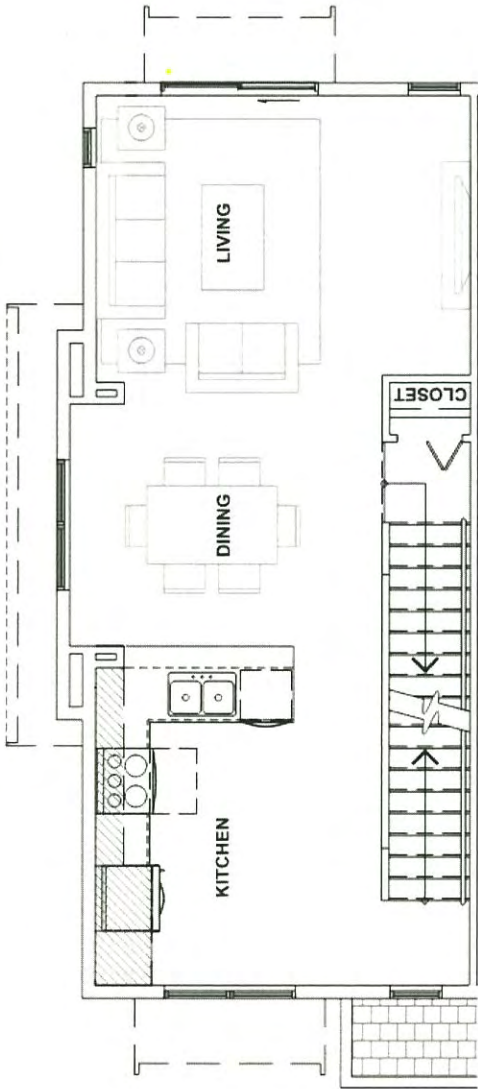
Main Floor



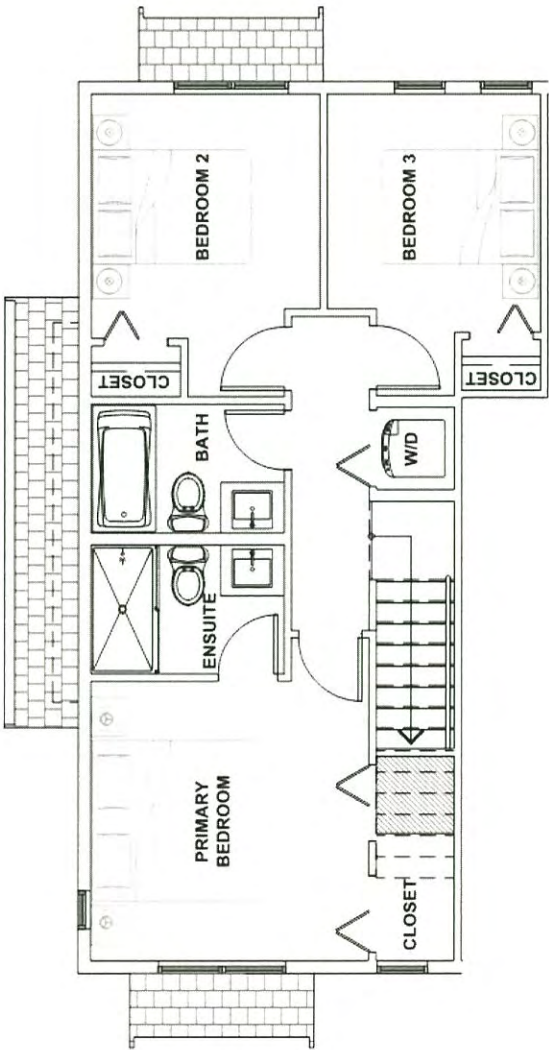
Upper Floor



Lower Floor



Main Floor



Upper Floor



Metro
City of Burnaby



Metro

City of Burnaby



Seaside
by Savarise



Fremont
City of Port Coquitlam



Hawthorne
City of Surrey

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Thank You