



Sketch 1

REZONING REFERENCE 24-16
SCHEDULE A

ADDRESS	PID	LEGAL DESCRIPTION
4900 Kingsway	000-703-231	Parcel "J" (Explanatory Plan 15978) District Lots 32 and 152 Group 1 New Westminster District
Portion of 4940 Kingsway	007-899-262	Lot 1 District Lot 152 Group 1 New Westminster District Plan 74906
6446 Nelson Avenue	009-570-039	Lot 12 District Lot 152 Group 1 New Westminster District Plan 11715
6450 Nelson Avenue	016-262-069	Lot 1 District Lot 152 Group 1 New Westminster District Plan 86209



McCARTHY PROPERTIES

William P.J. McCarthy, Owner
W.P.J McCarthy and Company Ltd.,
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August 8th, 2024

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

Re: Rezoning Letter of Intent
5000 Kingsway Plaza
Metrotown Area Plan

I, William P.J. McCarthy, on behalf of W.P.J McCarthy and Company Ltd., have submitted this application to rezone the subject site:

From: C3 General Commercial District, P8 Parking District, and CD Comprehensive Development District (based on C3 General Commercial District)

To: CD Comprehensive District (based on C3 General Commercial District, RM5s Multiple Family Residential District, and RM5r Multiple Family District)

The purpose of the rezoning is to permit the installation of a mixed-use office, retail and high-rise residential development. This will require the consolidation the 4 existing lots on the block plus City of Burnaby Lane into 4 distinct sites to be developed by the McCarthy Family.

The attached rezoning submission seeks to modify the existing land use from C3, P8 & CD to CD (C3, RM5r & RM5s). The proposal is for 8.93 FAR out of an available 14.3 FAR. There is no intent to pursue bonus density. The proposal is for a landmark 71 storey tower at the gateway to Metrotown with a Westcoast inspired art deco style, with a new private road and a new private laneway. Cycle lanes and rainwater management zones are proposed on 3 sides of the site.

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



William P.J. McCarthy, Owner
W.P.J McCarthy and Company Ltd.