

**TO:** MAYOR & COUNCILLORS

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: REZ #23-11 – 5502 LOUGHEED HIGHWAY – PROPOSED  
ALTERATIONS TO MIXED-USE DEVELOPMENT FOLLOWING  
SECOND READING**

**PURPOSE:** To seek Council approval to amend the suitable plan of development for REZ #23-11, to rescind Second Reading of the rezoning bylaw, and to introduce the rezoning bylaw with an amended development plan for Second and Third Reading.

## REFERENCES

Address: 5502 Lougheed Highway  
Legal: PID: 002-789-906  
Lot 102 District Lot 125 Group 1 New Westminster District Plan  
56065  
Applicant: Keltic Canada Development  
2338-666 Burrard St., Vancouver, BC V6C 2X8  
Attention: Leo Zeng  
Current Zoning: M2 General Industrial District, P2 Administration and Assembly  
District, and CD Comprehensive Development District (based on  
M2 General Industrial District and R2 Residential District as  
guidelines)  
Proposed Zoning: Amended CD Comprehensive Development District (based on C2  
Community Commercial District, RM5s Multiple Family Residential  
District, RM5r Multiple Family Residential District, and Brentwood  
Town Centre Plan as guidelines, and in accordance with the  
development plan entitled “Amended 5502 Lougheed Highway  
Development” prepared by James Cheng and Chris Dikeakos  
Architects)

## RECOMMENDATION

**THAT** rescinding Second Reading of Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, 2024 (Bylaw No. 14707) be approved;

**THAT** the alterations to the suitable plan of development for REZ #23-11, as set out in the report titled “REZ #23-11 – 5502 Lougheed Highway – Proposed

Alterations to Mixed-Use Development Following Second Reading” dated May 13, 2025, be approved; and

**THAT** the City Solicitor be authorized to bring forward Bylaw No. 14707 with an amended development plan reflecting these alterations for Second and Third Reading.

## **1.0 POLICY SECTION**

- Corporate Strategic Plan (2022),
- Regional Context Statement (2013),
- Official Community Plan (1998),
- Brentwood Town Centre Development Plan (1996),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011),
- Environmental Sustainability Strategy (2016),
- Transportation Plan (2021),
- HOME: Housing and Homelessness Strategy (2021) and,
- Rental Use Zoning Policy (2020).

## **2.0 BACKGROUND**

- 2.1 On January 28, 2025, Council received a report recommending a Rezoning Bylaw (Bylaw No. 14707) be brought forward for First and Second Reading for the subject rezoning application, which proposed rezoning subject site at 5502 Lougheed Highway (see **Attachment 1** - Sketch #1), to an Amended CD Comprehensive Development District based on C2 Community Commercial District, RM5s Multiple Family Residential District, RM5r Multiple Family Residential District, and Brentwood Town Centre Plan as guidelines.
- 2.2 Subsequently on February 25, 2025, Council granted First and Second Reading to the Rezoning Bylaw (Bylaw No. 14707). The applicant has voluntarily proposed several alterations to the development plans, including to increase the proposed commercial space, improve tower separation, and refine the unit mix, including increases to the total number of larger units (2 bed +). Other proposed amendments to the development plans are detailed in Section 3.0.

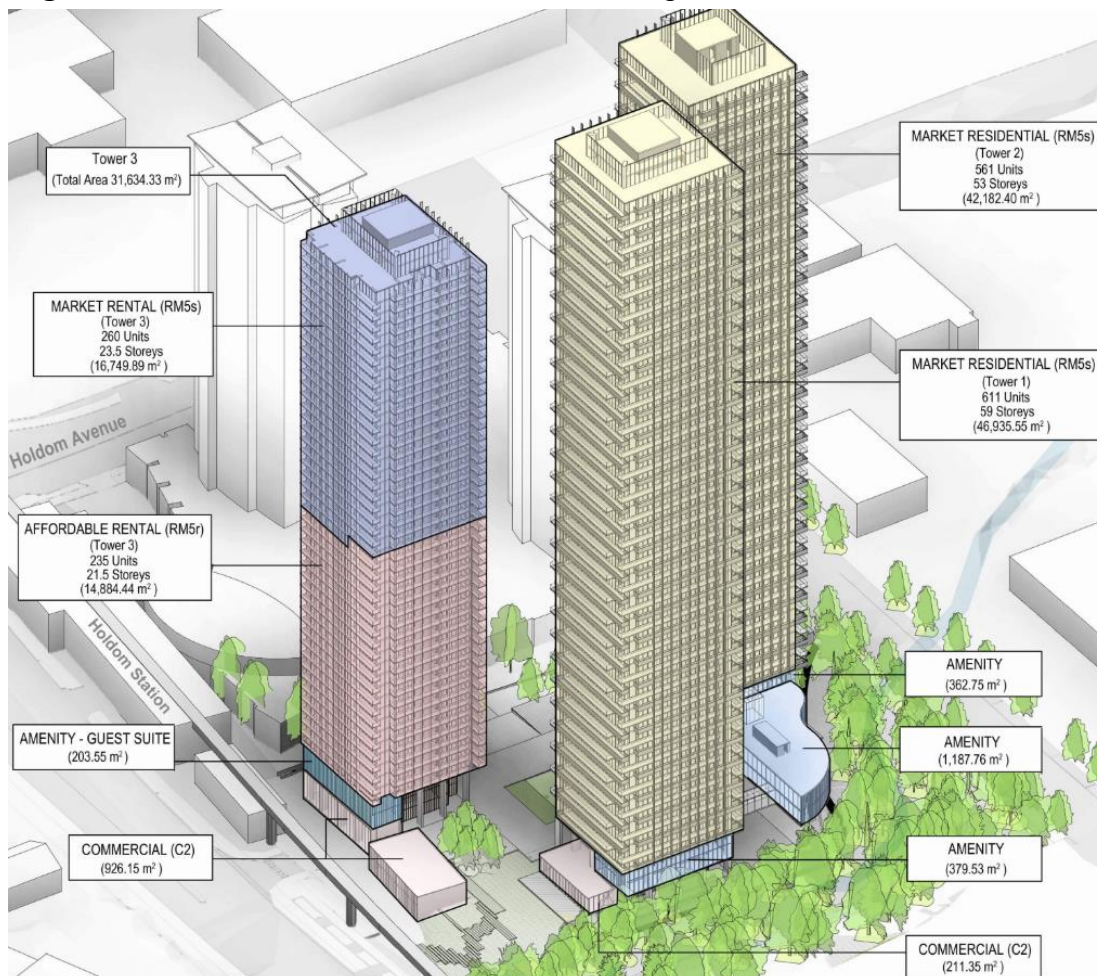
The purpose of this report is to provide Council with information on changes to the original proposal, and to recommend rescinding Second Reading of the Rezoning Bylaw, and that the Rezoning Bylaw be brought forward with the amended development plan reflecting the alterations for Second and Third Reading.

## **3.0 GENERAL INFORMATION**

- 3.1 Following additional design development, the applicant has proposed an amended development proposal which includes, additional commercial space, increased tower separation, minor revisions to unit mix and parking, and improvements to the

public space, including both landscape improvements and an expanded Statutory Right of Way (SRW) for public access across the site's open spaces. The proposal presented to Council in January, 2025, had a total commercial floor area of 635.92 m<sup>2</sup> fronting Lougheed Highway. The revised proposal includes the expansion of existing commercial units along Lougheed with the addition of a ground level commercial space located on the north side of Tower 1. As shown in **Figure 1**, the net result is an increase in the commercial space to 1,137.50 m<sup>2</sup>.

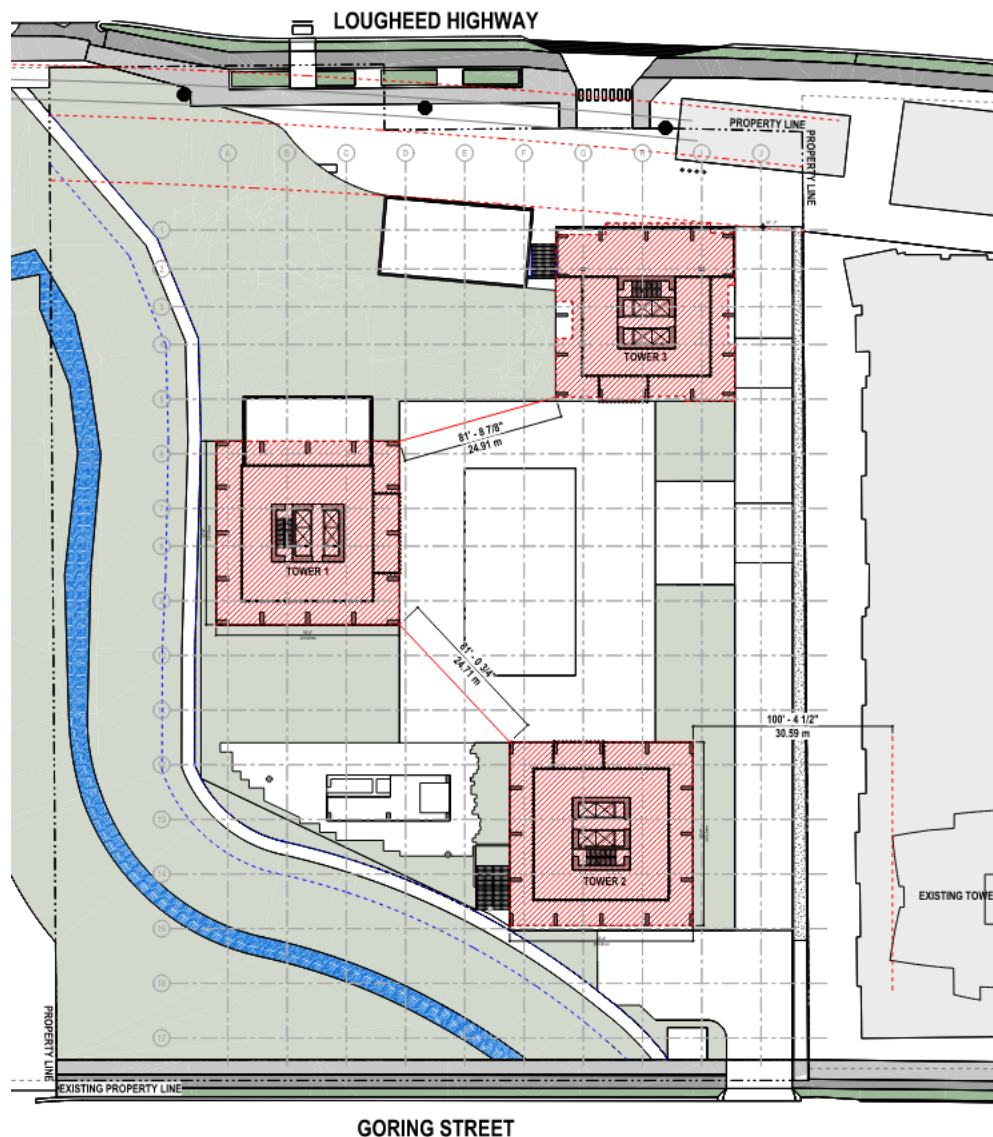
**Figure 1: Amended Land Use and Tenure Diagram**



- 3.2 In addition to increasing the commercial offering, the applicant has further adjusted tower spacing, more specifically, between the southern tower (Tower 2) and the (Legacy) tower on the adjacent lot to the east to increase the separation between buildings. While the original development plan achieved suitable tower separation, the amended development plan improves the relationship between the tower elements of the project, predominantly achieved through slimming down the massing of the towers through design efficiencies and shifting the southern tower closer to the SPEA setback. As shown in the **Figure 2**, Tower 2 now achieves a

separation of approximately 30.48 m or 100 feet from the existing Legacy tower, and there are no impacts on the SPEA setback as a result of the readjustment to the tower's siting on the site.

**Figure 2:** Amended Site Plan and Tower Separation Diagram



- 3.3 The design refinements to the towers result in 18 fewer strata units in Tower 1 and Tower 2, and 18 additional rental units in Tower 3. The changes also include a refined unit mix of unit types. However, the overall unit count proposed for the project remains unchanged, all units continue to meet or exceed the minimum size requirements of the Zoning Bylaw, and the total number of two and three bedroom units within the development has increased. Underground parking design refinements have allowed for additional parking without the need for any additional

levels of underground parking. It is noted that the ratio of parking proposed still falls within the 0.6 to 1.0 stall per unit requirements of the TDM Policy, and as such the TDM requirements outlined in the January report to Council still apply. A detailed summary of the amended development plan, including density, floor area, residential unit mix, amenity space, and parking and loading, is provided in **Attachment 2**.

- 3.4 The amendments to tower siting and the addition of the commercial space has required modifications to the proposed landscape plan for the site. The revised proposal includes more detail on the amenities contemplated for the open space and SPEA area including new seating and play spaces, as well as an enlarged SRW area across the northern plaza for the benefit of the broader community.
- 3.5 The specific changes to the development plan are generally summarized below:
- **North Plaza Expansion:** an enlarged and refined north plaza Statutory Right of Way is contemplated located directly south of Lougheed Highway, connecting surrounding amenities including children's play area, active programming, garden space, naturalized landscaping, riparian area, and nearby residential and retail spaces;
  - **Increased Commercial Offering:** proposed commercial space has increased from 635.92 m<sup>2</sup> to 1137.50 m<sup>2</sup>, which is within the permitted commercial density for the site;
  - **Improved Tower Separation:** reduced tower floor plates and architectural refinements on all towers has resulted in slimmer towers with improved tower separation on site and to neighbouring towers;
  - **Increased Market Rental Units:** 18 fewer strata units in Tower 2, and 18 additional rental units in Tower 3, which changes the total rental units to 260 (from 242) without any changes to the overall unit count;
  - **Amended Unit Mix:** a refined mix of unit types that still meets all minimum size requirements of the Zoning Bylaw, and results in an increase of 2 or 3 bedroom units;
  - **Increased Parking Provision:** refinements to the 5 levels of underground parking have resulted in an increase of 245 additional parking spaces, without the need for additional levels of parking; and
  - **Beecher Creek Enhancements:** additional public access and enhancements such as resting place, foot bridge and seating areas are proposed at the southwest corner of the site.

Staff are supportive of the proposed amendments and, subject to Council approval, will continue to work with the applicant towards Final Adoption of the Rezoning Bylaw with the amended development plan. The rezoning application would be brought forward for Final Adoption once all prerequisite conditions of the rezoning have been satisfied.

- 3.6 It is recommended that Council rescind Second Reading of the Rezoning Bylaw, and authorize the City Solicitor to bring forward Bylaw No. 14707 with an amended

development plan reflecting the proposed changes, as shown in “Amended 5502 Lougheed Highway Development” prepared by James Cheng and Chris Dikeakos Architects for Second and Third Reading.

#### **4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

Public notice of the Rezoning Bylaw was completed in accordance with section 467 of the *Local Government Act*, the City’s Public Notice Bylaw and Council policy prior to Council giving First and Second Reading to the Rezoning Bylaw on February 25, 2025. The proposed amendments do not result in any changes to the uses on the site, the proposed density does not exceed the permitted density for the site in line with the C2 District guidelines, and the development remains consistent with the City’s Official Community Plan. Further communication and community engagement for the proposed amendments to the development plan are not required.

#### **5.0 FINANCIAL CONSIDERATIONS**

There are no financial considerations related to this proposal.

Respectfully submitted,

E.W. Kozak, General Manager Planning and Development

#### **ATTACHMENT**

Attachment 1 – Sketch #1

Attachment 2 – Amended Development Statistics

Attachment 3 – Amended Development Plan

#### **REPORT CONTRIBUTORS**

This report was prepared by Rushi Gadoya, Planner 2, and reviewed by Mark Norton, Manager Development, Jennifer Wong, Assistant City Solicitor, and Jesse Dill, Director Development.