





**Doxa Development**  
4200 Vanguard Road, Richmond BC V6X 2P4  
Tel: 604-285-0011

March 3<sup>rd</sup>, 2023

Dear Planning Department, City of Burnaby

This letter of intent is to introduce a new proposal of a 33-unit stacked townhouse development at 1030 Sperling Ave Burnaby. The subject sites are currently zoned P-1 for the western portion of the site and R-4 for the rest. There is only one existing building on the P-1 zoned area, which is a vacant church that has moved out and no longer use the space. The R-4 zoned area is a vacant land. There is an active subdivision application attached to the previous rezoning application for a daycare facility. A separate letter of withdrawal the previous rezoning application is also submitted with this letter of intent. The existing buildings on the site will be demolished to accommodate the proposed new construction. All demolition work will comply with city's bylaw and recycling requirement.

Given the City of Burnaby's recent adoption, on October 04, 2021, of the amendments to the Residential Framework of the Official Community Plan to allow consideration of affordable housing on institutional zoned sites, we believe our proposal aligns with the new OCP amendment.

This new application proposes rezoning the subject site from P1 - Neighbourhood Institutional District and R4 Residential District to a Comprehensive Development District based on the RM2 and RM2r - Multiple Family Residential Districts. Initial plans for the development propose 0.9 FAR from the RM2 District for market strata stacked townhouses, and an additional 0.33 FAR from the RM2r District for non-market and market rental stacked townhouses. The RM2r density is needed to provide non-market units (set to 20% below market median rents) that equal a minimum of 20% of the total market strata unit count, with the remaining RM2r density providing an equal amount of market rental units and non-market rental units (at market median CMHC rates). In line with this approach, it is expected that the development will provide a total of approximately 33 units, including 22 market strata townhouses, 5 non-market rental units at 20% below CMHC rates, 3 non-market units at CMHC market median rates, and 3 market rental units. On-site parking requirements are to be provided in an underground parkade.

We will also relocate the parkade entry to be along the north property line. To create a more efficient parking space underground and, with necessary security system and landscaping, a better nature setback from the north neighbour. Currently the north neighbor uses the southern part of their site as surface parking space.

We welcome any discussions and are open to feedback from you. We hope that our proposal can help provide and satisfy the needs for good and affordable housing in this area. We look forward to hearing from you.

Sincerely,

Christine Ma  
Signing authority of the registered owner:  
1030 Sperling Nominee.  
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