


PLANNING AND DEVELOPMENT DEPARTMENT

Date: APR 12 2023

scale: 1:2,000

Drawn By: RW

**REZONING REFERENCE #23-07  
5777 WILLINGDON AVENUE**

 Subject Site

Old Orchard Apartments Ltd.  
880 – 700 West Georgia St  
Vancouver, B.C.  
V7Y 1B6

March 21st, 2023

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

**Atten:** Andrew Yu

**Re: Proposed Rezoning and Redevelopment of 5777 Willingdon Ave and 4475 Grange Street:  
Design Concept**

Dear Andrew,

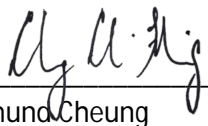
We are pleased to write in connection with our rezoning application for the above-noted property. This is a new application, which replaces Rez 17-10008. The proposal is for a 37 storey market condo tower at the south end of the site and a six storey 86 unit wood framed rental replacement building to the north. The two buildings will be built over a common parkade containing four levels of underground parking, with an additional parking level at-grade. The at-grade P1 will create an elevated outdoor amenity area, which is set apart from busy Willingdon Avenue. Access to the parkade will be from the north end of the City lane.

We are proposing to rezone the site from the RM3 Multiple Family Residential District to the CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines) in order to facilitate the proposed development.)

We look forward to working with staff on this exciting project.

Sincerely,

**Old Orchard Apartments Ltd.**

  
Edmund Cheung