

PLANNING AND DEVELOPMENT DEPARTMENT




Date: APR 14 2023

scale: 1:1,200

Drawn By: RW

**REZONING REFERENCE #23-08  
3328 BAINBRIDGE AVENUE**

 Subject Site

# BÜRO47architecture inc

4777 Delta Street  
Delta BC V4K 1V7

Wesley Wollin  
Architect AIBC  
Principal

March 16, 2023

## Letter of Intent

Re: Townhome Development / 3328 Bainbridge Avenue, Burnaby BC

Ian Wasson, Senior Current Planner / City of Burnaby

Shawn Natrasony, Development Planner / City of Burnaby

We wish to submit a rezoning application for the property at 3328 Bainbridge Avenue, Burnaby. The proposed development would consist of 9 townhomes in two building blocks connected with a elevated, central deck. The central deck provides additional outdoor space, direct-access to main living spaces and covers the parking area below. Underground parking consists of both open stalls and secured garages and total one car per unit plus two visitors, 11 spaces in total. The underground parking allows the buildings to sit two meters lower than a conventional ground-oriented scheme, respecting the single-family residence scale to the east. The 4 units in the west building block add an additional level for an extra bedroom and roof deck access, whilst the eastern units include a full roof deck on the top level.

The development is compliant with the new Bainbridge Urban Village Community Plan objectives, targeting a 1.1 FAR limit with a maximum gross building area of 1,152 m<sup>2</sup> on the 1,047.95m<sup>2</sup> site. The site is to be rezoning to CD (Comprehensive Development) based on RM2uv. The housing units are aimed to provide family-friendly housing, and optimize land use in this emerging urban village.

We appreciate the evaluation of the Burnaby Council in receiving this rezoning application for future consideration.

Sincerely,



**Wesley E. Wollin** Architect AIBC  
Principal | BÜRO47architecture inc  
t 604 943 1213  
e wesley@BURO47.com

City of Burnaby  
Planning Department

APR 11 2023

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Corresp. #.....