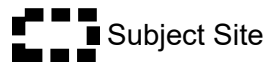
	<p>PLANNING AND DEVELOPMENT DEPARTMENT</p>
<p>Date: MAR 07 2024</p>	<p>REZONING REFERENCE #23-24 PORTION OF 3405 WILLINGDON AVENUE</p>
<p>Scale: 1:3,500</p>	
<p>Drawn By: JS</p>	



Edward W. Kozak, General Manager Planning and Development
4949 Canada Way, Burnaby BC V5G 1M2

Letter of Intent
3405 Willingdon Avenue, Burnaby

December 15, 2023

ADC Management LP, on behalf of Willingdon Developments (AQ/MIB/TWN), a partnership between the Musqueam Indian Band, the Tsleil-Waututh Nation and Aquilini Development ("the Partnership") submits this rezoning application to rezone the subject site at 3405 Willingdon Avenue from the CD Comprehensive Development District (based on the P6 Regional Institutional District and B2 Urban Office District) to an amended CD Comprehensive Development District (based on the RM5 and RM5r Multiple-Family Residential Districts, and C2 Community Commercial District in accordance with the draft Willingdon Lands Master Plan).

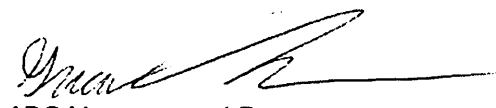
Since time immemorial the Musqueam and Tsleil-Waututh First Nations have had a long tradition of working together as family and community. The Partnership, established in 2014, expands the Nations' economic base and land holdings to generate jobs, economic development, and prosperity for current and future generations within their traditional territories. The joint vision between these families establishes cooperation, partnership, and benefits for all groups involved, and sets a stable foundation for the next generation. Together, the Partnership is working to transform the existing property into a connected and diverse community that strives towards a sustainable, resilient future and includes housing, jobs, cultural revitalization, and community.

The intent of this site-specific rezoning is to advance the Phase 2 portion of the site, which is currently proposed to comprise of three residential buildings inline with the Masterplan:

- 20-storey concrete market leasehold strata building with ground-oriented commercial retail (Building 2A)
- 20-storey concrete market leasehold strata building with ground-oriented commercial retail (Building 2B)
- 16-storey concrete market leasehold strata building with ground-oriented commercial retail (Building 2C)

We look forward to working with the City of Burnaby toward the completion of this rezoning application.

Yours truly,



ADC Management LP
Graeme Clendenan
Director – Development