



PLANNING AND DEVELOPMENT DEPARTMENT



Date: JUN 06 2024

Scale: 1:5,000

Drawn By: RW

# REZONING REFERENCE #24-13 PORTION OF 3405 WILLINGDON AVENUE (PHASE 3 TO 7)



Subject Site



Master Plan



89 W GEORGIA STREET  
VANCOUVER, BC  
CANADA V6B 0N8

T 604. 899. 5398  
F 604. 899. 5399  
AQUILINI.COM

ADC Management LP  
89-900 W Georgia St.  
Vancouver, BC, V6B 0N8  
Phone: 604.899.5365  
Email: mark.mazzone@aquilini.com

August 9, 2024

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

**Re: Rezoning Letter of Intent  
3405 Willingdon Avenue  
Willingdon Lands Urban Village**

I, 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"), have submitted this application to rezone the subject site:

**From:** CD Comprehensive Development District (based on P6 Regional Institutional District and B2 Urban Office District)

**To:** Amended CD Comprehensive Development District (based on RM5 and RM5r Multiple Family Residential Districts, C2 Community Commercial District, B2 Urban Office District, and the Willingdon Lands Master Plan as guideline)

The purpose of the rezoning is to advance the Phase 3-7 portion of the site, which is currently proposed to comprise of fifteen residential buildings up to 25-storeys in height with various ground-oriented commercial retail opportunities inline with the Master Plan (reference RZ #17-03 kwasan Village Master Plan, formerly known as Willingdon Lands Master Plan).

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

Yours truly,

DocuSigned by:

A handwritten signature in black ink that reads "Mark Mazzone".

ADC Management LP  
Mark Mazzone  
VP, Development