

**The following item(s) of
correspondence were received in
opposition to Rezoning Reference #
13-05.**

May, 25, 2015

Submission to Council - Rezoning Reference #13-05

Subject: Rezoning Application Public Hearing on May 26, 2015 re 6989, 7009 and 7029 Royal Oak Ave.

I own 7089 Royal Oak and I do not support the development of town housing on the subject lands.

The rationale is as follows:

The proposed use of the property is a gross underutilization of the property for the following reasons.

1. The properties are within 250 feet of the SkyTrain station and the entire block is within 400 feet distance; a very short walk which means it is a uniquely desirable location for those with a need to be located within an effortless walk to mass transit.

2. Neighborhood Conditions. The area is very active with substantial vehicular and foot traffic from 6 AM to 1 AM.

Noise level are high due mainly to SkyTrain's normal operating hours of (5:25 AM to 1 AM at Royal Oak Station). Even after these normal operating hours the noise levels from SkyTrain continues on a 24 hour basis as track repair and maintenance trains and other system equipment moves on the tracks for ongoing track maintenance. This equipment travels though the station to and from the Maintenance yard to the east of the Edmond's Station. All this activity will continue into the future and the properties will continually be exposed to an increasingly high level of noise and activity.

3. The intersection on Royal Oak and Beresford at the entrance to the Station, a mere 100 feet from the north property line of the proposed development and on a constant basis police and other emergency support agencies are attending and intervening in the vicinity of the Royal Oak Station for a variety of safety , security, health. and mental and drug related problems.

4. Security is a major issue in the area and to create the proposed townhouse project with 23 separate doors versus a facility with one centralized entry and exit point with video monitoring on higher density development is much more sensible given the environment. I and my neighbours on the two properties to the north are intimately familiar with the neighbourhood and safety is a major concern being that close to the SkyTrain station. People lurk around the area constantly, drug dealing is common is a common occurrence. The police have been requested to patrol this area on several occasions and have made interventions and arrests. The lane behind the property to the west of Royal Oak is a dark and intimidating alleyway . The single family residences to the west of lane have all had to erect high solid fences to seal off their properties to the dangers from people who frequent this lane and are not residence of the area. Creating a 23 individual door townhouse development exposed to this environment is not sensible.

5. The Royal Oak Plan was crystallized in 1999, 15 years ago. The needs for accommodation have changed

from that time. Town housing was visualized as a suitable use at the time. I and my neighbours south of the proposed development feel that a higher density development such as 4 or 5 story condo development with a single entry point is a much more intelligent use for the lands. If the proposed townhouse use is allowed to proceed then the entire block will be given sacrificed for a gross underutilization of its potential.

6. There is a crying need for people who are elderly, without cars, handicapped in one way or another to be able to access SkyTrain within a 5 minute walk from their door. What site is more convenient in Burnaby? One is hard pressed to find any other property not visualized for high rise use that has such proximity. It is virtually one of the few sites left.

This property should not be proceeding as a relatively low density townhouse project with 23 separate doors. Greater density is already developing south of Rumble on Royal Oak at a distance from which many Seniors would be hard pressed to walk to SkyTrain. This neighbourhood abuts higher end housing than exists adjacent to the subject site. North of the SkyTrain station at greater walking distance higher density has been recently developed. The sensible decision to make would be to request the Planning Department back study the situation with the view to increasing density and allowing projects in this block of Royal Oak that better reflect the nature of the living conditions being so close to the entrance to a mass transit station.

7. The proposal before Council recommends Burnaby sell the Burnaby owned lot at 7029 Royal Oak to the developer. This lot is 8678 square feet which is an oversized lot for south Burnaby and the sale price pencils out at \$972,000. The most common lot size for residential building lots in south Burnaby is 6,000 sq. ft. or smaller. The price Burnaby is proposing to sell their land is substantially less than buyers are paying on a square foot basis to build ONE single family residence. Building lots with 50 and 60 year tear down old houses in South Burnaby normally trade in the \$140 to \$170 per square foot range to replace these old houses with one single family home. Under this proposal Burnaby is sacrificing a significant uplift on their property value while sponsoring an underutilization of the lands. By promoting a higher density single entry project of 4 or 5 stories the tax base to Burnaby would be advantaged. Burnaby would achieve a higher price for property they control. Burnaby are in the drivers seat in this situation as they own the mid block lot crucial to any future development of this block. By reconsidering design and density the residential outcome could be made much more safer and greater noise and security features can be incorporated into single door condominium development. Consideration might also be given to creating some commercial CRUs as a location is within 100 to 150 feet from a busy SkyTrain Station. Most traffic boarding and exiting from the SkyTrain proceed south on Royal Oak passing this site not north (school traffic included).

In summary I encourage Council to make a sensible decision in light of the above logic and not be rushed into building out the site just because the Royal Oak Plan had a vision that is now totally inappropriate for the times we are in and the conditions in surrounding this particular site. Everyone wants to foster mass transit and take people out of their cars yet here is a site 100 feet from the entrance to a SkyTrain station which is partially owned by Burnaby and the proposal on the take is to create a low density town house project.

I am of the opinion that I have the concurrence of the owners of 7049 and 7067 Royal Oak with the comments above as we have held discussions on this matter.

Respectfully Yours, John McClurg

May 25th. 2015

Submission to Burnaby Council regarding Rezoning Reference #13-05

Subject: Rezoning Application Public Hearing on May 26th, 2015 regarding
6989, 7009 and 7029 Royal Oak Avenue in Burnaby, B.C.

We, Jose Recio and Isabelita Recio owners of lot 7067 Royal Oak Avenue do not support the development, building of town house on the above subject lands. for the same reasons as stated by John McClurg, who owns lot 7089 Royal Oak Avenue, copy of which is attached.

Respectfully yours,


Isabelita Recio

Jose Recio


May 25th. 2015

Submission to Burnaby Council regarding Rezoning Reference #13-05

Subject: Rezoning Application Public Hearing on May 26th, 2015
Regarding 6989, 7009 and 7029 Royal Oak Avenue, Burnaby, B.C.

I, Mario Gregorio, owner of 7049 Royal Oak Avenue, Burnaby, B.C. do not Support the development building townhouses on the above subject lands for The same reasons as stated by John McClurg, who owns 7089 Royal Oak Avenue, copy of which is attached.

Respectfully yours,


Mario Gregorio