

**The following item(s) of
correspondence were received in
opposition to Rezoning Reference #
13-20.**

Ibrahim, Sabreena

From: Fanny Kwok
Sent: July-13-15 10:09 AM
To: Clerks
Subject: Ref#13-20 public hearing july 21

Rez Ref # 13.20
Bylaw # 13489

Can you limit the developer to build 4756 Lougheed hwy to Townhouses or Low Rise building that it will match the nearby low density neighbourhood and please also limit the other area to the height of 20 storey if still persist to build high rise.

We are living in north side of lougheed hwy in a low rise building and we have a open space to see the south side skyline. Now the open sky will be gone because another hugh construction same next to the Brentwood Mall construction will be on years that it is very disturb our daily living and not fair to suffer continuous long Construction noises, Crown people, Block skylight, Traffic jam, Skytrain station human jam, Cracked Dusty road.

Please considerate ours concern to solve the above initial problem to let the existing residents have a better life.

Lilia Cheung
410-4799 Brentwood Drive
Burnaby, B.C.
V5C 0C4

Arriola, Ginger

From: Ada Cheung
Sent: July 19, 2015 5:00 PM
To: Clerks
Subject: Burnaby zoning bylaw 1965, etc.

Rez Ref # 13-20
Bylaw # 13489

To Whom It May Concern:

My name is Ada Cheung and I'm the owner of 217-4783 Dawson St, Burnaby BC. I'm writing to comment regarding the public hearing of bylaw zoning 1965, amendment bylaw no.19, 2015 bylaw no.13489, rezoning reference #13-20.

I have several areas of concern that would like to see addressed appropriately in time with district development. We all understand that residential and commercial development is inevitable when a developer buys lots of land. Concord Pacific needs to make a profit for development and a park to exist. However, there are ways to earn profit ethically by being socially responsible citizens. Our neighbourhood is rapidly expanding. Currently there are 6 high rise towers being built within approx. a 2 block radius from us in addition to what already exists. To build another several high rises together with town homes and low rises as proposed would create havoc in the following ways:

a) parking

There is already a shortage of parking on Dawson due to the current 3 low rises plus 1 high rise and the employees of the commercial building on Beta parking on our street. I see at least 3-4 cars every Mon-Fri morning waiting for parking spots sitting idle on Dawson. With multiphase high rises, town homes plus low rises developing, where are all the visitors and residents with only 1 car spot suppose to park? Opening Dawson to Douglas is simply not enough to provide the needed parking. And there's no park parking available over night nor will the park exist until the last stages of development 10 or more years down the road.

b) Day care and school space

These are already at its max. in our community. Where are we going to fit all the students for school and provide sufficient day care space for our young families moving in. I know from first hand experience. My child has been on the wait list at Yukon Crescent childcare centre for 3 yrs and is still waiting for a spot. I looked ahead into before and after school care for Brentwood Park elementary (our neighbourhood school). There are currently only 2-3 facilities offering before and after school programs for this school with only 20 spots each for Gr.K-7! And some of these facilities also offer the same limited spots for neighbouring schools as well! Moreover, I have friends who teach at Brentwood Park and they tell me the school's capacity is already at its max. The district keeps adding portables and taking away play space. Who really wants their children to attend classes in a portable, where the risks of mice infestation, mold, noise distractions, etc. are all at higher risk? Or worse, there might not even be enough Kindergarten space for my child a few years down the road with such high density in our neighbourhood and we could be forced to send him to a further away school even though we live in catchment.

c) community centre services

Do we expect everyone to drive to Eileen Dailly and crowd over the limited space there or are we going to try to squeeze limited programs at the tiny Willingdon community centre? Nine times out of ten, I already have to drive my son to Bonsor or Edmonds for age appropriate interesting programs that simply aren't being offered in our area. So we are just adding greater population to an already short serviced area and watch the neighbourhood deteriorate?

d) noise and liveability

I believe this development plan being proposed takes approximately 10 years at least. I live facing north. We currently have tall trees blocking noise and dust from Lougheed highway. With multiphase high rises going up, all we will be enjoying for the next 10 years would be noise, dust, and construction views. We already have neighbours planning to sell

and move before the beginning of development to avoid our dismal 10 years. Some older residents will not even live to see the park that we voted on having since it comes in the last phase after all the profits of the other developments have been completed and achieved. My son will also be much older and won't benefit from it. What's worse is that after the 10 years of suffering, high rises will literally be towering over us, taking away all the greenery and peace.

To conclude, the Brentwood neighbourhood is highly sought after not because we want to be another Metrotown neighbourhood, it's because we are in a convenient location yet still low-density environment. If we want our current and future residents to continue to appreciate and see the value in our neighbourhood, I propose we minimize the negative effects of development by limiting high rise development to 1 across from Brentwood Gate, with a number of low rises and town homes. As well, there should be an expectation of trees to be preserved and/or replanted along the alleyway between Collage and the R3 site in question. We understand that development is likely inevitable but we would like the city to consider the most socially responsible way of doing it.

With great worries for our neighbourhood's future,

Ada Cheung

City Of Burnaby

clerks@burnaby.ca

4949 Canada Way,

Burnaby, B.C., V5G 1M2

Rez Ref # 13-20
Bylaw # 13489

July 20th, 2015

Re.: BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 19, 2015 BYLAW NO. 13489, REZONING REFERENCE #13-20

Attention; Office of the Clerk;

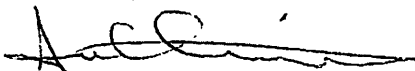
I am a resident of 2133 Douglas Road which is directly adjacent and affected by this rezoning application. I support the RM4, RM5 and R3 zoning but I cannot support the CD zoning and would like to respectfully raise my objection to the proposed rezoning application for the following reasons;

The rezoning proposal considers changes from the current zoning of RM4, RM5 and R3 to CD zoning allowing for 10 towers with 55-70 stories high plus other low density towers ranging from medium to high density developments. We are likely be estimating about 9 suites per floor per tower thus resulting in a minimum of 7,500 condo units and town houses that could create major problems in the area. Here are some of my concerns;

1. This rezoning application is most definitely going to affect the traffic in the area in a negative way where Dawson Street and Beta becoming the only two roads providing access to this development plus all other developments that already exist in the area. These two roads are single lane roads with parking lanes that will most definitely be inadequate to provide access to all these new residences. Not to mention that there is a proposed park in this development that will also be used by the immediate neighbors who may not always be a walking distance from the park or mothers with babies that will need to drive etc... This development does not take careful consideration of public parking.
2. I, as many other neighbors in my building, have purchased our properties because of the open views that we have. RM 4 and RM5 limit the height of the buildings to approximately between 10 – 18 floors. (30m -55 m). Having 10 x 70 stories towers (almost 220 meters high) will most definitely affect the views. The current Conditional use for RM4 and RM 5 states that any development shall be designed and sited in a manner which will not obstruct view from the surrounding residential area. I cannot see how this rezoning application is going to accomplish that.
3. RM4 and RM5 zoning calls for a maximum floor area ratio of 1.2 – 1.5 and which can be increased slightly by 0.3 -0.5. This rezoning application will more than triple the density under the allowable FAR under the RM4 & RM5 raising it to over 5 FAR. This congestion of homes will reshape the whole image of this quiet neighbourhood.

I am in favour to see a change from the current M2 zoning to one that will create a residential environments with parks around it... but I respectfully urge you to keep the zoning restricted to RM4, RM5 and R3 zoning as was originally proposed.

Sincerely;



Salem Cherkaoui

2501-2133 Douglas Road

Burnaby, B.C. V5C 0E9

MacDonald, Monica

From: Morteza Esmaeili
Sent: 21-Jul-15 3:03 PM
To: Clerks
Subject: Rezoning reference #13-20

Rez Ref # 13-20
Bylaw # 13489

Hello,

My name is Morteza Esmaeili,

My address is 2202, 2289 Yukon Cres, Burnaby, BC, V5C0B2

I have studied the application for zoning bylaw 1965, rezoning reference#13-20, woodland project and disapprove and vote against such bylaw.

Thanks,

Morteza