

**The following item(s) of
correspondence were received in
opposition to Rezoning Reference #
14-32.**

Arriola, Ginger

From: linda bodnar
Sent: September 29, 2015 3:51 PM
To: Clerks
Subject: BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO.27, 2015

file
Rez Ref # 14-32
Bylaw # 3503

BYLAW NO. 13503, REZONING REFERENCE #14-32
LOCATION: 5415 Lougheed Highway

I have concerns regarding the level of vehicle traffic and lack of parking in the area if the above location is changed to Multiple Family.

The number of units will double if the development goes ahead. This will mean 101 residential units will need over 1 parking stall each. If the developer doesn't allow for 1.6 parking stalls per unit the overflow of vehicles will be parking on the street. As it is currently I can not find parking on the street for my vehicle after 6pm each weeknight or during the entire weekends especially when there is an event in downtown Vancouver.

It isn't practical to construct a multiple family residential complex at this location.

Besides an increase in our parking issues, the level of vehicle traffic will increase by 100 vehicles. Currently I have to wait 5 - 10 minutes during rush hour times just to exit my vehicle after parking my car. The increase in vehicle traffic will inconvenience the other owners presently in the area. Currently there is a solid yellow line separating the east and west flowing vehicle traffic on Broadway. That means all 100 vehicles exiting the possible new residential building will need to exit east down Broadway in front of my home if they don't exit onto Lougheed Highway. This will increase my wait time to gain access to morning traffic by possibly another 10 minutes. This would be very unreasonable.

Please consider my comments above when voting on the change in zoning.

Sincerely,

Linda Bodnar
5560 Broadway
Burnaby, BC

September 29, 2011

Office of the City Clerk,
4949 Canada Way,
Burnaby, BC
V5G 1M2

file
14-32
Rez Ref # 13503
Bylaw #

To Whom it May Concern,

Last Friday I received devastating news about a proposed new development next door to my home. I am not using the word devastating lightly. I live in an end unit next to the property line and thus will be directly affected. I bought my townhouse 10 years ago, my first home purchase, and one which I worked extremely hard to be able to buy. As a server in the hospitality industry, I worked multiple jobs for many years, often doing an 8 hour shift in Burnaby or Vancouver and then driving out for Richmond for another 8 hour shift, not arriving home until 2 or 3 o'clock in the morning. My one goal in working these hours was to enable me to buy my own home, and when I first saw the townhouse complex and the location of the unit for sale, I knew even before seeing the inside that it would be the one. The place actually needed a huge amount of work, and still had a lot of the original fixtures and finishes. The carpets were stained and the interior walls all seemed to have been skim coated by blind, drunk chimpanzees. I could see past all of this because of the wide open space, the South and West facing views and the fact that I was not overlooked. It has since proven to be a very quiet, peaceful area, despite the proximity to highway and skytrain.

I have only very recently completed renovating my home. It turned out to be an extremely lengthy, stressful and expensive process, and included some very nasty surprises including asbestos. The renovation cost me somewhere in the ballpark of \$80,000. I did much of the work myself, and had to give up my full-time position at work in order to get the work done at home. For months I had no functioning kitchen or bathroom, and I was living in a construction zone. The end result is that my home means a great deal to me, and it's not an option to simply move elsewhere because I hate the idea of losing my beautiful view of trees and of being overlooked. I haven't even had a real chance to enjoy the efforts of all my work yet.

I must tell about another experience to further emphasize my dread of the proposed construction next door. Over two years ago the house next door to my Mum's was torn down and the new construction work is still ongoing. The process has been a nightmare for us both, and we can't believe what her new "neighbour" has been allowed to get away with. He destroyed her fence, raised his land level up by several feet, then built his own retaining wall for all the new soil on top of her retaining wall, which was hidden from view on his side, but an absolute eyesore from hers'. He built a huge new garage up to about 8 inches from her property line, making it absolutely impossible to do any kind of maintenance on a fence from that side, and of course a garage could now never be constructed on her side of the property line there. The actual house can definitely be considered a "monster house" and being so big, so tall and so close to her home, she has lost considerable light and views. The City of Burnaby told us that everything was within his rights with the exception of building on top of her retaining wall, but that there was nothing they could or would do to help us make him remove it. I can't believe that something like that wasn't picked up by any of the inspectors, and if a well-meaning neighbour hadn't shown us a tiny bit of tape indicating the property line he'd have gotten away with it. As it was my Mum had to take expensive legal action to have him remove his retaining wall, and I've had to spend many days staining new fence panels which still haven't been installed.

Within days of the original house being demolished the surrounding neighbours had rats running around their gardens looking for new homes; one person had \$800 of damage to his car from chewed wires. Two years later we are still dealing with this problem and I personally have had to collect and remove two rats, one dying on the doorstep and the other dead and partially eaten by crows. Rat displacement is a common

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problem and yet this man was allowed to demolish a house without having to do a thorough extermination beforehand. Another nearby house was demolished later without proper asbestos abatement.

You may feel that our experience is not relevant to the proposed development next door to me on Broadway but it is. The aggravation and stress, not to mention time and expenditure that we have had to endure at the expense of Mum's new neighbour should never have been allowed to happen, and the experience naturally makes me very nervous of a development 100 times the size going on right next to me for 16 months or more. I also work nights and the concern of being woken up early by construction noise for this period of time is very real and legitimate and could even mean I'll have to find alternative work.

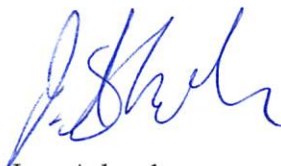
I believe that living where I do, immediately next door to the motel, means that I will be one of the people most directly affected by the building. I believe there will definitely be negatives, but I cannot find many positives. I think 10 day's notice is woefully inadequate for people to do their research and process their feelings about something like this which affects us so significantly, and then to have to get our comments submitted. People are bound to feel disrespected.

Cameron Thorn from Ledingham McAllister agreed to meet me and several of my neighbours, who also live on the West side of our complex and who are also involved with our strata council. He treated us respectfully, going over the plans with us, and patiently addressed our concerns until well into the evening. Cameron has given me his word that there will be a full extermination done before demolition, and that he will work with us in regards to strategic placement of trees and shrubs to help with any issues we have with loss of privacy and light.

I can see from the plans that there would be a generous setback with most of the new complex sitting 44 or more feet back from our property line. This makes the idea of a wall of dozens of floor to ceiling windows and balconies facing me at least a bit more bearable. If the building had been designed to be much closer to the property line, I would be fighting this with everything I have.

In conclusion, I cannot say I support or welcome a 4 storey development next door, and am still worried that I'll lose light as well as privacy and my view, but after meeting with Cameron Thorn from Ledingham McAllister, I feel that he has integrity, and I honestly feel that as a developer, he will respect us and our livability. I only hope that the City of Burnaby and other municipalities will see the need to seriously revise some of their policies on height allowances and the like for single family homes. No one should have to endure what my mum has in their own home, and the regulations need to change. I can only hope that if this development goes ahead, the experience and the end result will not be anything like as upsetting for me or my neighbours and as the one my mum and I have had.

Sincerely,



Jane Ashenden
5504 Broadway
Burnaby, BC
V5B 2X7

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