

**The following item(s) of
correspondence were received in
opposition to Rezoning Reference #
12-21.**

Arriola, Ginger

From: Sue Garbe
Sent: November 13, 2015 10:17 AM
To: Clerks
Subject: Polygon Development - Rez #12-21 & #14-35

Rez Ref # 12-21 & 14-35
Bylaw # 13527 & 13528

I am unable to be at the meeting on Nov 24. I am writing with concerns as well as many, many other home owners in the community. With just Aviara complete, it has changed the traffic quite a bit. With all the new buildings going up, I am wondering if any of these developers will be living in this hell. Thousands upon thousands more people will be moving here and leaving people in cars especially those driving through Burnaby an almost impossible route. It already is. Fortunately for myself....I am out of here. And can't wait. I just had 3 years of constant noise from Aviara and am not about to sit back and watch the horrid things Government is allowing to be allowed all in the name money. Sickening and do not feel Canadian at all for it is all Asian and feel I am a minority and has had so much taken from us. MONEY MONEY MONEY!!!!

Sue Garbe #2402 4132 Halifax street Regarding rezoning. For both #12-21 as well as #14-35 Thank you

From: Jurgen Wolter
Sent: November-16-15 4:40 PM
To: Clerks
Subject: Burnaby zoning bylaw 1965

as a new resident at the Aviara at 4189 Halifax st. Bby. I have a concern about the amount of traffic this development and the expansion of the Ledingham Mcallister site will cause. Halifax street at Gilmore I believe at one time was not much more than an alley. It is very narrow at Halifax and Gilmore and needs to be addressed. Also trying to turn left or right onto Gilmore from Halifax can be a real challenge now. The intersection at Gilmore and Douglas is also extremely busy and should be looked at, possibly a round- about or a set of lights installed instead of the four way stop.

Thankyou

Jurgen Wolter
3505-4189 Halifax st BBY
V5C 0H9

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Jurgen

Rez Ref # 12-21
Bylaw # 13527

To : City of Berkeley
Office of the City Clerk

From : George Chang
8001-4432 Halcyon st. City of Berkeley
Rez Per # 64/2-21
Bylaw # 13527

Objection of the rezoning

I George Chang object the rezoning, because
first of all, the building too near my building
(4432 Halcyon st.).

Secondly, the traffic jam must more and
more, it not only influence my living but
also influence the 'economy' of B.C., because
people waste too much time on traffic congestion
and traffic accident will raise up too.

Although the reasons are simple, it
will influence the big problem, that is, the happy
ride and economy of my living even directly.

Sincerely,
George Chang

From: KEVIN O'MAHONY

Sent: November-18-15 3:46 PM

To: Clerks

Subject: RE: Burnaby Bylaw Rezoning Reference #12-21 Public Hearing Nov 24, 7 PM

RE: Burnaby zoning bylaw rezoning reference #12-21

Location: 1846, 1876, and 1904 Gilmore Avenue

Rez Ref # 12-21
Bylaw # 13527

Dear Sir/Madam,

With reference to the above rezoning application and proposed developments, my concern is that the planned development abuts into a portion of Halifax Street, essentially closing Halifax Street at that end to vehicle traffic.

This leaves residents of the other high-rise buildings that have resident underground parking with no public alternative vehicular way out other than along Halifax Street to Douglas Road. If for some reason this path is blocked, residents will have no way in or out of their residence parking, other than future possible private access paths.

I urge you to consider not allowing the new rezoning to infringe onto the public portion of Halifax Street, permanently blocking Halifax Street, and require that the new development marked M2 is contained within an area that does not include any portion of Halifax Street.

Sincerely,

Kevin O'Mahony

Owner unit 2505 Aviara,

Strata Lot 155 District Lot 120,

4189 Halifax Street,

Burnaby, BC

V5C 0H9

Arriola, Ginger

From: Mayor
Sent: November 23, 2015 8:34 AM
To: Clerks
Subject: FW: Burnaby Zoning - Bylaw No.13527, Rezoning Reference #12-21
Attachments: Burnaby Zoning Bylaw 1965.docx

A response to REZ12-21 for tomorrow's Public Hearing meeting.

Rez Ref # 12-21
Bylaw # 13527

From: Eddie Fok
Sent: November-20-15 2:59 PM
To: Mayor
Subject: Burnaby Zoning - Bylaw No.13527, Rezoning Reference #12-21

Hello Mayor (City of Burnaby),

My name is Eddie and I have been living in the Burnaby area for a long time. I watched the district grow and currently the owner of the Condo tower on 4132 Halifax St. BBY (v5c-6v1) directly affected by the proposed zoning (Rezoning Reference #12-21).

Many residence from this condo building and surrounding buildings including home residence will be attending and voicing all our concerns at the upcoming Public Hearing on Nov.24 regarding to this specific zoning of another tower being built in this already very high density area.

In addition, like many residence in this area, I am writing to voice against the rezoning 1846, 1876, and 1904 Gilmore Ave. I have also heard of several local paper journalist and reporters attending this hearing.

Although the city may at the back end have decided on this additional project for another condo complex in this specific area, and with the developer and contractors are providing the city with millions of dollars, there are many concerns that will be brought up by local residence like myself.

There should be a balance of economic development and growth. There is a major concern of traffic in this Brentwood area. Has the city performed any assessments of the already current high volume of traffic in the streets and intersections of Halifax St. Gilmore Ave. Lougheed Hwy. 2nd Ave. Douglas Rd.? Are there current reports/statistics on the amount of traffic flow? With all the additional development of Brentwood Mall towers (many), there will be in the future thousands more ppl and cars flowing through this area. What additional traffic upgrades, has the city confirm plans to address this amount of increase flow? What about the increase in CO2 and noise pollution? With Aviara and also this building coming up, the additional traffic congestion, parking issues, highway and (already limited road) closures, noise, etc... All these factors will impact the community.

With more ppl in this dense area, has the city of Burnaby addressed the issue of safety? Since the city will be getting all this additional monies from developers, is the city allocating funds to increase security with added police presence (patrolling). What is the police officer ratio per amount of residence in this district (area)? From speaking to the building mangers in the existing buildings, there are already a gradual increase of police calls relating to attempted and actual break-ins. Also, are there more resources for the fire department due to population density?

There is also the proximity between these large towers. This is the suburbs and not downtown Vancouver. This new building is becoming very close in distance to existing condo buildings, that just a few years ago, all had to follow strict rules of proximity. If you refer to the attached document (exhibit A), there is an satellite map of the surround existing condo buildings in the Brentwood area. They are currently well spaced apart. This new proposed building at the corner of Halifax and Gilmore will be very close in proximity (also existing view of building will be directly obstructed) to 4132. This proposed development threatens to intrude on existing sightlines (view/light), and close building proximity affects owner privacy, quality of life, and property value. Although it is almost impossible for regular residence to oppose of the actual development (since the city gets lots of money from them), I'm sure we can request for the space location of the actual tower to be adjusted, and also the height to be lowered!

With the amount of towers going up, what is the impact of growing families in the area where there is not enough mixed-use zoning. With single houses costing so much, we need more supply for growing families to have the option to live in available townhomes and duplexes (or quad-plexes). With these high density developments such as this one, has the city looked at amenities such as additional green and public spaces? With this density, there is very little (ratio) of public space per population. In addition to this tower and all the many towers going up in the Brentwood area, has the city addressed the issue of increasing the availability of Community Centers (i.e. social centric amenities as well as schools, library). Since these developers are providing all this money, the city should impose them to cover a percentage of all these required amenities. For this case, the developers have also bullied out existing small businesses.

For this proposed building by Millennium, which they have a bad record of building sub-par homes, there are some concerns of construction which may possibly affect our existing building. In addition to the proposed building, there recently was a height restriction that shall not exceed 55m tall, but developers (with all their money) bullied in and over thrown that by-law. With the proposed 130m plus tall (large) tower, the front yard, back yard and side yard foot print requirements this large on this lot will be very tight. What happened to all the spacing requirements that recent buildings in this area had to follow.

With the all the money the city is getting from the developers, what have and what will the city do for the community, that is the question. Is the city imposing more requirements to the developers to address additional community needs if more towers are required for this area?

Please provide this letter to the committee of the Public Hearing and the City of Burnaby. As a Citizen and residence of Burnaby, like many, we would like our voices and ideas heard. Hopefully, at this stage, we can make a change...

Regards,

Tax Payer

Arriola, Ginger

From: Isabella Ma
Sent: November 23, 2015 10:14 PM
To: Clerks
Subject: Re: Bylaw no. 13527 Rezoning Reference #12-21

To Office of the City Clerk,

I would like to oppose the development of 1846, 1876 and 1904 Gilmore Avenue.

I am concerned about the future traffic flow and population density as there are still developments such as SOLO and Brentwood that are not yet completed.

Sincerely,

Isabella Ma
TH 22 - 2345 Madison Avenue
Burnaby, BC V5C 0B4

Sent from my iPad

Rez Ref # 12-21
Bylaw # 13527

Arriola, Ginger

From: Alessio Cippicani
Sent: November 23, 2015 6:09 PM
To: Clerks
Subject: Rezoning #12-21 at the address of 1846, 1876 and 1904 Gilmore Avenue

Alessio Cippicani
Suite # 2404, 4132 Halifax Street, Burnaby, BC, V5C 6V1

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

Rez Ref # 12-21
Bylaw # 13527

Dear Councilors,

Due to my inability to attend in person the public hearing on November 24th, please accept this letter in contest of the proposed amendment to Burnaby Zoning Bylaw 1965, amendment bylaw No. 4, 2013, bylaw no. 13182, rezoning reference #12-21.

Being born and raised in Burnaby I have seen in recent years, relatively rapid growth of North Burnaby along a kilometer wide stretch of the Lougheed highway. This area has evolved from a skyline of 6 towers to 20 and counting. Although seemingly fast, this development has been successful since it has been controlled. Existing buildings being well planned, have been built on sites chosen strategically, where buildings are staggered and allow for street wide spaces between adjacent buildings. Further, with a balanced combination of residential and commercial space, the integrity of our city has been able to be maintained, adding to its appeal for business owners and residents alike. In fact, I am employed in downtown Vancouver, and chose to reside in Burnaby specifically because of these reasons. This proposed amendment, threatens to change this, drastically altering our community and our home as we know it.

Constructing a high-rise apartment tower, townhouses and an amenity podium at the location of 1846, 1876 and 1904 Gilmore Avenue will result in the tower being directly parallel to the residents of my home, site 4132. Building another tower in such close proximity is not seen elsewhere in Burnaby. This construction sets precedent for the allowance of the deterioration of our skyline and overpopulation of Burnaby.

After a year's search and an entire life savings I found an apartment the Marquis Grande to build a home. This apartment was chosen in part because of the value we place on having a view of the wonderful city of Burnaby, which was certainly factored into the purchase price. A tower in front of my building will undoubtedly decrease the value of my unit.

This tower threatens to entirely obstruct the western exposure of our building, removing the view and spacious feeling Burnaby offers. The approval of this proposal will further remove the sight lines of a north west view I currently enjoy in my home, decreasing the quality of living for my family.

Further, constructing on this site cannot be supported due to the current infrastructure of the cross streets of Gilmore Avenue and Halifax Street. Gilmore Avenue on the north end of the Lougheed Highway is a high traffic area due to the bottle neck which forms with two lanes merging to one. While Halifax Street's lane-like design, particularly on the east end where efforts have been made to calm traffic, often safely allows only one direction of traffic. As a pedestrian and driver, during peak times, this area is a source of dense traffic and

safety concerns with a high degree of probability towards motor vehicle accidents. With the current construction of another tower on site 4153, which will already add hundreds of new residents and traffic to this small pocket of Burnaby, building this tower will only create increased congestion in this area.

I ask that we strongly consider continuing the evolution of this great city, within limits. We need to continue good city planning, which involves maintaining reasonable space between high-rise towers, avoiding compromising the quality of life of existing residents, and destroying the value of their investments.

Arriola, Ginger

From: Nadia Cippiciani
Sent: November 23, 2015 5:51 PM
To: Clerks
Subject: Rezoning reference #12-21 at the address of 1846, 1876 and 1904 Gilmore Avenue

Ralph Cippiciani
Michelina Cippiciani
Nadia Cippiciani
5310 Schou Street, Burnaby BC, V5G 4L1

Rez Ref # 12-21
Bylaw # 13527

We have concerns with this re-zoning application as a result of its misalignment with the Official Community Plan, and negative effect on the community and adjacent land. As well, this land is not suitable for high density multi-family development use based on the size of the lot.

There is a contradiction to the RM5 Maximum height in Burnaby bi-law 205.3 - Height of Buildings: "The height of a building shall not exceed 55m (180.45 ft.) and shall not be less than 4 storey's." 46 storey's is proposed exceeds this bi-law. When the Brentwood plan was developed in 1996 there was not the supplemental density bonus program in place so section 2.4 of the re-zoning reference is incorrect. As a result the plan itself would not indicate a 46 storey tower on this land. If the residents reviewed plan prior to purchase they would have not know that there would be a 46 storey tower to block sight lines of downtown Vancouver and the North Shore Mountains, lowering property values and decreasing quality of life. In addition to increasing traffic and congestion on Halifax Street and Gilmore Avenue. Halifax Street is already struggling to accommodate driveway access to the Aviara tower and the addition of a third tower with a parking entryway on Halifax Street will cause further congestion.

Dec 2010 there was a 'text amendment' to zoning bylaws to radically alter density. Maximum density for residential went from 2.2 Floor Area ratio to 11 FAR and height from 180 ft max to 70 stories. However widespread public consultation process is required under Local Government Act when amending official community plans, and this has not been done.

The size of this land and the excavation required for a tower of this height cannot be built safely, the proposed tower is also in too close proximity to the Marquis Grande tower as compared to other areas in Burnaby with high rise towers.

Current zoning of M1 Manufacturing District and M2 General Industrial District should remain due to the benefit the land provides with diversity in the community with independent businesses (such as the very viable former

International Sausage House) and services in walking distance for residents, as well as a significant number of employment opportunities.

There are numerous other high density development planned within Brentwood town Centre where land is sizable. If this land is be re-zoned for residential use it is better suited for low density options, namely 3 storey town homes to meet the growing demand of the Baby Boomer cohort who prefer this form of housing, and young growing families who have outgrown their condo and yet cannot afford a single family dwelling within Burnaby. With the many towers being built in the Brentwood town centre we need a variety of unit types to be a viable community.

November 23, 2015

I am writing this letter to state that I am opposed to the construction of high-rise buildings at 1846, 1876 and 1904 Gilmore Avenue.

As there are an abundance of buildings in this area already I feel that having any of these three proposed buildings will have a negative effect on the lives of the community. There are not enough schools in the area, the traffic is already extremely congested, with so many vacancies in this area the value of our units will go down and most of all the views that many people have purchased units for will be taken away.

I hope that this letter will help stop the construction of these buildings.

Desiree Bryce (604.719.3240) - Owner of:
#1604 - 4132 Halifax Street - Marquis Grand

Rez Ref # 12-21
Bylaw # 13527

Arriola, Ginger

From: Nickolas Kvenich
Sent: November 24, 2015 3:29 PM
To: Clerks
Subject: OPPOSITION to Development and potential rezoning (ref# 12-21) of property at 1846, 1876, 1904 Gilmore Avenue, Burnaby

My name is Nickolas Kvenich and I reside at and own the property that is Unit 2008, 4132 Halifax Street in Burnaby.

I am in opposition to the subject-mentioned potential rezoning and development. For your consideration, I have lived in Burnaby over 30 years (over 4 years at the current location).

I oppose this development because of what I see as "overdevelopment" of the Brentwood area, which could lead to the destruction of many of the things that make living in Brentwood great. I believe that as a result of this looming urban sprawl, crime, traffic and various other problems would also result. I believe Burnaby needs to take a balanced approach to its growth before we lose the sense of community that made us great.

Local construction has greatly inconvenienced the lives of those who are already living in this neighbourhood. Of course, we realize some construction/growth is necessary but enough is enough. There has to be some consideration to those that have the most right to peaceful existence in Brentwood, the most right belonging to the citizens that have lived there for years and years.

I purchased my property on the 20th floor of my building mostly due to the beautiful panoramic western view of the mountains and Vancouver skyline. The potential development would take this view away and subject me to less sunlight in the afternoon to early evening hours, which I believe, would lead to loss of enjoyment and general health. Given the current zoning of the potential development and the nature of the area around my building, I would not have dreamed that a 46 story tower would stand west of my building to forever shade it from any sun after 2pm.

I would hope that the City of Burnaby will take into account the wishes and concerns of its citizens over the wishes of developers who only see profit. I would hope the City of Burnaby can rank "heart" over "dollar signs" and population growth statistics. I would hope that the City of Burnaby could support the "little guy" over large firms and corporations, especially in this instance.

Thank you for your consideration.

Rez Ref # 12-21
Bylaw # 13527

Lily Cheung
Marquis Grande
1202-4132 Halifax Street
Burnaby, BC
V5C6V1

November 23, 2015

City Council Members
Office of the City Clerk
4949 Canada Way
Burnaby, BC
V5G1M2

Rez Ref # 12-21
Bylaw # 13527

Dear City Council Members,

I am a community member and resident at the Marquis Grande at 4132 Halifax Street in Burnaby, BC. I am writing to express my concerns of the proposed amendment to the Burnaby Zoning Bylaw 1965 at 1846, 1876, and 1904 Gilmore Avenue in Burnaby, BC, which would permit a high density residential tower.

As a resident of the Gilmore/Halifax area in Burnaby, I have enjoyed participating in the growth and sustainability of my local community. Until recently, my favourite local business was the International Sausage House, where I frequented on a regular basis. This purveyor of specialty European Meats was the envy of many friends who felt this business embodied an individuality and signature marker of the local community. However, with the recent ambition of developers hoping to rezone this area, the Sausage House has been pushed out of the premises with no future plan to re-open nearby.

The rezoning permit would allow a tower in our community that does not take into consideration of anyone living in the community currently. As someone who has been an active member in developing and maintaining the community, I am not condemning change and future developments of this site. I am an advocate of working collaboratively to maintain our community's livability, through developments that support small local businesses and green spaces that define our identity and uniqueness. I am however, condemning the developer who feels that as long as their projects are approved by the city, that there is no need to consult the current residents who are greatly affected by these ambitious high rise projects.

The size of the proposed tower is essentially twice the size of the Marquis Grande. The lot of the proposed project is unusually small and the proposed placement is directly west of the Marquis Grande, thus blocking the views of anyone living in the northwest and west suites of the Marquis Grande. The placement of this tower will block the only sunlight that all suites facing NW will receive; therefore completely compromising the value, as well as the livability of these suites. In addition, based on the size of the lot, the tower will be forced unusually close to the Marquis Grande impinging on the privacy

of both the towers. I do not believe there is a proximity bylaw that limits how close towers can be built adjacent to one another (perhaps, something that should be addressed). The proposed project of this developer: Millennium Development does not enhance the livability, nor the sustainability of the Gilmore/Halifax community. It has already stolen a successful business identity in the neighbourhood and the proposed high rise will only contribute to the generic community these developers endorse, a community filled with big box stores void of personality and individualism.

The Gilmore/Halifax area also has seen a new development in the last year: Aviara. With the first tower being inhabited, I have seen a significant rise in noise level and traffic congestions based on the single lane traffic on both Gilmore and Halifax streets. The lack of a second lane has forced many to drive into the bicycle lane to pass vehicles stalled at making a left hand turn heading south on Gilmore at Halifax street. With the pending development of the second tower of Aviara, I anticipate these traffic woes to become worse. Currently, there is no plan by the proposed rezoning development to facilitate the traffic flow in this area. With the BC Hydro Plant in this area, there are limitations to the number of east/west and north/south connections that can be redirected. A four-way stop sign at Gilmore and Douglas, as well as the school zone south of Douglas provides traffic-slowng measures, which will only exacerbate the current gridlock as more residents populate the area. As Aviara's second tower has not even been built yet, how will the traffic problem be addressed with a fourth tower in this area, a tower that will be substantially larger than any of the other towers in the Gilmore/Halifax area.

I'm hoping the council will view this rezoning application as an opportunity to reinstate the value Burnaby communities put in small businesses and sustainable neighbourhoods. I'm hoping the rezoning amendment will be rejected or redirected to become a low rise residential zone with mixed commercial opportunities. Friendly, walkable neighbourhoods are becoming increasingly compromised in favour of large indiscriminate mega-high rises that herd families together. The proposal of Millennium Development serves only to derive mass profit from a small lot. This project clearly seeks to exploit the proximity to the Gilmore Skytrain station. It is the people that make the community livable and sustainable. By permitting a dense high rise residential project of this magnitude to move forward on such a small plot, we are condoning profit over community. I live in a thriving, unique, and steadily growing community. I look to council who represent people like me to continue making this community sustainable and unique.

Thank you for your consideration and service,

Lily Cheung
Resident of Marquis Grande

Arriola, Ginger

From: Lily Cheung
Sent: November 24, 2015 2:40 PM
To: Clerks
Subject: letter to city council regarding BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO.31, 2015 BYLAW NO. 13527, REZONING REFERENCE #12-21
Attachments: Dear City Council.pdf

Hello,
Please forward this attached letter to city council for reference and consideration of bylaw rezoning request for 1846, 1876, and 1904 Gilmore Avenue.
Thank you,
Lily Cheung