

Arriola, Ginger

From: Rod Van Dorn
Sent: January 21, 2016 8:50 AM
To: Clerks
Cc: thomashasek@gmail.com; Bill Malkin; Donna Polos
Subject: REZ #14-18 - Zoning Change on 7007 Jubilee Ave.

Re Zoning change application at 7007 Jubilee Ave.

Hello,

Having lived on Jubilee Ave. for over 40 years I am very concerned about this rezoning application which will totally be out of touch with the rest of the community. R5a is a very rare classification and from what I can determine has been used only a couple of other times in Burnaby on much larger lots. The applicant has claimed he has talked to neighbours about this project but no one I know has ever been consulted. Mr. Gadey should be satisfied with construction of a house that conforms to the existing R5 designation. If he wanted to build a Taj Mahal he should have purchased a bigger lot in an appropriate area. Whats happening here is his desire to maximize his financial reward at the expense of our community. **Say no to this kind of densification!**

Rod W. Van Dorn
7292 Jubilee Ave.

Rez Ref # 14-18 P
Bylaw # 13553

Arriola, Ginger

From: THOMAS STOREY
Sent: January 20, 2016 9:42 PM
To: Clerks
Subject: Re rezoning

To The Clerk in charge of zoning applications,

Re the property at 7007 Jubilee Burnaby. The applicant Mr Gaday wants to rezone from 5 to 5A which I believe will hugely increase the size of the building. As a home owner in the area I am tired of seeing huge houses being built in the area which basically destroy any character that the area had. If you allow this house to be built it will be the beginning of even bigger homes on small lots. The people that gain from this is definitely Burnaby city council who have become very autocratic and only see dollars. It is time the council take notice of how they are destroying the area. I realize that there is always change BUT it should not be to the detriment of an area.

I would like to see names and addresses of the people Mr Gaday spoke to as if they are renters they do not care about the area as owners do.

Mr Gaday appears to have an address in Washinton USA and a buisness namely Major Plumbing & Heating Inc

I sincerely hope that this rezoning will NOT be allowed to through. Please show some common sense and listen to the residents that own the homes in the area!

Gillian Storey
7325 Waverley Ave
Burnaby V5J 4A7.

Rez Ref # 14-18P
Bylaw # 13553

Major Singh Gadey

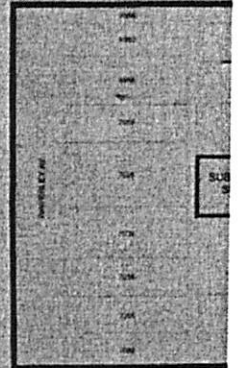
REZONING APPLICATION

has made an application to the City of Burnaby to change the zoning of this site

From: R5 Residential District

To: R5a Residential District

Purpose: To permit the construction of a single-family dwelling with a gross floor area beyond that permitted under the prevailing zoning.



PUBLIC HEARING TO BE HELD: January 26, 2016
at 7:00pm in the Council Chambers, City Hall, 4949 Canada Way, Burnaby

INPUT WILL NOT BE CONSIDERED BY COUNCIL AFTER THE PUBLIC HEARING

For further information on this rezoning application, contact the Planning Department at
Burnaby City Hall at 604.294.7400 or call: Major Singh Gadey, 5193 Portlanoak Drive
Burnaby, BC V5J 2R1 Phone Number: 604.729.5773

Rez Ref # _____
Bylaw # _____

file

From: Thomas Hasek
Sent: January-25-16 11:06 AM
To: Clerks
Subject: R5a Rezoning of 7007 Jubilee Avenue

Rez Ref # 14-18
Bylaw # 13553

This council received an overwhelming vote of confidence in the last election, from an electorate who were apparently so satisfied with the status quo that 69% of them did not bother to show up at the polls. So the citizens of Burnaby, by and large, appear to be in favour of council's support of virtually every development proposal, and the will of the majority prevails.

In this instance there appears to be a substantial number of residents in the locality of the proposed development who are opposed to the proposal. I have heard the sentiment expressed that the prevalence of monster homes in our neighborhood has already had such a negative impact that it's time to move to a more stable environment. I believe that it is not too late to save the neighborhood, and I hope that council will be influenced by the will of the local majority and stop this unprecedented palace on a postage stamp.

Thomas Hasek
4758 Victory Street
Burnaby, BC V5J 1S2

From: Thomas Hasek
Sent: January-25-16 9:15 PM
To: Bill Malkin
Cc: Dale Rusnell; Clerks
Subject: Re: Rezoning Petition

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Rez Ref # 14-18
Bylaw # 13553

Thanks for forwarding this to me Bill, and thanks to Dale and Patricia for the letter of support. I am copying this to the City Clerk in the hope that this will be sufficient to form part of the public record of your protest. I shall in any event present it at the hearing if not. If you would like to sign on with the on line petition anyway, here is the link for it.

Thomas

On Mon, Jan 25, 2016 at 4:17 PM, Bill Malkin

wrote:

Thanks, Dale,

I'm going to pass this on to Thomas Hasek, who runs Ledingham neighbourhood fan out list and could tell you how to access the petition (I'm not a techy guy!)

If you're not on the list and would like to join to ensure you're included on any mail outs re neighbourhood concerns, let Thomas know.

I'd also email your letter of opposition to the City Clerk's office clerks@burnaby.ca for inclusion on the agenda.

Regards,

Bill

From: Dale Rusnell
Sent: Monday, January 25, 2016 10:11 AM
To:
Subject: Rezoning Petition

Hi Bill,

Thanks for bringing this issue to our attention. We have been unable to sign the petition because we cannot find it online and we have not seen a hard copy but we would like to have our names added. Like most other neighbours we believe that 4000 sq. ft. is a reasonable maximum size for this area and we are not interested in having any precedents set for development of monster houses. This is the first we have heard of this proposal so we cannot believe the developer put much effort into consulting neighbours since we live about one-half block from the proposed change.

At the current time there are people living nearby on Waverly Ave. who park their cars beside our home at the corner of Gray Ave. and Victory St. because of parking complaints from Waverly residents near their rental locations. The people who park on our street do not cause any problems for us because we do not use the street ourselves and we do not want to complain specifically about those individuals, but we find it very insulting that some home owners who have renters believe it is acceptable to pass their parking problems on to other neighbours. This is the kind of potential problem that will only increase with monster homes built to operate BnBs or accommodate small villages. We cannot believe any Burnaby City staff members would think this zoning application is a good idea unless they do not live in this neighbourhood and do not care what happens to it.

We are not able to attend the Jan 26 meeting but we want to lend our support to ensure the zoning change is not permitted.

Dale and Patricia Rusnell
4608 Victory St.
Burnaby, BC V5J 1R

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file

From: Thomas Hasek
Sent: January-23-16 8:18 PM
To: Pacific Rim Technical Services
Cc: Donna Polos; Clerks
Subject: Re: R5a Zoning Application
Importance: Low

Rez Ref # 14-18
Bylaw # 13553

I suspect there is some interpretation involved in the presentation of these numbers. I think these are questions that should be posed to the regulators who set the rules for these matters. I have to admit, I am confused by this issue. But I suspect if we do not formulate the question clearly, we will not get an acceptable answer. If I read this email string correctly, the question that needs answering is as follows.

In the application for rezoning for 7007 Jubilee Ave. the horizontal projection of the roof area of single storey building measured on the city web site (see below) is 2,126.24 square feet. Assuming that the roof has some overhang, it is reasonable to reduce this to a 2,000 square foot floor area. On that basis, the 4000 square foot floor area of the building as reported in the application for rezoning is double the area of the main (ground) floor, and therefore includes 100% of the basement area under the building, whether it is finished and usable or not. Please confirm that this is the correct derivation of the number in the rezoning application, or otherwise indicate how it was derived.



On Sat, Jan 23, 2016 at 5:38 PM,
Hi Donna,

wrote:

I wouldn't think that a "cellar" is counted as living space, but then, who am I to question the guys who earn the big bucks!

It seemed like a awful lot of floor space for the little building from the street anyways.

Ken

14

From: Donna Polos
Sent: January-23-16 6:09 PM
To:
Cc:

Subject: Re: R5a Zoning Application

Hi Thomas and Ken,

I did the math and the existing house's footprint is an exaggeration. If the lot is say 70 feet wide, it is stated that there are 12 feet of north and south setbacks. That would reduce the width to 58 feet. If they are counting just the first floor and not the cellar, then 4000 divided into 58= just under 69 feet deep. That house is not 69 feet long.

If they are counting the cellar than the length of the house would be reduced by half which is just under 35 feet.. That house does not look 35 feet long.

This whole proposal is biased.

Donna

On 2016-01-23, at 5:12 PM,

wrote:

Hi Thomas & Donna,

Just reading the 7 page rezoning application and got stuck at page 2 where they indicate the "subject property contains an approximately 371.6 sq. meter (4,000 sq. ft.) one story single-family dwelling with cellar....." Is it just me or is there more to the little house than meets the eye from the street? Is there 4,000 sq. ft. on the one floor of that house? So the existing house covers approximately 1/3 of the 12,429 sq. ft. lot area!

Thanks,

Ken

From: Thomas Hasek
Sent: January-20-16 9:28 AM
To: Donna Polos
Cc: Ken Mah
Subject: Re: R5a Zoning Application

Thanks, Donna. I guess I was only scanning the text by the time I reached that point in the document. In any event, that's a pretty loose statement with lots of scope for interpretation.

I shall start drafting a petition for opposition to the rezoning and take it to the neighbours. If you have any suggestions for the contents of the petition, please let me know.

Thomas

On Wed, Jan 20, 2016 at 9:26 AM, Donna Polos

wrote:

Hi Thomas and Ken,

If you look on the attachment that Bill sent and scroll down to 3.7, you will find out that the applicant did contact neighbours.

Donna

On 2016-01-19, at 6:41 PM, Thomas Hasek wrote:

Ken -

I have a couple of comments on what you propose. First, I may have missed something, but I have not been able to find the applicant's claim to have consulted neighbours, so I would ask Donna and Bill where that comes from. Secondly, if the applicant did in fact contact neighbours, I would want to know which ones and what information he provided. I am afraid that the only way we can determine this is to contact the neighbours ourselves.

I am including Rod Van Dorn in this response - and answering his query as to where to send written objections: Clerks@burnaby.ca clearly identifying the subject property and including your own contact details.

Thomas

On Tue, Jan 19, 2016 at 5:12 PM, Pacific Rim Technical Services

wrote:

Hi Thomas

One question we should ask at the Public Hearing would be to verify the applicant's claim that the neighbours he asked had no objections, specifically how many property owners or renters he asked, which owners by name & address and the exact wording of his query. These claims tend to be far fetch as they hear what they want to hear.

Thanks,

Ken Mah

From: Thomas Hasek
Sent: January-19-16 4:28 PM
To: Donna Polos; Bill Malkin
Cc: Joyce Spencer; Gillian & Tom Storey; Pat Rusnell; Ken Mah; Elaine Hasek
Subject: R5a Zoning Application

Hi Donna and Bill -

I am copying this only to the folk who responded to Donna's note this morning, and I shall make up something for the rest of our neighbours later.

So far I have only looked at two issues.

R5a zoning must be pretty new, and is pretty rare. I can only find two properties in south Burnaby that are zoned R5a, and none in the north. Both of these properties are on the southeastern portion of Marine Drive near the Jewish cemetery.

<image002.png>

Plunking a new zoning designation into the middle of a large area with long established current zoning would set a precedent which would impact the whole neighborhood and change its character.

<image003.png>

The other issue I chose is to try and find out who the applicant might be. That in itself is a bit of a puzzle. He claims to reside at 5193 Portland Street, but googling the name yields a Redmond, Washington, businessman with family connections to Burnaby.

MAJOR PLUMBING AND HEATING, INC.

President - GADEY, MAJOR SINGH, 16324 NE 104TH ST, REDMOND, WA 98052

Secretary - GADEY, KIRAN, 4329 HURST ST, BURNABY BC V5J1N1

Vice President - GADEY, KAMALJIT SINGH, 4329 HURST ST, BURNABY BC V5G 1N1

Thomas

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From: Jonna Morse
Sent: January-26-16 10:13 AM
To: Clerks
Subject: re zoning of Burnaby

fu

Rez Ref # 14-18
Bylaw # 13553

Hi

My name is Jonna Morse and lived on Jubilee for 40 years. Just moved so I could be closer to my kids who live in Coquitlam and Maple Ridge. They could not afford to buy a house in Burnaby, like most young people.

I am against re zoning, so more monster houses can be built. It only invites more than one family to live in one house and creates a parking lot of cars.

I lived on Jubilee for 40 years. It was a nice place to bring up a family. Now it is so congested with large homes and too many HIGH Rises.

I now live at 19639 Meadow Gardens Way, Pitt Meadows, V3Y 2T5.


Jonna Morse

From: Jonna Morse
Sent: January-26-16 8:27 AM
To: Clerks
Subject: rezoning

I am against rezoning to have monster homes built.

Jonna Morse

From: Ledingham Neighborhood
Sent: January-25-16 10:29 PM
To: Clerks
Cc: Donna Polos
Subject: Fwd: letter


Rez Ref # 14-18
Bylaw # 13553

Please enter the attached letter into the public record for tomorrow's hearing for the rezoning application for 7007 Jubilee Ave.

----- Forwarded message -----

From: Donna Polos
Date: Sun, Jan 24, 2016 at 2:36 PM
Subject: letter
To:

Hi Everyone,

I have written a letter. I am not sure if I can make the meeting on Tues. I am sceptical of sending it to the clerks office. I feel that this application is very biased and I don't trust them to read it and present it to the public.

Would someone present the letter for me? Let me know.
Donna Polos

Opposition to 7007 Jubilee St. Rezoning Application

My name is Donna Polos. I have lived on Victory St. for 40 years. I am opposed to the proposal to rezone 7007 Jubilee from R5 to R5A. In 1991, we had a public hearing to stop large development of houses on large lots. The outcome was restrictions were placed on the size of houses being built on these lots. Now 25 years later, you want to allow the doubling of house sizes on large lots. When residents are being faced with densification and many citizens having to live in smaller spaces, this is illogical. Research shows, that R5A zoning exists in only 2 places in Burnaby. This development would be an eyesore in the neighbourhood.

Also, what would stop developers from purchasing double lots and building castles on them? That would mean less space for residents to live on. Your proposal also states that landscaping proposed along the front of the property will help reduce the prominence of the residence as viewed from the street. So, in other words, in the proposal you have acknowledged that this residence would be prominent and it could be disguised with landscaping. A simple solution is to reject the proposal. In one part of the proposal, you have stated that mature trees will be encouraged to remain. The next paragraph states all the trees will come down at the back of the house to build 3 car garage. If we reduced the size of the house, then perhaps a 2 car garage could be built instead, thus protecting some of the trees, as there is a tree bylaw in Burnaby. Furthermore, I feel that this proposal should have been written objectively and I find it very biased towards the developer. It is stated that the owner has approached residents in the neighbourhood and has received no opposition. Was this included to influence the public? To make them think that this development is acceptable as others according to the developer are okay with this application.

Donna Polos
4652 Victory St.
Burnaby B.C.
V5J 1R9

From: Bill Malkin
Sent: January-24-16 7:39 PM
To: Clerks
Cc: 'Donna Polos'
Subject: Rezoning application #14-18 (7007 Jubilee Avenue)

LB
Rez Ref # 14-18
Bylaw # 13553

RE: Rezoning application #14-18 (7007 Jubilee Avenue)

I am writing to voice my opposition to the proposed re-zoning of 7007 Jubilee Street. As per the report from the *Director of Planning and Building*, the current R5 zoning allows for almost 4,000 square feet to be built. To increase this by 86% to over 7,400 square feet is in no way compatible with the neighbourhood, where all the newer homes (including the two on either side of the subject property) are restricted to the R5 maximum gross floor space area of "the lesser of .60 floor area ratio or 3,982.8 square feet,". This means there is no single family home in the neighbourhood over the R5 maximum of 3,982.80 square feet. I can see no valid reason to approve an "upzoning" to R5a that will allow 7,400 square feet to be built. According to *BC Assessment* records, this property sold in April, 2014, so the applicant knew of the R5 zoning and allowable building size on purchase. If the close to 4,000 square foot allowable gross floor area was not suitable for his needs, he should not have bought the property.

Bill Malkin
7269 Gray Avenue



The following photos show the before and after of just three properties in our neighbourhood, which show the even the **existing allowable square footage under current zoning schedules is more than enough.**





