

**From:** antonio matias  
**Sent:** January-26-16 1:26 PM  
**To:** Clerks  
**Subject:** Rezoning Reference #15-24

**Rez Ref #** 15-24

**Bylaw #** 13554

January 25, 2016

Council of the City of Burnaby  
Council Chamber, Burnaby City Hall  
4949 Canada Way  
Burnaby, BC V5G 1M2

**Re: Rezoning Reference #15-24**  
**6755 Canada Way**

The Honorable Mayor Derek Corrigan and Council Members:

With reference to the Rezoning application for 6755 Canada Way, we, the residents of cul-de-sac Formby St., cul-de-sac Mayfield St., Gordon Avenue and Ulster St., would like to reiterate our objections to the proposal to subdivide the property to a multi-family R5 Residential Duplex lots.

We cite the same justifications for our objection in the development of the property per Zoning Application 13-13 for a 12 multi-family dwelling and most notably the proposal to build an alley linking Ulster St. and Formby St. which would increase **vehicular traffic, parking issues** in this community and **safety of the residents**-mixture of retirees and new families with children.

As a result of a door to door consultations with current residents from previous Rezoning Application to a 12-family small units and to the new proposal for a 6-family configurations, the residents would like to request the Honorable Mayor Derek Corrigan and Council Members to declare this property and rezone it as single dwelling Zone. This property should conform with the original plan of the community, which is single family dwelling and preserve the community as is. This is a community built by the residents and living harmoniously together.

Councillor Nick Volkow summed it up from his statement in previous interview at NOW, "**You're buying a home to establish a family, to establish yourself in the community.**" And this is the community that we built and asked everyone to preserve. We have the Burnaby Village Museum as a showcase of a bygone era, and we have this small patch of close knit families, a very example of co-existence and a real community nurtured by different cultures. Help us preserve our community.

## **Original Plan for the Community**

Long time residents remember that this community was built to support the developments around the prison in the area. Some of the current residents moved here as an alternative and to more modern homes. Along Formby St., it is noticeable that they are of the same design and middle class. Some of the residents were attracted to this area because of the unobstructed view of the mountains. Living rooms and kitchens were situated on the main floor to maximize the view. 6755 Canada Way was also planned like every house along the Canada Way, but was converted to a commercial zone, which up to this day, had some very horrible memories for the residents.

## **VEHICULAR TRAFFIC**

The community vehemently oppose the construction of a back alley. It is like reliving the condition that the residents endured when vehicles roam around connecting Ulster and Formby streets. It will be a flood-gate for vehicles.

Formby St and Mayfield St are cul-de sac road for only one reason, to calm vehicle traffic. Hence, the original plan for this community without sidewalks. Streets are narrower and expanded only when the ditch, servicing these streets were covered. In the absence of sidewalks along these cul-de-sac streets, vehicles and residents share the use of the street. The residential lots allocated an ample space within their property for provisions for their vehicles and guests. Street parking is resorted occasionally to facilitate the in and out from their properties.

Back alleys were planned with ample distance between properties to enable them to enjoy their properties, vehicular access to garage and minimize the noise.

Back alley was also constructed for homes along Imperial, Canada Way, and Mayfield. The alley was constructed as a dead-end and does not connect to Gordon St. This is to limit the flow of traffic for actual residents and not a through traffic.

If a back alley is allowed as per the proposal, it would open a link between Ulster St and Formby St and Gordon St. With the 6-unit proposal, additional traffic will result. This will be a short-cut between residents. Homes adjacent to the back alley have to endure the extra traffic from the residents and other users and view of the garages and backyards, including the traffic from trucks for services.

Since left turn to Formby St is not allowed when travelling Canada Way west ward, Ulster St. will be the alternative, on to the alley and on to Formby. Traffic along Canada Way is heavy during rush hours and these areas are also accident prone. Left turn to Goodlad from Canada Way is also accident prone area with accelerating vehicles from Imperial/Canada Way. Diversion traffic when we have accidents will also be piling in to these streets.

Without the back alley, we can avoid these short cuts and also reduce the traffic for both Ulster St and Formby St.

## **PARKING ISSUES**

Parking issue is a big concern. With smaller lot, the extra parking requirement is being pushed to the streets. The current residents have at least 6 car parking accommodated in their driveways. It is part of their lot which they paid for and not resorting to street parking.

Zoning this parcel of land into single homes would allow them to have ample parking space for them and their guest.

## **SAFETY CONCERNS – Senior Citizens, Retirees, Children**

With traffic and parking issues, come the SAFETY concerns for the residents. Considering that the cul-de-sac Formby, Gordon and Mayfield Streets have no sidewalks residents are forced to use the street. As experienced when the traffic being diverted to Gordon and Formby, drivers treat these streets as equal to Canada Way. And if cars are parked on both sides of these cul-de-sac streets, it would leave a one car lane to navigate.

Original families who relocated and nurture this community still live here. Several retirees use the streets for their leisurely walk with no concerns for a regular traffic.

Bob is 84 years old, used a walker or sometimes just walking cane to bring his 18 years old dog for an exercise. Street conversation would ensue like the old days. When you are tilling your yard, you stop, meet with them and learn about their well being. Bob is living alone after the wife died in 2006. The children visit him regularly as they cannot convince Bob to go to a facility. He still mows the lawn. And Bob was burglarized three times. First time while they went camping, the neighbor intervened. The second time Bob lost his hunting rifle, but was able to recover then the burglar tried to sell the rifle. The third time, Bob and his wife were in their bedroom when they were again visited by the burglar. Glass front side door were smashed, but Bob stayed with his wife and luckily both survived. With these incidents, Bob can afford to go somewhere else, but he decided to stay and lived here. He helped the community survived as it is. Now when he walks his dog, shall we allow these changes to endanger him? He will slowly glide on the streets in the absence of a side walk.

Tony at the end of the Formby cul-the-sac. I would estimate his age as 86. It is the same house, but gave a facelift. He scrubbed the old paint and apply a new color. He had the trees cut to secure the house. He walks also slowly without any assistance. He still travels to Metro town by himself using the public transportation. He is also concerned about these pending issues.

Anthony moved to the community and restored the old house into a more livable area. New lawn and new garage. Their son rides the bike since they are at a cul-de-sac and build a garage and driveway for their vehicles.

My neighbor's mom had a by-pass operations and uses the street for her exercise. She can still pick up her granddaughter from the school nearby and walked on the streets with no fear of

accidents. When somebody threw a can-filled of beer at their garage door, she discussed it with me and she also discussed it with other neighbors. We identified the culprit as one of the guests of one of the residents. We talked about it and discuss for the best way to handle it. You have a ready neighbor to talk to. The couple also takes care of the newspapers when we are away and also the fence when when they are falling apart.

One of the old houses at Mayfield St had been demolished and a new single home is being constructed. Before he closed the sale, the new owner had been asking about the community. He intends to live here, rather than a plain investor.

These are the activities in our community and we would like to preserve them and keep our residents safe and enjoy the community.

### **NEIGHBOR WATCH**

We monitor the community to continue and enjoy peace and livability. When rowdy residents and guests go beyond the norm, we report them to the police. Instances when renters are drunk and rowdy until 4:00 AM at their backyard, we called the police. Concerns about shouting and apparent quarrels have to be reported to prevent further devastating result. Every car break-ins incident is being reported.

### **SUMMARY:**

The details of the Rezoning Application 15-24 were not available and the letter notifications were sent only to the neighbors within 100 meters. We have no further information about any changes from the original application except it was reduced from 6 lots for 12 units to 3 lots for 6 units.

When the notice board was posted, some of the residents were waiting for the letter notifications. Since most of the residents did not receive a copy, photocopies were provided and the application was discussed.

Consensus of the residents is to **disallow** the construction of an alley and to allow only R3 single-family zoning for 6755 Canada Way.

The application appears to be a development of a community within the community. Sidewalks are being constructed and alleys are proposed to justify the lay-out. Considerations on the main issues are not being addressed and the community is being left out in favor of the maximized profit for the developer. The community is maintaining the same position and this should be noted on all zoning applications for the property. The Planning Department only considered the measurements in accordance with the Zoning-Bylaws and we don't see any consideration of the effects on the community.

We would like to request the council to reject the application and emphasize that the community should be given the utmost consideration. Approval on 6755 Canada Way should conform with our community.

The Community consulted the following residents:

Shirley Matias/Antonio Matias	7671 Formby Street
Dara Bring	7670 Formby Street
Robert Potter	7644 Formby Street
Michael Lu	7630 Formby Street
Rob Granados	7628 Formby Street
Alicia Iglesias	7610 Formby Street
Anthony Serky	7621 Formby Street
Kelly Kwon	6720 Gordon Street
Jimana Bansan	7610 Mayfield Street
Bernard Tong	7630 Mayfield Street
Trevor Bencze	7629 Mayfield Street
Gino Calotti	6706 Gordon Avenue
Mr & Mrs. Raghu Bans	7616 Ulster Street
Mr. & Mrs. Kasho Sharma	7617 Ulster Street

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**Arriola, Ginger**

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**From:** Clerks  
**To:** a7a95902  
**Subject:** RE: Reference # 15-24 6755 Canada way

**From:** a7a95902  
**Sent:** January 26, 2016 11:36 AM  
**To:** Clerks  
**Subject:** Reference # 15-24 6755 Canada way

**Rez Ref #** 15-24  
**Bylaw #** 13554

To whom it may concern,  
Please give to Council for tonight's meeting regarding Reference# 15-24 6755 Canada Way.

Thank You  
Dara Bring  
7670 Formby St. Burnaby

Please e-mail to confirm receipt.

To whom it may Concern,

January 26<sup>th</sup>, 2016

Regarding Rezoning Reference #15-24-6755 Canada Way.

I would like to voice my concern that the proposed zoning bylaw not be changed to allow an alley that will add to traffic in an out of the area which will lead to a serious safety concern. At present there are no sidewalks along Formby Street and people use the road to walk to and from Canada Way. Children ride their bikes and roller skate on the road. Putting in an alley will allow increased traffic to cut through this quiet tranquil family neighborhood. Please take this in serious consideration and not allow this to pass.

Thank You

Dara Bring

A handwritten signature in black ink, appearing to read 'Dara Bring', written in a cursive style.

7670 Formby St-