

**The following item of
correspondence was received
expressing opposition to Rezoning
Reference # 16-49.**

February 17, 2017

Dear Mayor Corrigan and members of the Burnaby City Council,

RE: Rezoning application #16-49

Rez Ref # 16-49
Bylaw # 13709

I am writing to voice my strong opposition to the rezoning application #16-49 at 2900 Bainbridge Avenue. My reasons for opposing this rezoning application are primarily due of the numerous parking issues and the amount of traffic that will be generated by this business.

The proposed site of the Bainbridge Liquor store is also home to three other businesses: Subway, Rolling Dough Pizza and Gaya Sushi. Currently, there are twenty parking spaces in total. The parking lot is very narrow and is usually full most of the time, during the lunch and dinner times.

Currently, the loading zone is utilized for staff parking for Gaya Sushi. The loading zone is far too narrow and too short to accommodate the large trucks that will deliver to the liquor store. These trucks are large due to the heavy cargo they carry. I know this because I have lived across the street from the current location for twelve years and have watched the deliveries and listened to them honk when they reverse their trucks.

Alterations would be necessary to the current loading zone to accommodate these large trucks, which would incur in the loss of the four parking spaces on the south side of the parking lot. The current loading zone is set back too far (several meters from a storefront sidewalk). To unload the pallets would require the deliverer to pull the truck forward to the property line on Bainbridge Avenue, thereby impeding the entrance to the strip mall. These large trucks would create difficulty for vehicles entering and leaving the parking lot and navigating the narrow through way.

The alterations to the loading zone would also reduce the buffer zone between vehicles and the residence directly adjacent to the parking lot. The original zoning created this buffer zone to protect the neighbours. Prior to this rezoning application, the owner of the property of 2900 Bainbridge approached the direct neighbor at 2932 Bainbridge Avenue to ask permission to remove several feet of the buffer zone. The owner of 2900 Bainbridge was told that he was not allowed to remove the hedges and that the city would be contacted if any of the buffer zone was disturbed. With alterations to the buffer zone, the neighbours would incur more vehicle noise, vehicle emissions and would be subject to the noise of constant deliveries. The residence is ten feet away.

Current deliveries to 2900 Bainbridge Avenue by large trucks, such as Sysco, park in a no stopping zone on Bainbridge Avenue. This disrupts the flow of traffic

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on Bainbridge Avenue and backs traffic up going northbound. When traffic northbound is backed up, it blocks southbound drivers who want to enter the driveway at the proposed site. This driveway is 13 meters from the Bainbridge/Lougheed intersection, which is already deemed a HIGH accident intersection. The northbound back up also causes driver frustration and honking noises.

I have toured seven other private liquor stores in Burnaby to research their parking availability:

1. The Liquor Barn at 4125 Hastings Street has 11 designated spots for the liquor store and approximately 80 pay parking spots adjacent their store.
2. Bottle Jockey at 1899 Rosser Avenue is connected to Madison Mall and has ample underground parking.
3. Oliver Twist Pub and Liquor Store on Edmonds has 9 designated liquor store spots and 27 Pub spots.
4. West Coast Liquor Co. at 7651 Royal Oak is in a strip mall with 17 designated liquor store spots and approximately 50 public parking spots.
5. Great Bear Pub and Liquor Store at 5665 Kingsway has up to 100 public parking spots.
6. Wings Pub and Liquor store at 6879 Kingsway has 40+ parking stalls for patrons.
7. Hop and Vine Pub Beer and Wine at 1601 Burnwood Drive has access to 70+ parking spots.

If this rezoning application proceeds, it will offer the least access to parking of any liquor store in Burnaby and will create a lot of parking issues for the residents of 2900 Bainbridge. With limited enforcement on parking violations, residents will be even more burdened with people parking in front of and/or blocking their driveways. Please refer to the attached photos.

Another point that I would like to bring to council is that the intention of the current zoning is for businesses that serve the local neighbourhood. A liquor store is a regional business. It serves mostly customers from outside the local neighbourhood. The current location of the Bainbridge Liquor store is currently not visible from Lougheed Highway and it still attracts a lot of business. If the rezoning application were to proceed, the liquor store would be much more visible from the highway. I believe that the liquor store would attract a larger client base and thus, the parking would be grossly insufficient to serve the four businesses. Further, the City of Burnaby is considering allowing liquor stores to become marijuana dispensaries, bringing even further customers from outside the neighbourhood region.

I would like council to understand that the liquor store would be in close proximity to residential homes and that traffic would last until 11:00 pm. This would greatly increase the amount of both vehicle noise and noise from people. I have observed weekly at the current location of the Bainbridge Liquor store people

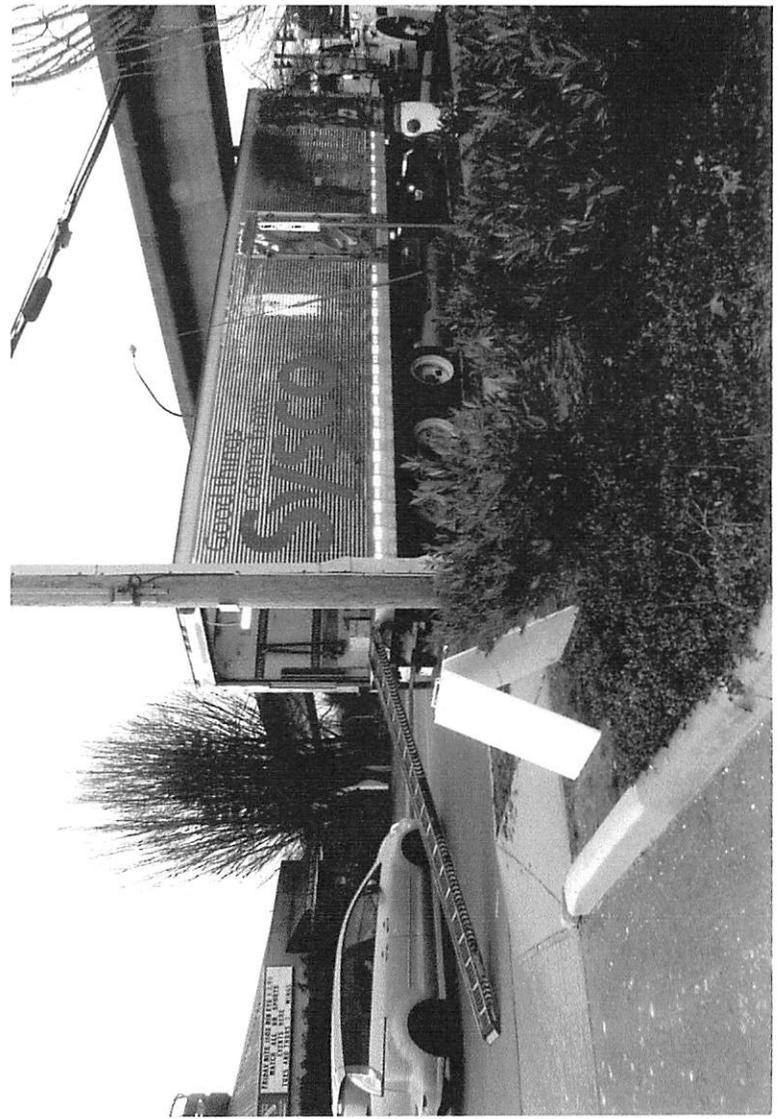
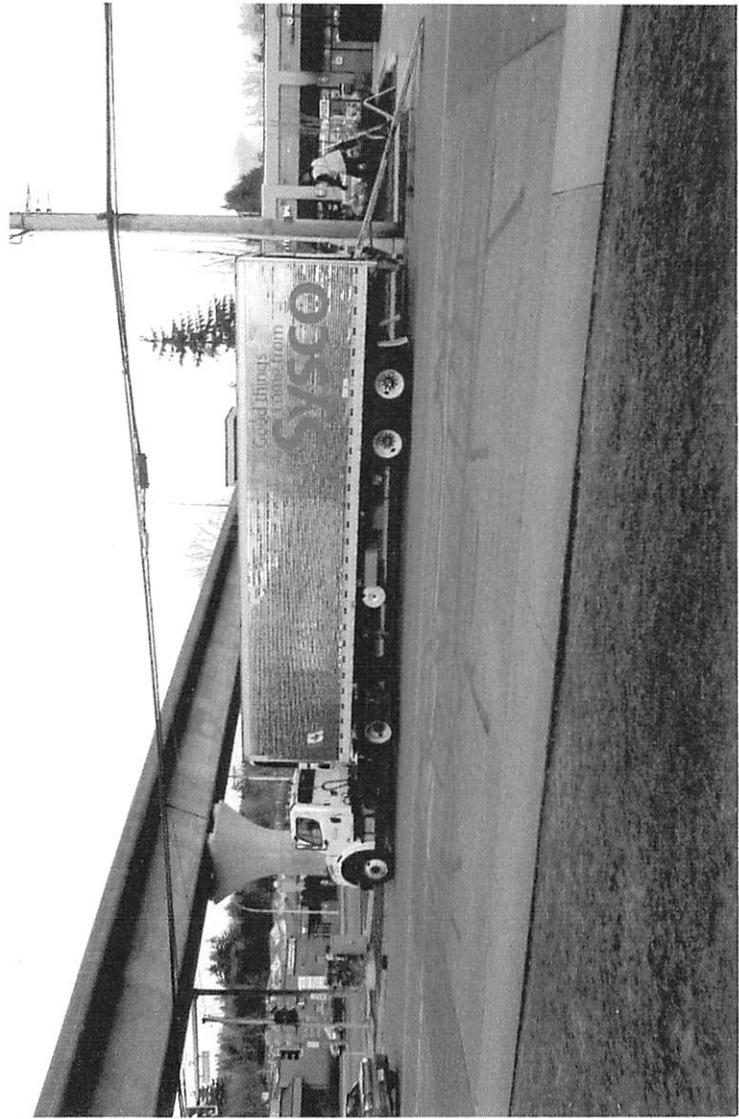
meeting, buying their alcohol and then loitering for long periods of time outside the store before leaving. While loitering, some smoke and talk loudly, having no regard to the residents close by.

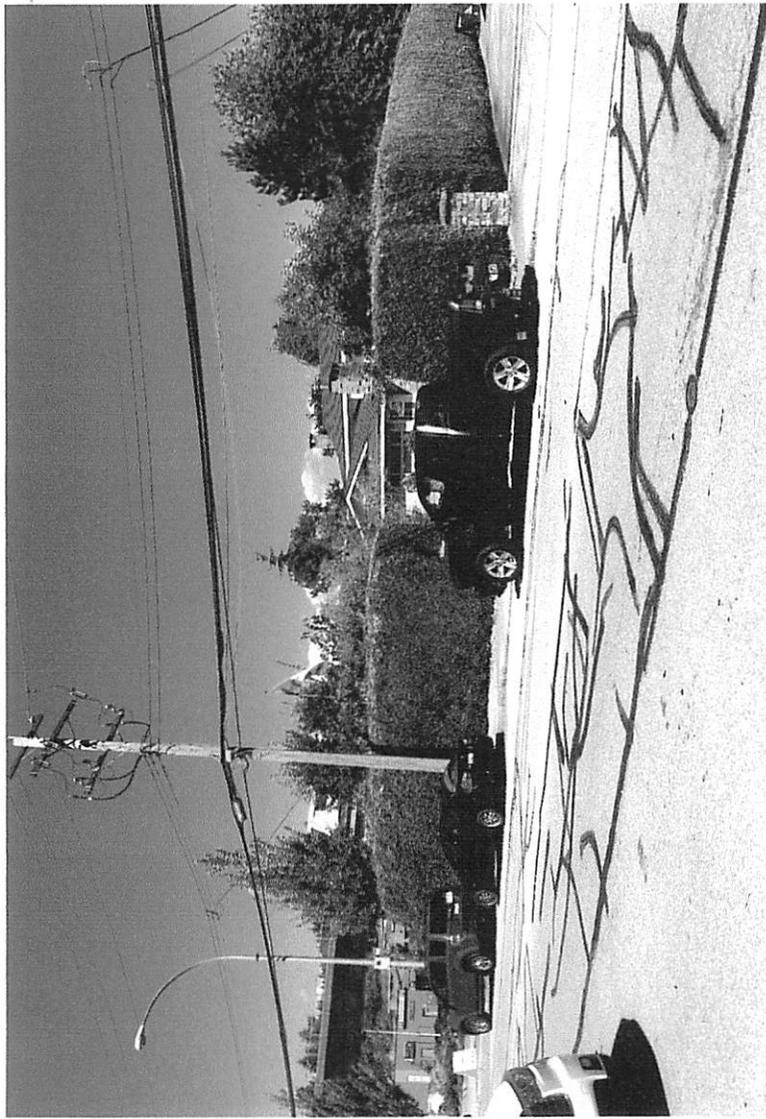
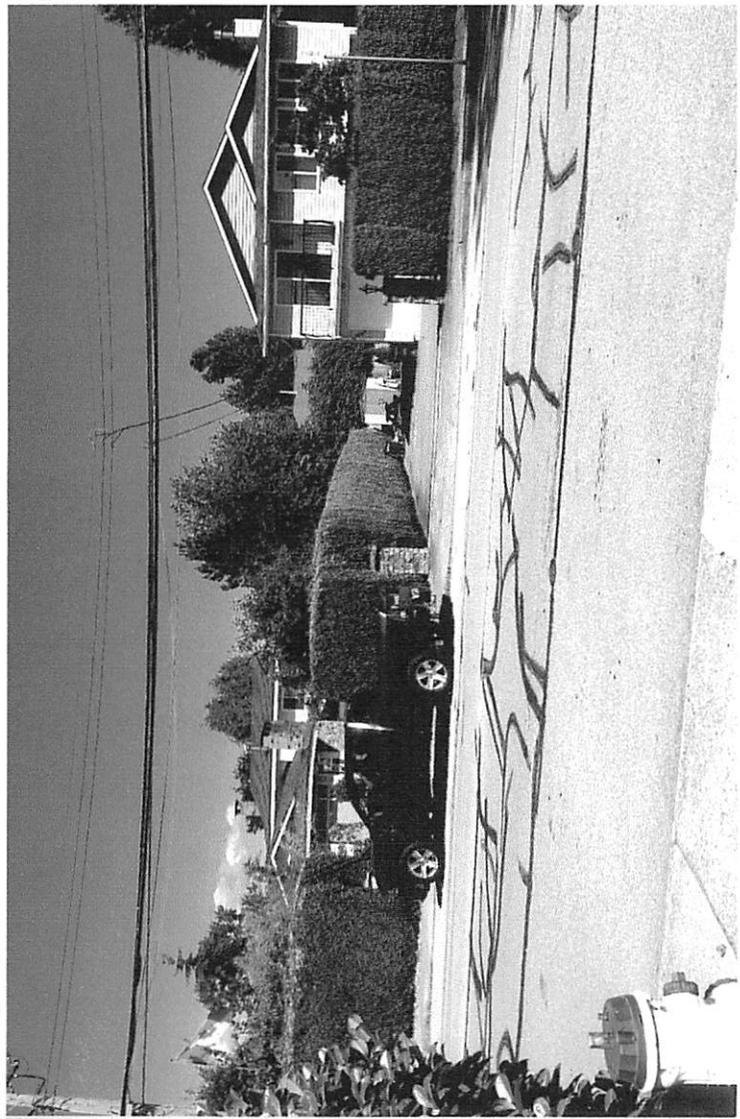
The current location of the Bainbridge Liquor store is a much more suitable location. Currently, only one other business is in the strip mall. The parking lot has 37 parking stalls and an overflow lot of approximately 40 spaces. When the liquor store located to Bainbridge Avenue several years ago, the neighbours supported it as there was ample parking for customers and it is far enough away from the residences.

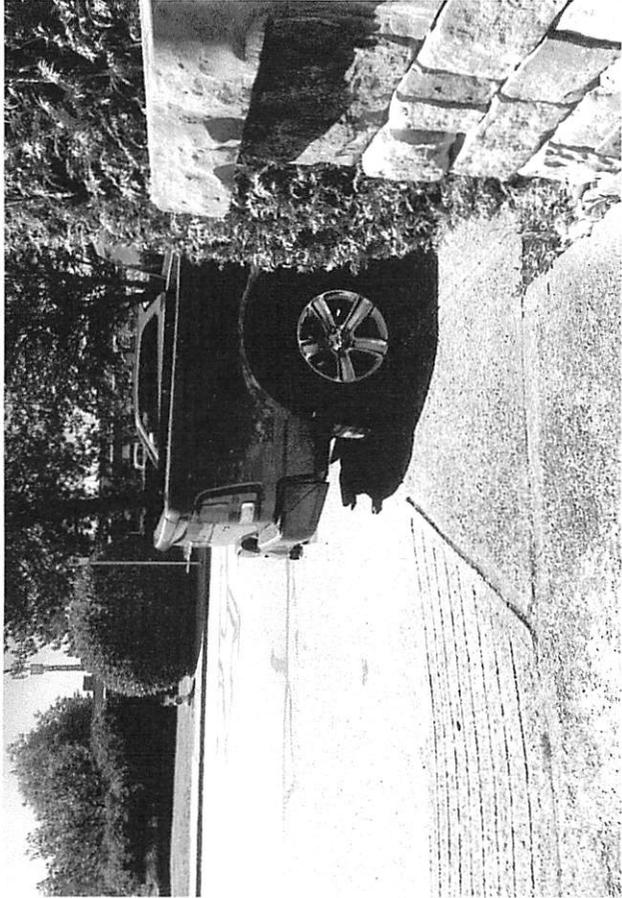
Thank you for your consideration to my concerns.

Sincerely,

Jeff Unrau
2962 Bainbridge Avenue
Burnaby, BC
[REDACTED]







February 17, 2017

Rez Ref # 16-49

Bylaw # 13709

We, the undersigned, petition Burnaby City Council to...

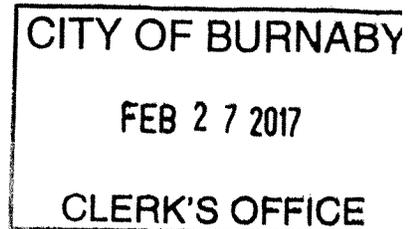
oppose the rezoning application #16-49 at 2900 Bainbridge Avenue, Burnaby, B.C. Letters have been submitted outlining the concerns for this rezoning application.

This is a brief summary of the concerns:

1. The current zoning is for businesses that serve the local neighbourhood. A liquor store is a regional business. It serves mostly customers from outside the local neighbourhood. The current location of the Bainbridge Liquor store is currently not visible from Lougheed Highway and it still attracts a lot of business. If the rezoning application were to proceed, the liquor store would be much more visible from the highway. The liquor store would attract a larger client base and thus, the parking would be grossly insufficient to serve the four businesses.
2. The City of Burnaby is considering allowing liquor stores to become marijuana dispensaries, bringing even further customers from outside the neighbourhood region.
3. There will be inadequate parking spaces to support 4 businesses (parking is already full at peak hours with the existing 3 businesses).
4. There will be inadequate space in the parking lot to accommodate the large delivery trucks; hence delivery trucks will have to park on Bainbridge Avenue in the no stopping zone, impeding traffic flow and visibility at Bainbridge Avenue and Lougheed Highway.
5. Noise of delivery trucks backing up will increase (to adjacent residences).
6. Noise from patrons' cars/patrons due to inadequate parking spaces will increase (e.g., honking).
7. As customers increase, traffic flow will be greatly affected on Bainbridge Avenue because the entrance is very close to Lougheed Highway.

If this rezoning application proceeds, it will offer the least access to parking of any liquor store in Burnaby and will create a lot of parking issues for the area residents. With limited enforcement on parking violations, residents will be even more burdened with people parking in front of and/or blocking their driveways.

Young Keun Lee 
2932 Bainbridge Ave
Burnaby



PETITION TO BURNABY CITY COUNCIL

OPPOSING THE REZONING APPLICATION #16-49 at 2900 BAINBRIDGE AVENUE,
BURNABY, BC

Name	Address	Signature
JEFF UNRAU	2962 BAINBRIDGE AVENUE	Jeff Unrau
Doreen Unrau	2962 Bainbridge Ave	D Unrau
SHIRLEY UNRAU	2962 BAINBRIDGE AVE	S. Unrau
Young Keun Lee	2932 Bainbridge Ave	Y. K. Lee
Kyunsook Lee	2932 Bainbridge Ave	K. Lee
ALY HO	2988 BAINBRIDGE AVE	Aly Ho
THUONG HO	"	Thuong Ho
RAJ HO	"	Raj Ho
PETROLINI LUI	7125 COVENTRY DRIVE	P. Lui
PETROLINI SIMON	✓ ✓	P. Lui
PETROLINI NICOLAS	✓ ✓	P. Lui
Kai Ji	2971 Coventry PL	Kai Ji
Peng Yue	"	Peng Yue
Yuehui Ji	"	Yuehui Ji
WAI SUM YU	2929 COVENTRY PL.	Wai Sum Yu
WAI NGOR YU	"	Wai Ngoryu
Karl Kurz	2962 COVENTRY PL.	Karl Kurz
Masako Fukawa	"	M. Fukawa
Stanley Fukawa	"	Stanley J. Fukawa
Ellen Kurz	"	Ellen Kurz
Kathy Choi	2986 Coventry Pl.	Kathy Choi
Lewis Choi	"	Lewis Choi

PETITION TO BURNABY CITY COUNCIL

OPPOSING THE REZONING APPLICATION #16-49 at 2900 BAINBRIDGE AVENUE,
BURNABY, BC

Name	Address	Signature
FRANCINE CHANG	7124 COLLISTER DR Burnaby	Francine Chang
TONY CHANG	7124 COLLISTER DR Burnaby	Tony Chang
BUNNY TAN	3025 BAINBRIDGE AVENUE.	Bunny Tan
AEIOI TAN	3025 BAINBRIDGE AVENUE.	Aeioi Tan
WON YONG KIM	3089 Bainbridge Ave	Wong Yong Kim
KYOUNG MIN LEE	3089 Bainbridge Ave	Young Min Lee
AUFF JAMIL	3080 Burnbridge Ave	Auff Jamil
FINA JAMIL	" "	Fina Jamil
KA'IZ JAMIL	" "	King Jamel
JADAN JAMIL	" "	Jadan Jamel
SULEO JERAZ	3065 BAIN BRIDGE AVE	Suleo Jeraz
JACKSON VING	3150 Bainbridge Ave	Jackson Ving
SAMER ZHANG	7144 Collister Drive	Samer Zhang
LEWIS CHOI	2986 COVENTRY PL BBY	Lewis Choi
KATHY CHOI	2986 COVENTRY PL. BBY	Kathy Choi
Maninder Badal	3032 Bainbridge	Maninder Badal
Daniel Fang	3032 Bainbridge Ave	Daniel Fang
Rahoon Esmail	3065 Bainbridge Ave	Rahoon Esmail
ERIC LEUNG	7075 Greenwood	Eric Leung
Julie Wang	7045 Greenwood St	Julie Wang
Wayne Chang	" "	Wayne Chang
BLAIR HANSHAW	3184 BAINBRIDGE	Blair Hanshaw

PETITION TO BURNABY CITY COUNCIL

OPPOSING THE REZONING APPLICATION #16-49 at 2900 BAINBRIDGE AVENUE,
BURNABY, BC

Name	Address	Signature
RONALD ENG	3354 BAINBRIDGE AVE	Ronald Eng
DELYLA ENG	"	Delyla Eng
ANTHONY BOROEVICH	7122 BUFFALO ST.	Anthony Boroevich
RAVI SHARMA	2971 CHICAGO PLACE	Ravi Sharma
RENU SHARMA	" " "	R Sharma
ROY MAO	2368 CHICAGO PLACE	毛玉婷
ROY MAO	" "	毛玉婷
Frank Feng	3091 ROYCROFT CRT.	Frank Feng
Yan Feng	3091 ROYCROFT CRT.	Yan Feng
IAN JONES	3125 ROYCROFT CRT	Ian Jones
IAN JONES	"	GERALDINE JONES
Andriani	3136 ROYCROFT COURT	B. Badiani
Maria	3136 ROYCROFT CRT	A. BADIANI
Bechet	3136 ROYCROFT CRT	U. BADIANI
John Quan	3098 ROYCROFT CRT	John Quan
DAVE QUAN	3098 ROYCROFT CRT	Dave Quan
LIN WATT	3098 ROYCROFT COURT	Lin Watt
ZENA KWAN	3098 ROYCROFT COURT	Zena Kwan
MARILYN GRAVADOR	3098 ROYCROFT CRT.	Marilyn Gravador
Bianna Quan	3098 ROYCROFT COURT	Bianna Quan
Charles Huang	3088 ROYCROFT COURT.	Charles Huang
LINDA HUANG	3088 ROYCROFT COURT.	Linda Huang







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