

**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.

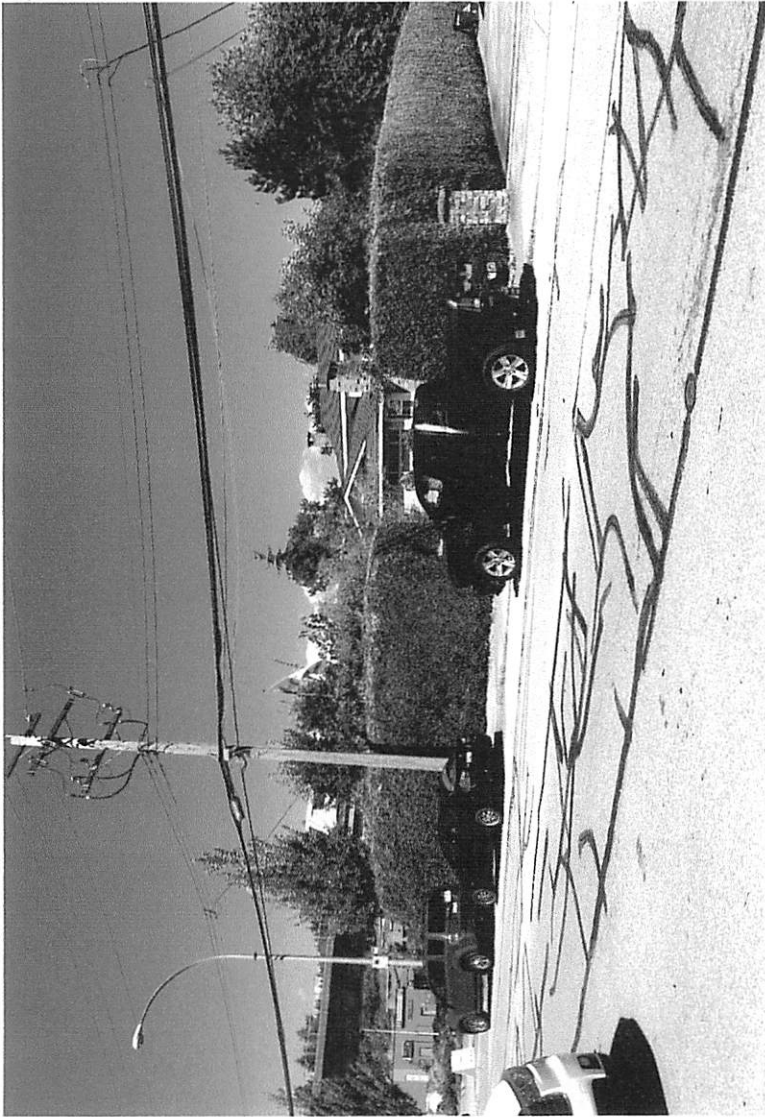
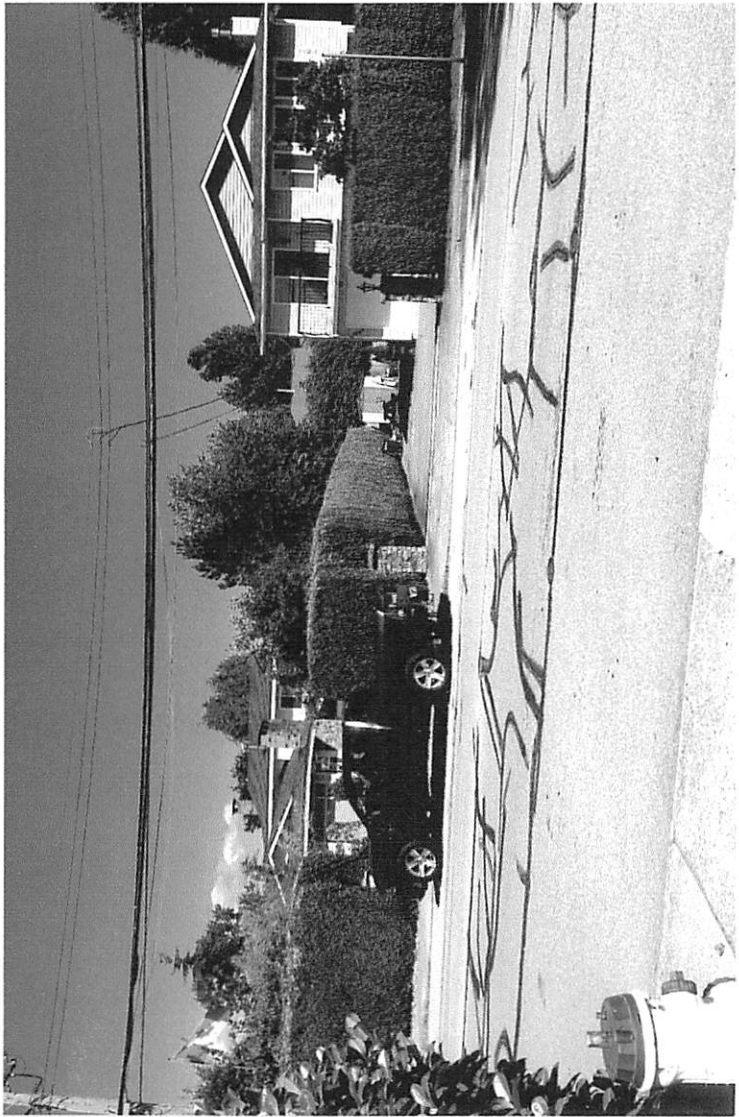
Thank you for your consideration to my concerns.

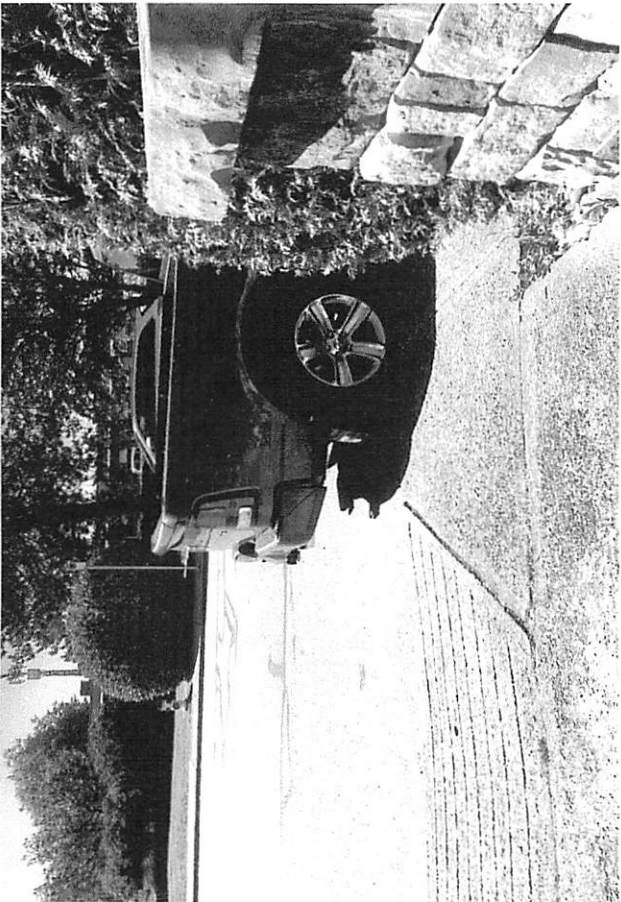
Sincerely,

Jeff Unrau
2962 Bainbridge Avenue
Burnaby, BC
[REDACTED]



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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
Burnaby

Ave

CITY OF BURNABY

FEB 27 2017

CLERK'S OFFICE

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 | A. Ho |
| THUONG HO | " | T. Ho |
| RAJ HO | " | R. Ho |
| PETROLLINI LUI | 7125 Coxsack Drive | P. Lui |
| PETROLLINI SIMON | ✓ | P. Lui |
| PETROLLINI NICOLAS | ✓ | N. Lui |
| Kai Ji | 2971 Coventry PL | K. Ji |
| Peng Yue | " | P. Yue |
| Yuehui Ji | " | Y. Ji |
| WAI SUM YU | 2929 COVENTRY PL. | W. Yu |
| WAI NGOR YU | " | W. Yu |
| Karl Kurz | 2962 COVENTRY PL. | K. Kurz |
| Masako Fukawa | " | M. Fukawa |
| Stanley Fukawa | " | S. Fukawa |
| Ellen Kurz | " | E. Kurz |
| Kathy Choi | 2986 Coventry Pl. | K. Choi |
| Lewis Choi | " | L. 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 |
| AEIOL TAN | 3025 BAINBRIDGE AVENUE. | AEIOL TAN |
| WON YONG KIM | 3089 Bainbridge Ave | WON YONG KIM |
| KYOUNG MIN LEE | 3089 Bainbridge Ave | KYOUNG MIN LEE |
| AUFF JAMAL | 3080 Burnbridge Ave | AUFF JAMAL |
| FINA JAMAL | " " | FINA JAMAL |
| KA'IZ JAMAL | " " | KA'IZ JAMAL |
| JADAN JAMAL | " " | JADAN JAMAL |
| Lucy Jozan | 3065 BAIN BRIDGE AVE | Lucy Jozan |
| Jackie Sun Vong | 3150 Bainbridge Ave | Jackie Sun Vong |
| James Chan | 7144 Collister Drive | James Chan |
| LEWIS CHOI | 2986 COVENTRY PL BBY | LEWIS CHOI |
| KATHY CHOI | 2986 COVENTRY PL. BBY | KATHY CHOI |
| Maninder Badal | 3032 Bainbridge | Maninder Badal |
| Daniel Fung | 3032 Bainbridge Ave | Daniel Fung |
| Rahoon Esmail | 3065 Bainbridge Ave | Rahoon Esmail |
| Eric Leung | 7075 Greenwood | Eric Leung |
| Julie Wang | 7045 Greenwood St | Julie Wang |
| Wayne Chang | " " | Wayne Chang |
| BLOOM HANSHAW | 3184 BAINBRIDGE | BLOOM HANSHAW |

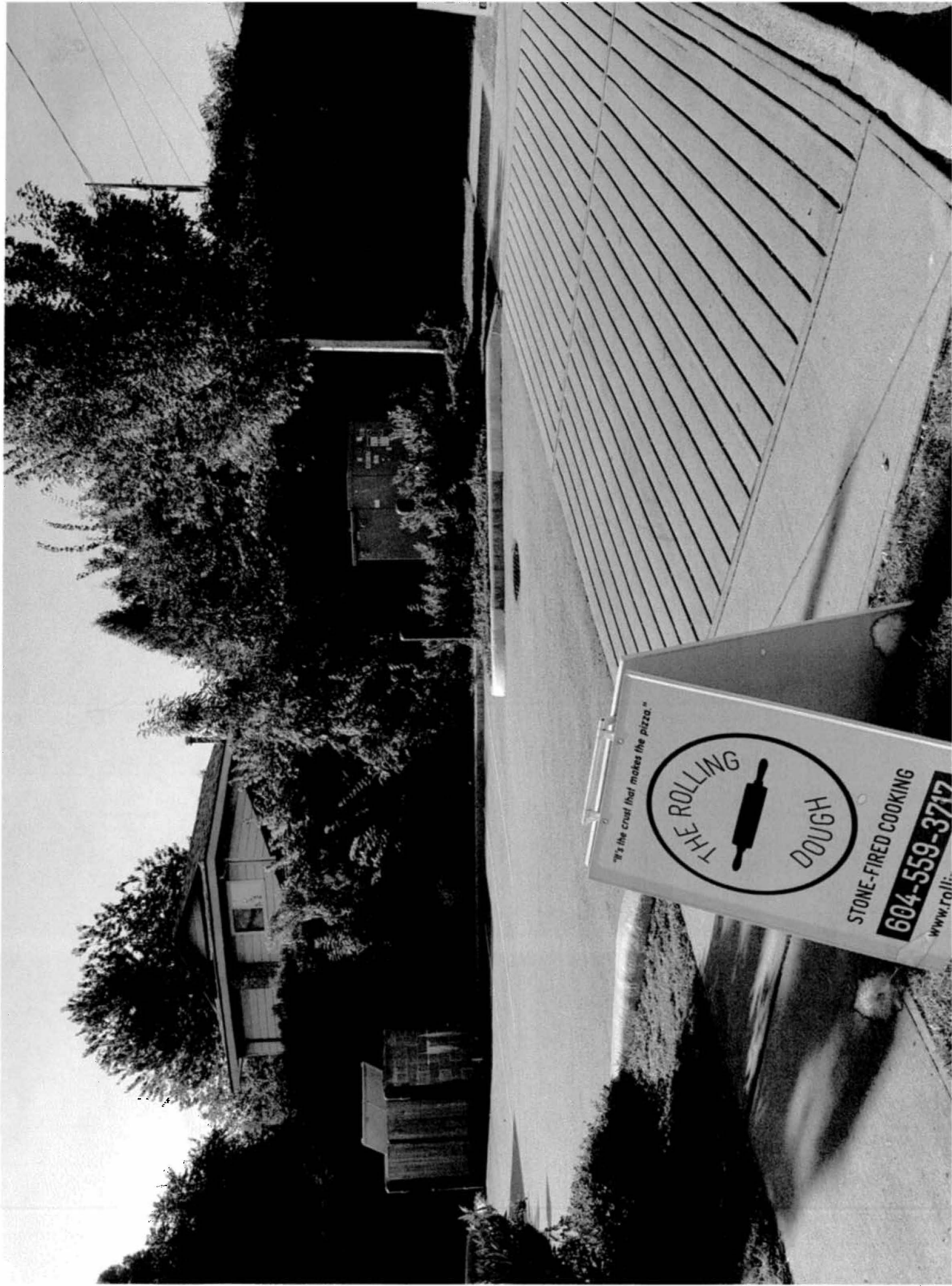
PETITION TO BURNABY CITY COUNCIL

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

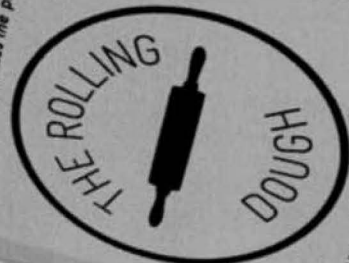
| Name | Address | Signature |
|----------------------|----------------------|--------------------|
| RONALD ENG | 3354 BAINBRIDGE AVE | Ronald Eng |
| DELYLA ENG | " | DeLyLa Eng |
| ANTHONY BOROEVIICH | 7122 BUFFALO ST. | Anthony Boroeviich |
| RAVI SHARMA | 2971 Chicago Place | Ravi Sharma |
| RENU SHARMA | " " " | R Sharma |
| ROY MAO | 2968 Chicago Place | 王少强 |
| ROY MAO | " " | 王少强 |
| Frank Feng | 3091 Roycroft Cr. | Frank Feng |
| Yan Feng | 3091 Roycroft Cr. | Yan Feng |
| IAN JONES | 3125 Roycroft Cr. | Ian Jones |
| IAN JONES | " | GERALDINE JONES |
| Andriani | 3136 Roycroft Court | B. Andriani |
| Andriani | 3136 Roycroft Cr. | A. BADIANI |
| Andriani | 3136 Roycroft Cr. | U. BADIANI |
| JOHN QUAN | 3098 ROYCROFT CRT | John Quan |
| DAVE QUAN | 3098 ROYCROFT CRT | Dave Quan |
| LIN HATT | 3098 ROYCROFT COURT | Lin Hatt |
| 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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