

**Arriola, Ginger**

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**From:** Jason Mercieca [REDACTED]  
**Sent:** April 27, 2019 3:12 PM  
**To:** Clerks  
**Subject:** referencing 6438 Byrnepark Dr, Rezoning# 18-09

6801 rumble st.

I've lived in burnaby for a majority of my life. Selling the land located by Byrne creek ravine to build "luxury condos" is a complete travesty. It's very sad that people will destroy beautiful wildlife to build homes that a majority of the working population cant afford.

**Arriola, Ginger**

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**From:** Lemon Bork [REDACTED]  
**Sent:** April 28, 2019 8:20 AM  
**To:** Clerks  
**Subject:** 6438 Byrnpark Dr, Rezoning# 18-09

*Hello,*

*I am writing you today as I am a resident of Burnaby located at 6707 Southpoint Drive and oppose the rezoning and sale of city land at 6438 Byrnpark Dr, Rezoning# 18-09. There is an enormous lack of affordable housing in Burnaby and the solution is not to sell public land to private developers to build more luxury units. With a 1 billion dollar surplus, there is no reason for this development to go forward. Mayor Mike Hurley and Councillors Pietro Calendino, Sav Dhaliwal, Paul McDonell, Joe Keithley, Dan Johnston, Colleen Jordan, Nick Volkow and James Wang, I implore you to stop this sale as a citizen of Burnaby and someone who sees the value in either leaving this beautiful greenbelt as is or using it to help alleviate the housing crisis in our area.*

*Thank you  
Karenina Araya*

**Arriola, Ginger**

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**From:** Lemon Bork [REDACTED]  
**Sent:** April 29, 2019 1:07 PM  
**To:** Clerks  
**Subject:** Re: 6438 Byrnpark Dr, Rezoning# 18-09

Hi there,  
My name is Karenina Araya and my address is 221-6707 Southpoint drive, Burnaby, BC, v3n4v8

Thanks

On Mon., Apr. 29, 2019, 10:32 a.m. Clerks, <[Clerks@burnaby.ca](mailto:Clerks@burnaby.ca)> wrote:

Thank you for your feedback regarding Rezoning 18-09. Note that all feedback must include the sender's first and last name and mailing address. Please provide your mailing address no later than 3:45 pm on Tuesday, April 30<sup>th</sup>.

Thank you.

Office of the City Clerk

City of Burnaby  
4949 Canada Way, Burnaby, BC V5G 1M2  
**phone:** (604) 294-7290 | **fax:** (604) 294-7537

Email: [clerks@burnaby.ca](mailto:clerks@burnaby.ca)  
[www.burnaby.ca](http://www.burnaby.ca)

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Thank you for your feedback regarding Rezoning 18-09. Note that all feedback must include the sender's first and last name and mailing address. Please provide your mailing address no later than 3:45 pm on Tuesday, April 30<sup>th</sup>.

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**Arriola, Ginger**

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**From:** marnie conklin [REDACTED]  
**Sent:** April 28, 2019 10:23 AM  
**To:** Clerks  
**Subject:** Strongly opposed to sale and development of 6438 Byrnepark Drive

This email is to register my strong opposition to the rezoning, sale and development of the forest area at 6438 Byrnepark Drive (rezoning #18-09). I live in this area and greatly appreciate efforts by the City to preserve and maintain the amazing network of pathways and green space in Burnaby. I would be concerned about this development even if I didn't live in this area; it's only because I live in the neighbourhood that I have become aware of it.

The preservation of green space alone should be enough reason to not rezone this area.

However, we are also greatly concerned that the city counsellors are supporting a rezoning and sale that will not even address affordable housing concerns in our city. Who will be able to afford these condos and townhomes? Who will profit from this rezoning?

The decision to rezone this property also goes against fighting climate change. The decisions we make today regarding our green spaces and use of cars are crucially important to all of our futures. Why would a development near skytrain and bus routes possibly be allowed to go beyond 1 car/suite or even allow car-culture to go unchallenged?

We expect more from our city leaders. We are extremely disappointed. Please do not rezone this area. Please look at redeveloping other already developed spaces to increase housing density and affordability.

Thank you for your time,

Marnie Conklin  
7488 Byrnepark Walk

**From:** Paul McGown [REDACTED]  
**Sent:** April-28-19 5:53 PM  
**To:** Clerks  
**Subject:** Re. 6438 Byrnpark Dr.

What a horrific squandering of city resources. The existing plan is ill conceived.

#1 Don't sell, lease the land under a long term lease (99 yrs?). The city has all the ready cash it needs at this point ; who knows what the future holds?

#2 Target the most under served segment of the housing market that needs attention now. My heart goes out to the people evicted from the metrotown area.

3# The density bonus money that developers were induced to pay was earmarked for "amenities" (few of which I've seen) ought to be targeted to the relief of the "economically cleansed" who are now or will soon be evicted.

## Arriola, Ginger

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**From:** Paul McGown [REDACTED]  
**Sent:** April 29, 2019 10:38 AM  
**To:** Clerks  
**Subject:** Re: Re. 6438 Byrnpark Dr.

My name is Paul McGown and I live at #18 - 5585 Patterson Avenue, V5H 2M6.

On 2019-04-29 10:32 a.m., Clerks wrote:

Thank you for your feedback regarding Rezoning 18-09. Note that all feedback must include the sender's first and last name and mailing address. Please provide this information no later than 3:45 pm on Tuesday, April 30<sup>th</sup>.

Thank you.

City of Burnaby

Office of the City Clerk  
4949 Canada Way, Burnaby, BC V5G 1M2  
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**From:** mike.bain [REDACTED]  
**Sent:** April 29, 2019 1:32 AM  
**To:** Clerks  
**Subject:** Byrne Creek Ravine Park

Mayor and Council City of Burnaby, BC

I'm writing to you in regards to Byrne Creek Ravine Park.  
Ref. 6438 Byrne Park Drive  
Rezoning#18-09

As a resident of 8411-13th Ave Burnaby, I am totally against destroying a forested habitat that will have a major impact on all species of wildlife, song birds, owls, eagles, bees, raccoons, spiders, skunks, bats, etc. This will also have a major impact on our greenhouse gases we speak about daily and we are losing this important forest which could be left for our bird and wildlife which is having a impact which we are destroying rapidly. There is no funding that what will bring the loss of this important habitat and wildlife back!!

Developers do not have any consideration for these concerns in our city only the money it will put into their pocket books.

Please save and preserve this forested area for the future and do something to help change our fast declining habitat and wildlife as well it will benefit "Greenhouse Gases" which is a huge world issue!

For your "concideration".

Mitchell and Kathy Bain  
8411-13th Ave,  
Burnaby BC  
V3N-2H1

Sent from Samsung tablet

**Arriola, Ginger**

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**From:** clm65 [REDACTED]  
**Sent:** April 29, 2019 11:43 AM  
**To:** Clerks  
**Subject:** Against Rezoning 6438 Byrnepark Dr, Rezoning# 18-09

To Mayor Mike Hurley, and Councillors *Councillors Pietro Calendino, Sav Dhaliwal, Paul McDonell, Joe Keithley, Dan Johnston, Colleen Jordan, Nick Volkow and James Wang,*

*I am against the proposed rezoning of 6438 Byrnepark Dr, Rezoning# 18-09, and any subsequent developments that continue to build luxury townhouses and condos that don't include the needs of the residents of Burnaby.*

*The average median income in Burnaby based upon the 2016 census is \$64, 737, so who are you building these properties for? Most of the Burnaby's residents can not afford them, and the fact that there is a housing crisis within Metro Vancouver then this is a no go for me and for many people who live in Burnaby.*

*I support Councillor Joe Keithley and his proposal to "to see if some accommodation can be made with the developer to include some non-market housing." The fact that this council did not second this motion is very telling, especially since the elected Mayor Mike Hurley ran on doing something about the housing crisis within Burnaby.*

Here is a link for that shows the housing crisis and how much income is needed for the average buyer within Metro Vancouver, and most people can not afford these high prices. The link from CTV news report with diagrams is here: <https://bc.ctvnews.ca/what-you-need-to-earn-to-afford-a-house-or-condo-in-metro-vancouver-1.4091151>

I will continue to support affordable housing for all of Burnaby's residents, and hope that the council and mayor will do so too. Too much time has passed, too much damage has been done, and it is now time to right the wrongs of the past mayor and council, especially with the council stopping support of luxury condos and townhouses over the needs of Burnaby's citizens.

Sincerely,

Clint Moffatt from 205-6635 McKay Ave, Burnaby, BC, V5H 2X3 a long time Burnaby resident.



## Arriola, Ginger

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**From:** Louise Hazemi [REDACTED]  
**Sent:** April 29, 2019 4:44 PM  
**To:** Clerks  
**Subject:** Rezoning 6438 Byrne park Drive - #18-09

Dear Mayor and councillors,

I am writing about the public hearing scheduled for Tuesday pertaining to the zoning of 6438 Byrnespark Drive in Burnaby. It is my understanding that this is currently city owned land and the proposal is to sell it to a company for another condo building that will not help Burnaby citizens and our lack of rental or low income housing.

We are already seeing the monstrosities that are currently being built at Lougheed and Brentwood that have little rental, coop or affordable units for the families of Burnaby and I do not want any other zoning or land sold for another building that does not address the problem of housing in Burnaby. This Byrnespark Drive project is city land being sold off so I would like better value for the property.

The Transit Oriented Affordable Housing Study has just come out and I also believe that Mayor has created a task force on housing. The first study recommends:

- acquiring and deploying land for affordable housing and this parcel of land we currently own
- using rezoning to increase affordable rental housing supply and this parcel of land does not do this
- zoning for residential tenure and this project does not do this
- inclusionary affordable housing requirements with a clear definition of affordability and this project does not do this either.

At the very least wait until the Mayor's task force has completed their results before throwing this piece of property away to developers who are giving nothing back to the community.

Demand for affordable rental housing is not being met by a factor of 6000 units across the lower mainland per year(TAOHS). Byrnespark Drive is close to transit which makes it a perfect place to create affordable rental housing. In this project you have the zoning authority to either make this land for affordable housing or require this new residential project to include a portion of affordable units. You can also waive the DCC's to retain rental units or limit the parking for further gains- there are lots of possibilities that would help the citizens of Burnaby.

My last point is that this is an interesting piece of land in Burnaby. It is right across the street from a park. If this project does not help Burnaby residents with affordable housing maybe it should become an extension of that park to help Burnaby residents enjoy the outdoors as they are not benefitting from the current proposal for #18-09.

Please start to look at every land and rezoning proposal through the lens of housing affordability. Please stop the 6438 Byrnpark Drive rezoning from going through without some major changes that benefit the citizens of Burnaby who own the land.

Thanks in advance for your time,

Louise Hazemi  
4144 Cambridge street  
Burnaby BC

**Arriola, Ginger**

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**From:** C REID <[REDACTED]>  
**Sent:** April 29, 2019 10:10 PM  
**To:** Clerks  
**Subject:** Rezoning # 18-09

Dear Mayor and Council,

We are writing to express our opposition to the rezoning/sale of public second-growth forest land across from Byrne Creek Ravine Park just south of Edmonds Skytrain Station at 6438 Byrnpark Dr (Rezoning# 18-09).

There are many things about Polygon's proposal to build a 4-storey condo building plus townhouses with a total of 102 luxury strata units that are very troubling:

1. When municipal land is sold there should be significant public benefit. At a time like now, when a huge number of Burnaby residents can neither afford to buy or rent and many have been demovicted, non-market units that are affordable for purchase/rent are what would provide public benefit. Towards this end, Burnaby should work with the Community land trust or a non-profit housing group to keep this land under city ownership.
2. Finalizing the zoning and sale of this land when the housing task force hasn't completed its process puts the task force's purpose into question. So far, they've received considerable feedback recommending the use of public land for affordable housing not luxury condos and townhouses.
3. There will be 194 vehicle parking spots for a site a 10-15-minute walk from Edmonds Skytrain/Bus Loop and serviced by the frequently running 100 bus line. Providing almost 2 parking spaces for every unit is unconscionable considering global warming.

For these reasons we ask that the proposed rezoning/sale of this piece of land not be approved.

Sincerely,

Debbie and Craig Reid  
420 N Boundary Rd,  
Burnaby, BC  
V5K 3T1  
[REDACTED]

## Arriola, Ginger

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**From:** Rick McGowan [REDACTED]  
**Sent:** April 29, 2019 10:59 PM  
**To:** Clerks  
**Subject:** Rez. #18-09

. I am opposed to the rezoning and completion of sale of the city-owned property at 6438 Byrnespark Drive. I am opposed for environmental and economic reasons.

Over the last few decades, we have seen a growing gap between the rich and poor in Burnaby. The need for affordable housing has never been more urgent. With the population expected to grow and the failure of the free market to provide affordable housing, it is incumbent on the city to keep the public lands for future affordable housing initiatives.

It is of interest to note that Byrne Creek Streamkeepers documented **major fish kills** due to toxins flowing into storm drains in 2006, 2007, March 2010 and Nov. 2010. Hundreds to thousands of fish died in each incident. Spawner returns have begun to increase since 2011 thanks to the work of the Streamkeepers and the cessation of construction on the South Slope. While the creek shows resilience, the continued survival of fish in the stressed creek is not a certainty.

No doubt, the upstream tower and condo developments in the Edmonds area already in the approval pipeline are raising concerns with the Streamkeepers. With high rise developments being proposed, approved and constructed at breakneck speed in Burnaby's town centers and Metrotown, one wonders why the City is hellbent on selling its natural asset on the condition that the buyer develop it into condos unaffordable for most working families.

Today, few laws or regulations govern the urban forest at the provincial or national level. That leaves **the responsibility to protect them at the local government level**. With the undue level of influence of developer donations to our local politicians, and the insatiable appetite for new lands to exploit, it is left to residents to protect these forests and ensure decisions are made in the best interests of the community.

As land becomes more scarce and more expensive (the Site appreciated 34.3 percent in one year, from \$19,633,000 on July 1st, 2015 to \$26,372,000 on July 1st, 2016) selling off our most valuable asset seems shortsighted.

**Please reject this application and sale of the property, so it can be utilized in the future for the greater benefit of the community..**

Rick McGowan  
239-4155 Sardis Street  
Burnaby BC

**Arriola, Ginger**

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**From:** joelgibbs [REDACTED]  
**Sent:** April 30, 2019 3:02 PM  
**To:** Clerks  
**Subject:** Rez. #18-09 6438 Byrnepark Drive

Hi,

I would like to express my opposition to the re-zoning and sale of city land at 6438 Byrnepark Drive.

At its' heart, this proposal is in complete denial of what I would argue are the two most pressing crises facing Burnaby: our affordable housing crisis, and our climate crisis.

This is public land, yet, the city is trying to sell it for ZERO public benefit. As we saw last night, Burnaby has no need of the money from the sale, but yet they are selling the land for a developer to profit from un-needed, unaffordable strata units. This is a wilful disregard for our affordable housing crisis. We desperately need rental housing, we desperately co-op housing, and we desperately need affordable housing, but all we are getting is the only thing that is already in plentiful supply: unaffordable luxury condos.

Why is the city selling this land, and seemingly not even trying to mitigate our affordable housing crisis? From an outside perspective, it seems that the city does not care about our affordable housing crisis, and with this sale, is taking one more step to give developers massive profits from public land with ZERO public benefit.

Additionally, the work from the Mayor's Task Force on Housing is currently on-going, but one significant idea from the initial public consultation was using city land for affordable housing. By re-zoning this property and finalizing this sale, the city is short-circuiting its' own processes via the Task Force and limiting the scope of options for recommendations from the Task Force, as this land, once sold, will not be available for affordable housing again. In fact, by selling this land, the city is willfully choosing to permanently take away any chance of affordable housing on this land.

This land is currently part of a forest, acting as a carbon sink in the midst of our climate crisis. In fact, one significant piece of Vancouver's recently passed actions on climate emergency is dramatic regional re-forestation by 2030 to remove significant amounts of GHG, yet here we are in Burnaby, proposing that we should destroy a forest so a private developer can reap significant profit with zero public benefit.

Additionally, besides tearing down a forest, this proposal plans to specifically encourage more GHG emissions from one of the largest emitters in our region: private vehicles. With the proposal for 194 vehicle storage spaces for 102 units, the infrastructure is built to explicitly encourage vastly more private auto trips, even though it is on a very frequent bus line (#100), only a 10-15 minute walk from Edmonds Skytrain Station, and next to an Urban Trail. Instead of acting with the due urgency to mitigate the climate crisis, with this proposal, Burnaby seems to be willfully engaging in increasing our GHG emissions even more.

**In summary, this proposal is to:**

- 1. Sell public land for developer profit from luxury condos in the middle of an affordable housing crisis while providing zero public benefit.**
- 2. Destroying a forest acting as a carbon sink while we are in the middle of a climate crisis, and also encouraging increased pollution and GHG emissions.**

I completely oppose this proposal as stands, and recommend it be denied, as is council's prerogative.

Longer term, I would like to see a healthy and vibrant discussion, possibly including some of the following ideas, around how to balance the realities of our climate crisis and affordable housing crisis:

1. Working to create an enjoyable and bio-diverse forest, possibly similar to what Vancouver has done with Everett Crowley Park on the former Kerr Rd Dump site.
2. Partner with organizations like the Community Land Trust, Progressive Housing Society, BC Non-profit Housing Association, or others to build build and maintain affordable housing long-term.

Joel Gibbs  
7777 12th Ave

## **Arriola, Ginger**

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**From:** Carrie McLaren [REDACTED]  
**Sent:** April 30, 2019 3:20 PM  
**To:** Clerks  
**Subject:** 6438 Byrnpark Dr, Rezoning# 18-09,

Dear City of Burnaby,

The city should get more out of this deal than just money and some condos. If they want to develop the land and not turn it into a park, at the very least they should approve Rentals or affordable (under 30% gross annual income) rentals which the city is sorely lacking.

Also parking spots - turn some into bike parking & Electric charging spots. Each unit does not need a parking spot, it's so close to transit! Encourage alternatives to driving.

Thank you,  
Carrie McLaren  
4-3850 Dominion St.  
Burnaby BC

Sent from my iPhone