

Arriola, Ginger

From: Mayor
Sent: November 12, 2019 9:41 AM
To: Clerks
Subject: FW: Rezoning Maywood and Willingdon

Rez Ref # 17-27
Bylaw # 14085

From: [REDACTED]
Sent: November-11-19 5:57 PM
To: Mayor
Subject: Rezoning Maywood and Willingdon

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Dear Mayor and Councillors

To Mike Hurley.

I am very disappointed with the rezoning of 6444 Willingdon and 4241 Maywood Street.

This development encompasses virtually an entire city block!

I voted and campaigned for you and one of the reasons was the ongoing demovictions!
It seems quite possible that you are still governed/controlled by the Corrigan cronies who bought all these developments to the fore.

You will be throwing about 200 renters out of their apartments, with nowhere for them to go, at the same rent that they are now paying??

This is not the way to go its just giving in to developers and not taking care of the working/middle class people in the Metrotown area!!

By the way I myself am a homeowner.

Mike Bird
303-4134 Maywood Street
Burnaby

Arriola, Ginger

From: Gtepei [REDACTED]
Sent: November 12, 2019 11:51 AM
To: Clerks
Subject: Rezoning #17-27

Rez Ref # 17-27
Bylaw # 14085

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Hello I am one of the owners from 4194 Maywood street unit 403 Tepei Gheorghe and I just find that notice that is a rezoning on Maywood and Willingdon so I am that to happen as is to much congestion in the area and a devaluation in our property which can be seen already by others rental appears or has been build in high rise towers neighborhoods. We already been hit with assessment which is not accurate for our property tax with the value decrease in the past two years. So please take in consideration our concerns thank you.

Sent from my iPhone

Arriola, Ginger

From:	Judith Webster [REDACTED]	Rez Ref # <u>17-27</u>
Sent:	November 12, 2019 12:13 PM	Bylaw # <u>14085</u>
To:	Clerks	
Subject:	Burnaby Zoning Bylaw 1965 - Amendment Bylaw No. 39, 2019 #14085	

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The intention of this letter is to raise strong objection to the rezoning application from RM3 Multiple Family Residential District to CD Comprehensive Development District at 6444 Willingdon at Maywood.

Inappropriate Height:

A 43 story apartment building is totally out of character for this residential multiple family area where 3 - 15 storey buildings are the norm. This application appears to be a cash grab by the developer and the City of Burnaby.

Increased Traffic Congestion:

This development would add between 350-400 units each with a vehicle which would in itself cause increased congestion on the already busy Willingdon St.

Safety & Security:

Increased population adds concerns in the area for additional activity and street safety endangering foot and vehicle traffic and increased accidents.

Sincerely,

Judith A. Webster
#708-4194 Maywood St.
Burnaby, BC
V5H 4E9

Arriola, Ginger

From: Joyce Anderson [REDACTED]
Sent: November 12, 2019 8:44 PM
To: Clerks
Subject: Public Hearing Anthem Properties Proposal Bylaw 1485

Rez Ref # 17-27
Bylaw # 14085

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Dear Mayor and Council,

Although I know Anthem Properties has complied with all of the requirements for this development to proceed, I have two concerns, both for this property and the development of the Maywood area of Metrotown. First, as I looked at the documents attached to the Agenda, I notice that the site coverage, I presume by buildings, is 42.1% . That seems reasonable but I never saw the ratio of hardscape to softscape. By the drawings I saw, it appears most of the ground area is concrete with some trees and planters. As it is well known that concrete and highrise buildings create a heat island, raising the temperature by up to 2 degrees Celsius, and as it is well known a natural cooling function of softscape is through evaporation. Since Burnaby has declared a climate emergency, should not more of the total ground space be softscape to help counteract the heating effect of the buildings and concrete? A side benefit of softscape is less runoff after a storm.

Secondly, I am very concerned the current road infrastructure cannot support another 500 vehicles from this development. I understand that Anthem properties is supplying land so a left turn lane off Willingdon will be built. My concern is that Cassie, Silver, McKay, and Telford all feed into Maywood and the only South exits require all vehicles to either cross Maywood or turn left onto Willingdon. The gridlock caused by this will make it unsafe for pedestrians walking along or crossing Maywood Street. Gridlock along Kingsway, Imperial and especially Willingdon will occur. Burnaby must upgrade the road infrastructure before this project is completed or congestion and pollution will affect not only those living in the Maywood area but those of us living in the East Central Park area. Please either postpone this development until the necessary road infrastructure is designed and funded or fast track road improvements to accommodate all of the traffic the increased density from this project and those projects already under construction will inevitably create.

Sincerely,
Joyce Anderson
#604-4165 Maywood St.
Burnaby

Sent from Mail for Windows 10

Rez Ref # 17-27
Bylaw # 14083

Arriola, Ginger

From: N W [REDACTED]
Sent: November 14, 2019 12:00 PM
To: Clerks
Subject: submission for public hearing feedback Rezoning #17-27

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Name: Nate Webber
Address: 110-6366 Cassie Ave

I thought this past year was spent on coming up with new initiatives for housing affordability within the City of Burnaby. These initiatives included lots of benefits to prevent renters from being evicted. There is so much construction of new towers in this area and now you want to build another one and force more people from their homes. Why don't you first implement bylaw changes to protect these renters before you start green lighting another demoviction in the Metrotown area? By the way, rent increase in the Metrotown area has gone up 10% in the past year for 1 bedroom apartments. So now all these people have to find homes outside of the Metrotown area in order to survive on their income. Thanks a lot Boomers. Sincerely, a hard-working Millennial.

Arriola, Ginger

From: Lori Zuk [REDACTED]
Sent: November 16, 2019 9:11 AM
To: Clerks
Subject: REZONING #17-27 CONCERN

Rez Ref # 17-27
Bylaw # 14085

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To whom it may concern:

Subject: Burnaby Zoning Bylaw 1965,

Amendment Bylaw No. 39, 2019 – **Bylaw No. 14085** (6444 Willingdon Avenue and 4241 Maywood Street)

My name is **Lori Zuk**. I live at **Place on the Park on Maywood Street, Burnaby, BC**. I am very concerned about the possible go ahead to permit the construction of a single 43-storey apartment buildings located at the corner of Willingdon Avenue and Maywood Street, townhouse buildings fronting Maywood Street and Cassie Avenue, and a six-storey non-market rental apartment building fronting Willingdon Avenue.

The reason I am very concerned is I think to myself as well as other people I have talked to, **where will all the people and their vehicles go??** It is already congested as it is when driving down Willingdon Avenue and other nearby streets. It is difficult to find parking along the side streets now. One only has to look into the sky and see the other towering apartment buildings being built in the neighborhood (ie. Beresford Street and also next to Maywood Park) – **wait until the people move in. Where will everyone fit??**

Many condo / apartment units consist of 2 people. Many families today own two vehicles. I **understand that there will be only one parking spot allowed underground per condo/rental unit. Where will the second vehicle go??**

One may argue, "Well, it is simple. We have the bus and skytrain close by." I wish that was a cure all. It is not, unfortunately. For example, until two years ago, I worked on the North Shore for over 30 years. I would have loved to take the bus, skytrain, etc. to work. On a few occasions, I did try and take the skytrain, seabus, and bus plus walking to work – I would leave my condo at 6:00 am; I would arrive at work 2 hours later.

Also, most condo owners and renters have friends who visit. **Where will the visitors park their vehicles?** The friends may wish to drive rather take the bus, skytrain, etc. home in the dark. Will there be enough visitor parking for a massive 43 storey building, etc.??

I hope you will reconsider building such a tall apartment building (**43 stories--that is excessively high**). Perhaps, if you were to build a tunnel underground so all the vehicles could have access to the bridges, that would be an option.

It is **looking more and more like a concrete jungle in the Metrotown area**. We all need more **green space—more room to breathe**.

Thank you, hopefully, for reading my e-mail.

Sincerely,

Lori Zuk

#1108 – 4165 Maywood Street

Burnaby, BC V5H 4E3

[REDACTED]

[REDACTED]

Arriola, Ginger

From: Li Han [REDACTED]
Sent: November 16, 2019 10:21 PM
To: Clerks
Subject: Burnaby rezoning bylaw 1965, Amendment bylaw No. 39, 2019-Bylaw No. 14085

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RE: Controversy over proposed zoning bylaw amendment.

I am not in support of this amendment (Burnaby rezoning bylaw 1965, Amendment bylaw No. 39, 2019-Bylaw No. 14085).

Personally, the new buildings will completely block the sunshine for my apartment for whole day as well as the view from my apartment. It will very badly affect my enjoyment of living in my apartment. Also it will greatly lower the value of my apartment.

This development will change the fabric of the community that many people have lived in for decades. The neighbourhood surrounding is an established neighbourhood that has been around for years. It is made up of 3 levels townhouses as affordable homes for many seniors and young families in a super convenient location close to public transits and a comprehensive shopping mall. Currently, the metrotown area is already over developed. There are already too many high-rises built, and more and more are coming. And the lots in question are zoned similarly. The rezoning would make for a much higher density site for high-rises and townhouses. I do not want to see that many high-rises squeezed into this area any more.

I am really concerned about the increased level of traffic, noise and safety issues, as well as the surrounding property values to name a few. I just don't want to see our nice, quiet neighbourhood become something other than that, we like living here because it feels like a real small town neighbourhood and we don't want to then feel like we've moved into downtown.

Therefore, I absolutely oppose the rezoning the property at 6444 Willingdon Avenue and 4241 Maywood street. (Burnaby rezoning bylaw 1965, Amendment bylaw No. 39, 2019-Bylaw No. 14085).

LI HAN

Owner of 806-6455 Willingdon Avenue, Burnaby

Rez Ref # 17-27
Bylaw # 14085

Arriola, Ginger

From: Jiqiang [REDACTED]
Sent: November 17, 2019 10:51 AM
To: Clerks
Subject: about Rezoning #17-27

Rez Ref # 17-27
Bylaw # 14085

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To City of Burnaby,

We strongly oppose this rezoning, because of the following reasons:

1. This area (Willing & Maywood) is already a place with frequent traffic accidents.
2. During rush hours, weekends and holidays, traffic on Willingdon around Metrotown area is already slow, with more residents and cars from the proposed new constructions, traffic will be getting worse.
3. Noise levels have risen significantly in the past two years, and the construction noise from new high-rise construction closer to Metrotown are clearly audible. The noise from the new constructions will affect all the residents in this area.
4. Willingdon is a corridor for emergency vehicles, the sirens during the night have become an increasing problem for residents; increased density will make this worse.
5. Nowadays views have become an important factor in valuing a property. With the new constructions, our views will be blocked and will greatly impact our property value in a negative way.

Thanks for your consideration.

Zhang Jiqiang
Zhu Lingzhi
#1502-4194 Maywood Street, Burnaby, BC
V5H 4E9

Arriola, Ginger

From: Tamara Apresian [REDACTED]
Sent: November 17, 2019 11:51 AM
To: Clerks
Subject: Rezoning #17-27 43-storey tower Willingdon and Maywood

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City of Burnaby

Office of the City Clerk
4949 Canada Way
Burnaby, BC
V5G 1M2
Email: clerks@burnaby.ca

Rez Ref # 17-27
Bylaw # 14085

Dear Burnaby City Council,

I am writing this letter to oppose the rezoning #17-27 43 storey tower Willingdon and Maywood.

1. The corner of Maywood and Willingdon is a high accident corner with at least weekly incidents, aggravated by the difficulty of northbound traffic to turn left onto Maywood.
2. During high shopping days and on weekends, traffic along Willingdon accessing Metrotown backs up as far south as Maywood making it impossible to exit the complex northbound.
3. Several serious crime incidents have occurred during the past 6 months on Patterson behind the complex and across Willingdon.
4. Noise levels have risen significantly in the past two years, and the construction noise from new high-rise construction closer to Metrotown are clearly audible, especially from the upper floors of the complex.
5. Willingdon is a corridor for emergency vehicles, the sirens during the night have become an increasing problem for residents; increased density will make this worse.
6. Aesthetic views to the north are already impacted and this will jeopardize views to the east.
7. The high-rise proposal is inappropriate in terms of height and "fit" into the existing neighbourhood (i.e. there is no step-down from existing structures to the west of Willingdon).

In addition to aforementioned I would like to add that during a rush hour at both Patterson and Metrotown skytrain station one has to miss quite a few trains before managing to get on one. The schools around the neighbourhood are full and extremely hard to get into (especially French Immersion Program). The continuing density increase will only worsen the situation. I understand that new development generate a lot of profit for the City of Burnaby, but I would really hope you would look at the people factor as well.

1/2

First, the City of Burnaby, has to deal with infrastructure and then New Developments.

Thank you for your consideration.

Sincerely,
Tamara Apresyan
4134 Maywood Street
Burnaby, B.C.

Arriola, Ginger

From: DORRIS SHI [REDACTED]
Sent: November 17, 2019 9:06 PM
To: Clerks
Subject: Rezoning Hearing #17-27

Rez Ref # 17-27
Bylaw # 14085

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To City of Burnaby Zoning Office Clerk,

I am a resident of 4134 Maywood Street Burnaby. My family has been living in Burnaby over 25 years. I am deeply concern the rezoning of 6444 Willingdon Avenue and 4241 Maywood Street. Below are the concerns I have regarding affect of the rezoning #17-27.

1. The corner of Maywood and Willingdon is a high accident corner with at least weekly incidents, aggravated by the difficulty of northbound traffic to turn left onto Maywood.
2. During high shopping days and on weekends, traffic along Willingdon accessing Metrotown backs up as far south as Maywood making it impossible to exit the complex northbound.
3. Several serious crime incidents have occurred during the past 6 months on Patterson behind the complex and across Willingdon.
4. Noise levels have risen significantly in the past two years, and the construction noise from new high-rise construction closer to Metrotown are clearly audible, especially from the upper floors of the complex.
5. Willingdon is a corridor for emergency vehicles, the sirens during the night have become an increasing problem for residents; increased density will make this worse.
6. Aesthetic views to the north are already impacted and this will jeopardize views to the east.
7. The high-rise proposal is inappropriate in terms of height and "fit" into the existing neighborhood (i.e. there is no step-down from existing structures to the west of Willingdon).

Sincerely

Doris Shi

Arriola, Ginger

From: Mulan Garden [REDACTED]
Sent: November 17, 2019 9:11 PM
To: Clerks
Subject: Rezoning #17-27

Rez Ref # 17-27
Bylaw # 14085

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To City of Burnaby Zoning Office Clerk,

I am a resident of 4134 Maywood Street Burnaby. My family has been living in Burnaby over 25 years. We have been witness the changes in the Metro Town. We are deeply concern the rezoning of 6444 Willingdon Avenue and 4241 Maywood Street. Below are the concerns I have regarding affect of the rezoning #17-27.

1. The corner of Maywood and Willingdon is a high accident corner with at least weekly incidents, aggravated by the difficulty of northbound traffic to turn left onto Maywood.
2. During high shopping days and on weekends, traffic along Willingdon accessing Metrotown backs up as far south as Maywood making it impossible to exit the complex northbound.
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7. The high-rise proposal is inappropriate in terms of height and "fit" into the existing neighborhood (i.e. there is no step-down from existing structures to the west of Willingdon).

Sincerely

Yau-Ming Wong

Arriola, Ginger

From: Jean McLean [REDACTED]
Sent: November 18, 2019 8:32 AM
To: Clerks
Subject: REZONING

Rez Ref # 17-27
Bylaw # 14085

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REZONING #17-27 - AMENDMENT BYLAW NO.39, 2019 - BYLAW NO. 14085

- >
- > Dear Mayor and City Council,
- > I have been a tax paying homeowner in Burnaby for over 40 years. In preparation for retirement approximately 23 years ago my husband and I bought a condo at 4194 Maywood St. The area was attractive for the following reasons:
- > 1. Close to the Skytrain
- > 2. Close to the library
- > 3. Close to shopping
- > 4. Close to Central Park
- > 5. The wait list at Burnaby Hospital was minimal or nonexistent
- > 6. Reasonably quiet city living
- > 7. View of the gorgeous, North shore
- > 8. Quality of air was clean
- >
- > About five years ago the "high rise" apartment construction exploded! We now have :
- > 1. An increase in traffic accidents on the corner of Maywood and Willingdon
- > 2. An increase in crime
- > 3. Noise pollution due to ambulances, fire trucks, and police cars
- > 4. Air quality has dropped substantially due to increased traffic
- > 5. The Hospital is exploding, at this time can not cope with the high increase of residents
- >
- > AND NOW you are proposing a 45 storey high rise condominium on the corner of Maywood and Willingdon!! Have you considered any of the above mentioned concerns? Also a 45 storey building will block the "sunlight" (an unhealthy situation) and possibly create a "wind tunnel" just like downtown Vancouver.
- >
- > Is this what you really want for long time home owners of Burnaby? Seems to me the only ones benefiting from this Rezoning are the developers!
- >
- > Thank you for your time.
- > Jean McLean
- > Park Avenue Towers
- > P.A.T. NW2265
- > 1102 - 4194 Maywood St
- > Burnaby, BC
- > V5H 4E9
- >
- >

Arriola, Ginger

From: Gmail51 [REDACTED]
Sent: November 18, 2019 8:34 AM
To: Clerks
Cc: Agnes & Shannon
Subject: Proposed Development at the Corner of Maywood Street and Willingdon

Rez Ref # 17-27
Bylaw # 14085

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Burnaby council you are already aware of previous concerns regarding the proposed development at the corner of Maywood Street and Willingdon listed by our council, I have a few others to expand on and support the points brought up by our council.

The first one is the fact that the four apartment towers on the west end of Maywood Street next to Central Park are situated on a dead end street with no other exit or entrance than Willingdon Street. Considering the number of apartment units having to exit and enter off of this area and the pedestrian and bike traffic that use this as a corridor to access Central Park, any increase in traffic load would result in significant safety risks to residents attempting to enter or leave the area and for emergency vehicles, both fire and ambulance doing the same.

Secondly as the traffic flow is presently, many vehicles race down Willingdon daily blowing through both the orange and red light at the Maywood/Willingdon corner making this a dangerous intersection for pedestrians, bicyclists and other vehicles attempting to turn. Furthermore vehicles turning left onto Imperial and Patterson off of Willingdon also make this a highly problematic area for safety and traffic.

Thank you for taking the time to review this email. Hopefully you can come up with an improvement in safety and traffic flow along Willingdon before approving more developments in this area.

Regards,
Paul Fee
NW2265
Park Avenue Tower
Burnaby, BC

1. The corner of Maywood and Willingdon is a high accident corner with at least weekly incidents, aggravated by the difficulty of northbound traffic to turn left onto Maywood.
2. During high shopping days and on weekends, traffic along Willingdon accessing Metrotown backs up as far south as Maywood making it impossible to exit the complex northbound.
3. Several serious crime incidents have occurred during the past 6 months on Patterson behind the complex and across Willingdon.
4. Noise levels have risen significantly in the past two years, and the construction noise from new high-rise construction closer to Metrotown are clearly audible, especially from the upper floors of the complex.
5. Willingdon is a corridor for emergency vehicles, the sirens during the night have become an increasing problem for residents; increased density will make this worse.
6. Aesthetic views to the north are already impacted and this will jeopardize views to the east.

1/2

7. The high-rise proposal is inappropriate in terms of height and "fit" into the existing neighborhood (i.e. there is no step-down from existing structures to the west of Willingdon).

Sent from my iPhone

November 18, 2019

To: The Office of the City Clerk
City of Burnaby, BC

From: K. Clarke.

Sub: Public Notice for Rezoning # 17-27

Rez Ref # 17-27
Bylaw # 14085

Dear Sir/Madam,

I am a resident at 1204-4194 Maywood Street, age 87, and am unable to attend the Public Hearing scheduled on Tuesday 19th November at 6.00 pm, hence this e-mail.

I have lived at this location for past 22 years and have seen tremendous changes around Metrotown area. My reasons for opposing this rezoning are as follows:-

1. The High-Rises along the sky train corridor, those completed and those under construction, have caused severe traffic congestion. During festive shopping days and on weekends the traffic for Metrotown on Willingdon backs up as far south past Maywood. Similarly, traffic builds up on Willingdon north of Central Blvd., causing delays at Kingsway crossing, all trying to get into Metrotown parking.
2. The junction of Willingdon and Maywood is a high accident spot with at least one weekly accident.
3. Crime incidents in this area have also increased in the past years due to increased density.
4. Construction noise levels have increased significantly over the years. As it is, Willingdon being corridor for emergency vehicles we hear sirens blaring day and night.
5. Vancouver City once known as "Best place on Earth" is now a concrete jungle. All north mountain views are blocked by the high-rises. Now in Burnaby we cannot see the north mountains. The proposed rezoning will now obstruct view to the east.
6. Increased density will further overload the Social Services which are already stretched to its limit. Developers and the City Planners should address this matter first.
7. This high-rise proposal is totally inappropriate among existing neighborhood.

The only people to benefit from this project are the developers and the foreign speculators. Does nothing for the working class people. The City should reject this rezoning proposal.

Best regards
K. Clarke.

Arriola, Ginger

From: Rosalind L. [REDACTED]
Sent: November 18, 2019 11:18 AM
To: Clerks
Subject: Rezoning #17-27 43-storey tower Willingdon and Maywood

Rez Ref # 17-27
Bylaw # 14085

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Dear city council,

I am a resident of 4134 Maywood Street, Burnaby. I am writing this letter to express my concern on the proposal of a 43-storey tower on Willingdon and Maywood. My reasons are:

1. The corner of Maywood and Willingdon is a high accident corner with at least weekly incidents, aggravated by the difficulty of northbound traffic to turn left onto Maywood.
2. During high shopping days and on weekends, traffic along Willingdon accessing Metrotown backs up as far south as Maywood making it impossible to exit the complex northbound.
3. Several serious crime incidents have occurred during the past 6 months on Patterson behind the complex and across Willingdon.
4. Noise levels have risen significantly in the past two years, and the construction noise from new high-rise construction closer to Metrotown are clearly audible, especially from the upper floors of the complex.
5. Willingdon is a corridor for emergency vehicles, the sirens during the night have become an increasing problem for residents; increased density will make this worse.
6. Aesthetic views to the north are already impacted and this will jeopardize views to the east.
7. The high-rise proposal is inappropriate in terms of height and "fit" into the existing neighborhood (i.e. there is no step-down from existing structures to the west of Willingdon).

Thank you,
Rosalind Lai

P.A.T. NW2265
4134 Maywood Street
Burnaby, British Columbia

Arriola, Ginger

From: Joe Jordan [REDACTED]
Sent: November 18, 2019 5:19 PM
To: Clerks
Subject: Fwd: Rezoning #17-27 amendment bylaw no39, 2019 - bylaw No. 14085

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From: [REDACTED]
Date: November 18, 2019 at 1:08:15 PM PST
To: [REDACTED]

Rez Ref # 17-27

Bylaw # _____

To City of Burnaby Council
Care of clerk @ Burnaby.ca

Dear City Council,
I have lived and paid taxes in Burnaby for approximately 60 years.
My home is directly across Willingdon Ave from the proposed development.
First I ask the individual council members to stop and think for a moment.
Does this project improve the life of the people in our community? I am talking about the average people in this neighbourhood.

From our point of view the answer is a resounding NO!
Are we trying to create another concrete jungle, a Cannonville that only the developers benefit from? Or would you prefer a community that ordinary people can take joy in living and working in?

We live in an area that is already under stress from increased traffic congestion, noise and air pollution.
Our gem of the neighbourhood Central Park is showing multiple signs of heavy use.
Our hospital and recreation centres are already overloaded.

Perhaps this is the moment to say ENOUGH to the explosive growth we have been subjected to in the Metrotown area.

Please, as an individual take a moment and quietly ask yourself, "will this Rezoning improve the quality of life for the very people who voted me into office?"

$\frac{1}{2}$

Please in all conscience ask yourself this question before voting on the Rezoning.

I ask you not to approve this project.

Thank you for your consideration
Joseph Jordan
Suite 1102 - 4194 Maywood st
Burnaby BC
V5H4E9

Sent from my iPad

Arriola, Ginger

From: Enrique Santiago [REDACTED]
Sent: November 18, 2019 5:38 PM
To: Clerks
Subject: Burnaby rezone Bylaw 1965

Rez Ref # 17-27

Bylaw # _____

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I'm opposing to rezone changes.

A 43 storey apartment building right on the other side of the street from me anything happened like an earthquake a fire that will affect my neighbours and of course myself.

It will affect the traffic what is bad enough the way it is already in this area Metrotown and a lot families they gonna be ending moving out of Burnaby cuz they can't afford the rent and maybe we gonna have business on the lower floors attracting people money noise customers traffic robberies etc.
I love my neighbourhood the way it is already and I'm totally opposed to rezone.

Thank you
Enrique Santiago
1707-6455 Willingdon Ave.
Burnaby B.C.

Arriola, Ginger

From: George Lee [REDACTED]
Sent: November 18, 2019 5:38 PM
To: Clerks
Subject: Rezoning #17-27 43-storey tower Willingdon and Maywood

Rez Ref # 17-27

Bylaw # _____

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Dears Sirs/Madam,

I strongly oppose Rezoning#17-27 43-storey Willingdon and Maywood due to the following reasons:

- 1) The intersection of Maywood and Willingdon is a high accident spot. Futher, one small block south of this intersection, i.e. Imperial and Willingdon is well known as one of the worst accident locations with higher rate of occurence.
- 2) Southbound traffic on Willingdon is now not allowed to turn left at Bereford and as such, those southbound traffic are forced to turn left at Maywood (one block south of Bereford) in order to reach their residences around south of Metrotown Skytrain Station. As a result, it would definitely make more pressure to the already congested traffic at Maywood and Willingdon.
- 3) Several serious crime incidents have occurred during the past year in the area around Maywood and Willingdon. More population would surely increase the rate of crime.
- 4) Higher density of population would create higher chances of conflicts among residents, thus impacting the harmony in the area which is already on the edge of collapse.

I hope City of Burnaby will listen to the voices of people living in the area.

Yours truly,
George Lee
1108 - 4194 Maywood Street, Burnaby, BC V5H 4E9
[REDACTED]

Arriola, Ginger

From: [REDACTED]
Sent: November 18, 2019 8:05 PM
To: Clerks
Subject: Rezoning #17-27 43-storey tower Willingdon and Maywood

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Hello,

Rez Ref # 17-27

Bylaw # _____

This is to express my concern on the rezoning proposal for a 43-storey tower at the intersection of Willingdon Avenue and Maywood Street.

1. The corner of Maywood and Willingdon is a high accident corner with at least weekly incidents, aggravated by the difficulty of northbound traffic to turn left onto Maywood.
2. Due to high rise buildings already in place close to Central Boulevard, there is a huge increase in traffic volume coming out of Maywood towards Willingdon and vice versa even during the middle of week days.
3. During high shopping days and on weekends, traffic along Willingdon accessing Metrotown backs up as far south as Maywood making it impossible to exit the complex northbound.
4. Several serious crime incidents have occurred during the past 6 months on Patterson behind the complex and across Willingdon.
5. Noise levels have risen significantly in the past two years, and the construction noise from new high-rise construction closer to Metrotown are clearly audible, especially from the upper floors of the complex.
6. Willingdon is a corridor for emergency vehicles, the sirens during the night have become an increasing problem for residents; increased density will make this worse.
7. Aesthetic views to the north are already impacted and this will jeopardize views to the east.
8. The high-rise proposal is inappropriate in terms of height and "fit" into the existing neighborhood (i.e. there is no step-down from existing structures to the west of Willingdon).

I strongly disagree with the rezoning proposal as a current resident who has been living in the area for more than 5 years.

Kind regards,

Joanne Chung

Arriola, Ginger

From: Peter van Stolk [REDACTED]
Sent: November 18, 2019 8:19 PM
To: Clerks
Subject: Rezoning corner of Willingdon and Maywood St.

Rez Ref # 17-27
Bylaw # _____

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Burnaby Council:

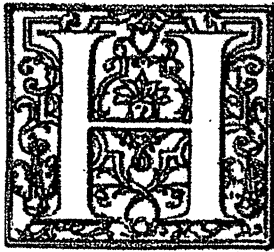
I am a resident at 4194 Maywood Street.

The intersection of Maywood and Willingdon has already become congested and hazardous, especially for left turns onto Maywood from Willingdon (both directions). If this rezoning for a 43-story high-rise is approved, the approval MUST be conditional that the intersection be upgraded to at least include delayed green traffic lights and dedicated left-turn lanes.

Given the increasing population density of the entire area, I strongly encourage Council to REQUIRE Developers to include these upgrades if the project is approved.

Thank you.

Peter van Stolk
607 - 4194 Maywood St.
Burnaby, BC



Rez Ref # 17-27

Bylaw # _____

Annelies (Liesl) Haussler

G. Dennis Hollo

1771 Whitehall Drive, London ON N5W 1Z2

November 18, 2019

City of Burnaby
Office of the City Clerk
4949 Canada Way
Burnaby, BC V5G 1M2

RE: REZONING #17-27 (Bylaw No. 14085)

Members of Council,

We are distraught to discover that our City representatives hired to replace ones who were intent on hurtling Burnaby into further demolitions and unchecked development are now considering a 43-storey tower at the corner of Willingdon and Maywood.

Over the past 8 years, we've seen a quiet section of Willingdon at the corner of Central Park devolve into a raceway by night and an emergency vehicle corridor at all hours. From our balcony, we've heard countless crashes and angry near-miss exchanges at the intersection. To be candid, we're surprised there have been no deaths (to our knowledge) yet.

Density equals more traffic, which means even more accidents at an intersection already controlled by traffic lights. Between Metrotown shopping, two SkyTrain stations, Central Park and access to major thoroughfares, this congested street will grind to a halt during the work traffic rush and on weekends, leading to incidents of road rage and inducing frustrated drivers to speed through side streets in an effort to get through to their destinations. We saw this happening almost daily during the recent construction at Beresford and Willingdon.

Our neighbourhood has seen a significant increase in serious crime along Patterson and Willingdon. Sending the message to residents that Burnaby is concerned only for the well-being and comfort of high-priced property owners and their tenants breeds animosity, not only for our beautiful city but for those who live in the buildings that have displaced long-time residents, some to the point of homelessness.

To meet density needs, consider placing high-rise towers immediately adjacent to SkyTrain stations with limited parking so would-be residents pick up on the notion of a highly walkable neighbourhood that boasts countless conveniences within blocks of each other: shopping, services, entertainment, recreation, public facilities, and so much more. Without a step-down from existing structures, this is an open invitation to raze the entire area to the ground.

When we moved into Burnaby, we found the low-rise buildings along the south of Metrotown quaint and neighbourly. High-density towers will dwarf existing buildings, creating a jagged and



[REDACTED] Liessi Haussler
[REDACTED] Dennis Hollo
1771 Whitehall Drive, London, Ontario N5W 1Z2 CANADA

jarring skyline that ironically has no sky. Property values in long-existing apartment buildings will plummet when their views disappear (along with what precious little sunlight we get). We simply cannot understand why this council, elected in the hope of bringing more charm and character to Burnaby — not destroying what makes us unique — is thinking of toppling the first domino in turning a beautiful community into a wannabe version of Vancouver.

Respectfully yours,

A.R. (Liessi) Haussler

G. Dennis Hollo

Arriola, Ginger

From: Solange . [REDACTED]
Sent: November 18, 2019 10:20 PM
To: Clerks
Subject: Public hearing Rezoning #17-27

Rez Ref # 17-27

Bylaw # _____

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To whom it may concern:

As a new Burnaby neighbour, I'm writing to express my concerns about the rezoning proposed for the corner of Willingdon and Maywood street. (#17-27). Main points are:

- Increased congestion: Has there been any analysis on the impact on transportation? Wait times increased on both buses and skytrain?
- inappropriate height for the location: I'm against construction of a 43 stories when all the buildings in the area are lower.
- Safety and security: Has the local police station been equipped for a sudden increase on local residents?
- Kids playing areas: The only local kids playing areas are Kinnee Park and Maywood Park. Has there been any assessment on the impact caused by a huge number of residents increase? These parks are already busy on weekends.

Even though Metrotown area is expected to be the "new downtown area", I consider that we are far from the area where buildings of that height are constructed.

Please consider a change in the rezoning allowing the construction to be only same height of the buildings nearby.

Please confirm the reception of this email.

Regards,

Solange Koltunoff
306-4134 Maywood St, Burnaby V5H4C9

Arriola, Ginger

From: Lily Chew [REDACTED]
Sent: November 18, 2019 11:46 PM
To: Clerks
Subject: Proposed high rise building at Maywood and Willingdon

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I am a resident at Park Avenue Towers on 4194 Maywood St., Burnaby.
I strongly oppose the proposed construction of a high rise building at the corner of Maywood and Willingdon.
The reasons mirror the ones offered by our strata council.
I have seen quite a few accidents at the intersection
The traffic down Willingdon can get very congested now
Safety concerns of the neighbouring communities.
The height of the building does not fit into the area of low rise buildings.
Further traffic congestion would occur
Traffic noise would increase and residents nearby would suffer from the noise pollution.
Please consider the negative impact to the current residents on Maywood and Willingdon.

Yours Sincerely,

Lily Chew

Sent from my Samsung Galaxy smartphone.

Rez Ref # 17-27

Bylaw # _____

216-6350 Willingdon Ave
Burnaby, BC
V5H 2V4

November 18, 2019

Office of the City Clerk
4949 Canada Way,
Burnaby, BC
V5G 1M2

Rez Ref # 17-27
Bylaw # _____

Re: Bylaw 14085

Dear Members of Council,

1. I am writing to submit my views on the proposed re-zoning of 6444 Willingdon Ave and 4241 Maywood St as described in draft re-zoning bylaw 14085. This submission will (a) outline my relationship to the neighbourhood and explain how I will be affected by the proposed re-zoning and (b) explain my opinion of the proposed re-zoning. Throughout I will make reference to the Metrotown Downtown Plan (MDP) as this provides the guiding principles that should be implemented by a re-zoning proposal.

Background

2. I am a resident of 6350 Willingdon Ave, just north of 6444 Willingdon Ave, on the same block. I have been a resident here for over four years and a resident of Burnaby for ten years, all of that time living in the area covered by the Metrotown Downtown Plan. I work for a software company also located in Burnaby.
3. Long before the City of Burnaby conceived of the Metrotown Downtown Plan, I chose to live in the area covered by that plan, based on some of the same principles. I live close to SkyTrain so that I don't need to own a car. I take transit to work and I walk to nearby business centres to buy groceries and anything else I need. In short, I am an early adopter of the Metrotown Downtown lifestyle.
4. I pay \$968 per month in rent. My building, 6350 Willingdon Ave, has had chronic problems with cockroaches and bed bugs. For about 18 months from 2018 into the first half of 2019, 6350 Willingdon Ave did not have a properly functioning fire alarm system. I cannot move to a better accommodation in Burnaby because my rent would nearly double.
5. My salary as a software developer prevents me from benefiting from the non-market rental accommodation proposed in re-zoning bylaw 14085. Like other residents of the Maywood neighbourhood, my salary also prevents me from affording any of the new condos being built in the proposed new development. I am therefore severely impacted by the housing crisis and the policy decision that Council will be making on November 19.

Wasteful Vacancy of 6444 Willingdon and 4241 Maywood

6. The properties that are the subject of re-zoning bylaw 14085 have been vacant for twelve months. These are market rental accommodations that have been off the market for twelve months.

1/3

7. As has been documented in the local media and by researchers, rental accommodation is at a premium in Burnaby. The Maywood neighbourhood has historically provided relatively well-priced rental units, close to transit and job opportunities. These rental units have been replaced by condominiums and townhouses which are out of reach for the former residents of the re-developed rental buildings.
8. Removal of these units from the market drives up rental rates in Burnaby, and thus imposes a significant burden on Burnaby residents.
9. Keeping purpose-built rental accommodation off the market in a housing crisis is wasteful. If Burnaby residents were throwing away food during a famine, there would be outrage. Keeping purpose-built rental accommodation off the market during a housing crisis is equally wasteful and morally repugnant.
10. Separate from the consideration of re-zoning bylaw 14805, Council should enact a regime for imposing penalties on owners of purpose-built rental accommodation who refuse to make that accommodation available for rent.

Specific Re-zoning Impact

11. The re-zoning bylaw and any development that follows should guarantee safe passage for pedestrians of all mobility levels, on all street fronts of the property, throughout the construction period. As stated in the Metrotown Downtown Plan, pedestrian infrastructure is key, especially infrastructure for individuals with mobility limitations. During the construction of “Modello” and “Gold House” at Beresford & Cassie, pedestrian infrastructure was *not* maintained, causing substantial inconvenience and increased risk of injury to residents walking through the area. Those who are early adopters of the Metrotown Downtown lifestyle should not be punished for their choices by the absence of pedestrian infrastructure. The re-zoning bylaw and any developments that follow should **not** be approved until this infrastructure is guaranteed, along with a City of Burnaby commitment to enforce that guarantee throughout construction.
12. The re-zoning bylaw and any development that follows should provide for adequate street lighting throughout the construction period. During the construction of “Modello” and “Gold House”, street lighting was *not* maintained. The absence of street lighting made it extremely dark at night and thereby increased the risk of injury to residents and road users, particularly the most vulnerable road users. Those who are early adopters of the Metrotown Downtown lifestyle should not be punished for their choices by the absence of pedestrian infrastructure. The re-zoning bylaw and any developments that follow should **not** be approved until this infrastructure is guaranteed, along with a City of Burnaby commitment to enforce that guarantee throughout construction.
13. The absence of pedestrian infrastructure and proper street lighting during the construction of “Modello” and “Gold House” is in contrast to the infrastructure provided for automobile traffic during construction. Automobile traffic was unaffected by the construction of these two high-rises and was even facilitated by laying a temporary new road surface at the North end of Cassie. If investments can be made to minimize the impact of developments on automobile traffic, then investments can also be made to minimize the impact on pedestrians and residents generally. The re-zoning bylaw and any developments that follow should **not** be approved until this infrastructure is

guaranteed, along with a City of Burnaby commitment to enforce that guarantee throughout construction.

Non-market Rental Accommodation

14. If enacted, proposed by-law 14085 will grant a substantial benefit to the property owner in the form of a Density Bonus. This benefit is granted at the expense of Burnaby residents, especially those who were evicted from these properties a year ago. In exchange for this benefit, the City of Burnaby must secure a proportionate benefit for the residents of Burnaby. The proper form for this benefit is for the property owner to increase the available rental units in Burnaby.
15. The proposed re-zoning provides for 30 units of non-market rental accommodation. This is a positive development in the City's housing policy.
16. Since 2010, Burnaby has seen a net loss of 478 units of rental accommodation. The current market rental buildings occupying 6444 Willingdon Ave and 4241 Maywood St contain a total of 78 rental units.
17. If enacted, proposed by-law 14085 will result in a net decline of 48 rental units in Burnaby, bringing the overall total loss of rental units since 2010 to 526. That number does not include the losses accumulated through other bylaw approvals being considered on November 19.
18. Bylaw 14085 should **not** be approved until it provides for **full** replacement of the 78 rental units at 6444 Willingdon Ave and 4241 Maywood St.
19. Further, since Burnaby has suffered such a substantial loss of rental accommodation, developers should be required to increase the stock of rental accommodation through their development projects. As such, bylaw 14085 should **not** be approved until it provides for a ten percent increase in the number of rental units over what is currently available on the property, for a total of 86 rental units. What portion of these are market vs non-market rentals is a matter that can be referred to City staff for study.

Summary

20. While bylaw 14085 represents an improvement over the City of Burnaby's previous re-zoning proposals, it remains flawed. The absence of provision for pedestrian infrastructure and street lighting, can be addressed easily by amendment. The City of Burnaby needs to take action to counter the ill-effects of the housing crisis aggravated by a loss, nine years running, of affordable rental accommodation. This will require further discussions with the property owner and therefore bylaw 14085 should **not** be approved in its current form.

Sincerely,

Paul Holden
BSc, LLB, BCL

3/3

Arriola, Ginger

Bylaw #

From: Katherine Tang [REDACTED]
Sent: November 19, 2019 9:03 AM
To: Clerks
Subject: Oppose rezoning of Maywood/Willingdon northeast corner

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Dear City Council:

I am the owner of one of the buildings near Maywood/Willingdon area. I learned about the proposal for rezoning the northeast corner of Maywood/Willingdon with a 47-story highrise building. This has been a great concern of myself and the fellow owners who live in the nearby area.

I have been living in the area since early 2000; for the last decade, I have seen a lot of changes in the Metrotown area. A lot of high-rises are changing the skyline of the area; more traffic, more noise, more crowded everywhere you go... The biggest reason for me to choose to live in the Metrotown over Downtown (where I work) is for its **quiet environment and close to nature** (central park, library square etc.). However, all have changed in the last decade. Adding another 47-story high-rise right in front of our face is definitely making me feel desperate!

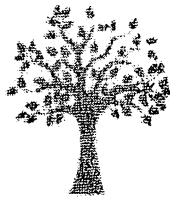
Here is a list of reasons that I am oppose this rezoning -

1. The high density and traffic has a huge negative impact to the environment of the area; you can smell the car exhaust nowadays even from inside of your apartment; you can see the trace of pollution in the tree leaves everywhere and in the duck pond in Central park. Many old grown trees are chopped down to make room for the concrete highrises; the wild life used to live in the area are now barely seen!
2. The high density of the population has caused the area to be dirtier and more polluted; dramatically impacting the health and wellness of the people who live in the area; especially for the younger and older populations.
3. The safety of the people living in the area are negatively impacted; besides building break-ins; news also reported deadly crimes in the Central Park area in the past years... Several serious crime incidents have occurred during the past 6 months on Patterson behind the complex and across Willingdon.
4. The privacy of the people who live in the other corners of the Maywood/Willingdon will be highly jeopardized - I know that from the downtown highrises in which you can clearly see the inside of the apartments in the next building due to its high density.
5. The corner of Maywood and Willingdon is a high accident corner with at least weekly incidents, aggravated by the difficulty of northbound traffic to turn left onto Maywood.
6. During high shopping days and on weekends, traffic along Willingdon accessing Metrotown backs up as far south as Maywood making it impossible to exit the complex northbound.
7. Noise levels have risen significantly in the past two years, and the construction noise from new high-rise construction closer to Metrotown are clearly audible, especially from the upper floors of the complex.
8. Willingdon is a corridor for emergency vehicles, the sirens during the night have become an increasing problem for residents; increased density will make this worse.
9. Aesthetic views to the north are already impacted and this will jeopardize views to the east.
10. The high-rise proposal is inappropriate in terms of height and "fit" into the existing neighborhood (i.e. there is no step-down from existing structures to the west of Willingdon.)

We really do not need another highrise in the area.

Thank you for considering this letter!

Katherine



PARK AVENUE TOWERS

STRATA PLAN NW2265 4134-4194 MAYWOOD STREET, BURNABY, BRITISH COLUMBIA

November 18, 2019

City of Burnaby
Office of the City Clerk
4949 Canada Way
Burnaby, BC
V5G 1M2
Email: clerks@burnaby.ca

Rez Ref # 17-27

Bylaw # _____

RE: REZONING #17-27 – AMENDEMENT BYLAW No. 39, 2019 – BYLAW No. 14085

Dear City Council:

This letter is sent on behalf of the owners and residents of Strata Plan NW2265, located diagonally across Willingdon Street from the proposed development. Our Strata has 238 units and a base population of approximately 500 individuals. We collectively wish to register our strong opposition for this change in density in our immediate vicinity.

Our twin towers (20 and 18 stories respectively) were built in the early 1980's and we have prided ourselves in maintaining them in excellent condition with the future in mind – upgrading our infrastructure to maintain a modern and updated facility. Owners have purchased in our complex because of our excellent maintenance record and our proximity to Central Park.

For decades this area has been a quiet and peaceful location. Over the past five years we have seen an incredible increase in traffic, crime and general busyness. Our once peaceful neighborhood is turning into a nightmare of snarled traffic, loud noises, and increased crime. We believe that this development will only increase negative aspects of what we have been experiencing in the past few years.

Specifically:

1. The corner of Maywood and Willingdon is a high accident corner with at least weekly incidents, aggravated by the difficulty of northbound traffic to turn left onto Maywood.
2. During high shopping days and on weekends, traffic along Willingdon accessing Metrotown backs up as far south as Maywood making it impossible to exit the complex northbound (despite the newly installed left turn signal).
3. Several serious crime incidents have occurred during the past 6 months on Patterson behind the complex and across Willingdon.
4. Noise levels have risen significantly in the past two years, and the construction noise from new high-rises closer to Metrotown are clearly audible, especially from the upper floors of the complex.
5. Willingdon is a corridor for emergency vehicles; the sirens during the night have become an increasing problem for residents. Increased density will make this worse.
6. Aesthetic views to the north are already impacted and this will jeopardize views to the east.

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7. The high-rise proposal is inappropriate in terms of height and "fit" into the existing neighborhood (i.e. there is no step-down from existing structures to the west of Willingdon).

Owners and the Strata Council have worked hard to preserve our property values, creating an esthetic and garden-like environment beside the park. This development puts all of that in jeopardy. We find it hard to believe that Burnaby City Council sees the need for yet another development that will dwarf those around it (2 to 5 times higher). We urge City Council to reconsider this bylaw change and maintain the status quo in the neighbourhood.

Respectfully,

A handwritten signature in black ink, appearing to read "C. Hickson", with a long horizontal flourish extending to the right.

Dr. Catherine Hickson, P. Geo.
President, Strata Council NW2265

From: Richard Mah <richard_mah@hotmail.com>
Sent: November 19, 2019 10:47 AM
To: Clerks
Subject: Progress and positive change

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Dear Burnaby City Visionaries,

I am just another senior, living with other seniors, Mom is 89 and Dad just passed EXACTLY one month ago on October 18 at the age of 91, and we would like you to **please not grant the re-zoning of #17-27 43-storey tower at Willingdon and Maywood**. The impact of those buildings you have already allowed along Marlborough have already changed the daily passages of our slower paced, lifestyle of choice.

For those of us who still have the freedom to drive, the traffic lights at Willingdon and Maywood are not friendly to the same residents they were intended to serve, simply to help us cross the street. Traffic is now backed up so that any intention of going Northbound is severely hampered. We have difficulty making a SAFE left turn back home into our complex, due to the onslaught of cars and large vehicles like monster dirt trucks going southbound. There are so many more accidents here at this intersection, people rushing, making poor decisions too fast. Emergency sirens indicate someone in trouble and we hear it echo between our towers, throughout every night already. Progress is not progress, if setbacks affect the very people negatively and are hurt in the process. More people and more vehicles directly mean more pollution, with spinoffs of stress disease and lower quality of life. You may not live here, but be a good neighbor and at least think of us, living together in Burnaby. Don't sell out our precious to the outside. WE don't want that. We don't need that.

In Burnaby, we welcome new neighbours, as we are very much a village. It is manageable, and we respect each other fully, but disciplined density, both mentally and residential is best served when properly presented and controlled.

Please. Please, carefully, re-consider all the consequences of your decision, you have the time, we don't have as much, so please let us enjoy a few more eastern sunrises, unfettered by a 43 storey monolith called progress. Enjoy, Burnaby, while it is still here. We have enough time NOT to make a mistake.

Dora Mah
Richard Mah
Sylvia Lee

A406 and A606 4134 Maywood Street Burnaby BC V5H4C9

From: Emma Virtue <emma.virtue@gmail.com>
Sent: November 19, 2019 11:05 AM
To: Clerks
Subject: Rezoning #17-27 43-storey tower Willingdon and Maywood

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Dear City of Burnaby,

I am opposed to the development of a 43 story apartment building at 6444 Willingdon.

I have lived in the area for more than 15 years and the development of high-rise buildings in my area has negatively impacted my family in so many ways.

I would like to mention a few below:

1. Several serious crime incidents have occurred during the past 6 months on Patterson behind the complex and across Willingdon. The safety in my neighborhood has been declining ever since the population has increased in Metrotown.
2. The high-rise proposal is inappropriate in terms of height and "fit" into the existing neighborhood (e.g. there is no step-down from existing structures to the west of Willingdon. It will also affect the privacy of the several buildings in this intersection.
3. The corner of Maywood and Willingdon is a high accident corner with at least weekly incidents, aggravated by the difficulty of northbound traffic to turn left onto Maywood.
4. During high shopping days and on weekends, traffic along Willingdon accessing Metrotown backs up as far south as Maywood making it impossible to exit the complex northbound.
5. Willingdon is a corridor for emergency vehicles, the sirens during the night have become an increasing problem, waking us up in the middle of the night; increased density will make this worse.
6. Noise levels have risen significantly in the past two years, and the construction noise from new high-rise construction closer to Metrotown are clearly audible, especially from the upper floors of the complex.
7. Aesthetic views to the north are already impacted and this will jeopardize views to the east. We have already lost the views of the mountains. We'll be staring at a concrete building if this high-rise is built. It'll make us feel claustrophobic.
8. The proposed high-rise will have an impact to the environment. More vehicles mean more air pollution. The proposed building will be on the migration route of birds. Already I see more birds flying closer to our building when they migrate northbound at sunset.

Thank you,
Emma Virtue
1203-4194 Maywood Street, Burnaby, BC, V5H 4E9

From: Dan Kibke <dkibke@gmail.com>
Sent: November 19, 2019 11:06 AM
To: Clerks
Subject: Rezoning #17-27 43-storey tower Willingdon and Maywood

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City of Burnaby
Office of the City Clerk
4949 Canada Way
Burnaby, BC
V5G 1M2

I am writing this to express concern over the proposed rezoning #17-27 43-storey tower at Willingdon and Maywood.

As a resident of Park Avenue Towers at 4194 Maywood Street I am opposed to these changes and respectfully ask council to consider my points below and vote against the proposed rezoning.

Willingdon already severely congested on many days with traffic backed up from Kingsway until Maywood making it difficult to enter and leave via Maywood. Increased density will only make this problem worse.

Approaching the intersection from the South and attempting to make a left on Maywood is already treacherous and something I try and avoid as much as possible. Often there are Southbound vehicles turning East on Maywood and between them and a lack of visibility to speeders traveling straight Southbound have made for a couple of near misses for myself. I fear adding this kind of density will only make this situation worse with more vehicles.

Lastly the height is a considerable increase at 2.5 times the size of our buildings 16 storeys and there is no step down to ease this.

Thank you for your time and consideration.

Dan Kibke
1201 - 4194 Maywood Street
Burnaby BC, V5H 4E9

REZONING REFERENCE #17-27

Written Submission to Hearing November 19, 2019

RECOMMENDATIONS:

1. *THAT the predecessor Rezoning Bylaw, Amendment Bylaw No. 28/2018, Bylaw 13916, be abandoned contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw*

RESPONSE:

No community-oriented need exists to abandon the existing bylaw. Affordable housing will be destroyed, and new housing built, primarily for the benefit of the developer.

- 3 (d) *The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.3 of this report.*

RESPONSE:

Provision of cash in-lieu of an amenity for the community is not acceptable. Given the significant change that will be forced onto the local area, local amenities should be required.

- 3 (n) *The provision of five covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Direction Engineering and a commitment to implement the recycling provisions.*

RESPONSE

An additional clause is necessary here – the five-car wash space must have water treatment capabilities so that the obvious toxins are not simply carried off into the drains. This facility must exceed all requirements currently in place for commercial car washes. If the wastewater is to be added to the new sewer to be built along Maywood, it must be clean enough to be dumped into the ocean, or so lacking in toxins that it can be carried to the treatment plants and treated safely. Otherwise, this lack of requirement is incompatible with current societal thought.

REPORT

- 2.0 **POLICY FRAMEWORK**
 - Economic Opportunity:

RESPONSE

Media tells us that affordable housing in our area is where many Metrotown staff live. Removal of affordable housing will hurt local businesses.

- 4.3 **RESPONSE:**

No indication here that the Community Benefit Housing Fund will be applied here, in the Metrotown area.

REZONING REFERENCE #17-27

Written Submission to Hearing November 19, 2019

PAGE TWO

4.5 RESPONSE

Replacement of market rental housing with BC Housing tenants could be something that changes our community for the worse.

4.7 RESPONSE

Transit pass subsidy is temporary. Why? Why not a sufficient fund whose earnings can be used to subsidize passes indefinitely?

OTHER COMMENTS:

The height of the tower is incompatible with the existing community. Many buildings in the area are Strata, not rentals and are not part of a potential market for replacement. None of these buildings are over three storeys.

All traffic from Maywood to Beresford currently exits on Maywood and Willingdon. Please provide at this meeting current traffic density reports, and also project traffic densities. This certainly should have been addressed in the ReZoning Reference 17-27.

Also, provide a list from the three previous years of vehicle accidents, and indicate the number of single and multiple vehicle accidents, and the number of pedestrian and bicycle incidents.

Provide an explanation of why these traffic reports have not been included or referred to in ReZoning Reference 17-27. Given that this tower will be the impetus for further building replacements, it is axiomatic that traffic be evaluated before this project begins.

Will Willingdon be widened to five or six lanes to accommodate transit? Please provide at the Hearing, any report you have received from Transit. If none have been requested, please explain why not?

Is a complete area study being avoided for the benefit of the developers?

SUBMITTED BY:

Allan Dunning

**1608, 6455 Willingdon Avenue
Burnaby, BC V5H 4E4**

Arriola, Ginger

From: Daytona Bleach <daytonableach@gmail.com>
Sent: November 19, 2019 11:48 AM
To: Clerks
Subject: Rezoning #17-27 43-storey tower

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City of Burnaby
Office of the City Clerk
4949 Canada Way
Burnaby, BC
V5G 1M2

I am writing this to express concern over the proposed rezoning #17-27 43-storey tower at Willingdon and Maywood.

As a resident of Park Avenue Towers at 4194 Maywood Street I am opposed to these changes and respectfully ask council to consider my points below and vote against the proposed rezoning.

Willingdon already severely congested on many days with traffic backed up from Kingsway until Maywood making it difficult to enter and leave via Maywood. Increased density will only make this problem worse.

Approaching the intersection from the South and attempting to make a left on Maywood is already treacherous and something I try and avoid as much as possible. Often there are Southbound vehicles turning East on Maywood and between them and a lack of visibility to speeders traveling straight Southbound have made for a couple of near misses for myself. I fear adding this kind of density will only make this situation worse with more vehicles.

With increased emergency vehicle traffic and sirens it will have a negative impact on the quality of life for residents here. In addition to increased crime I would like you to please reconsider the impact this building will have.

Lastly the height is a considerable increase at 2.5 times the size of our buildings 16 storeys and there is no step down to ease this.

Thank you for your time and consideration.

Emily Thacker
1201 - 4194 Maywood Street
Burnaby BC, V5H 4E9

Arriola, Ginger

From: Aleksandar Jandrijevic <ajandrijevic@yandex.com>
Sent: November 19, 2019 11:54 AM
To: Clerks
Subject: Notice of Public Hearing - Rezoning #17-27 - 6444 Willingdon

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Greetings.

I would like to cast my vote against the proposed rezoning. Here are the reasons:

Life standard started deteriorated gradually in the Central Park / Metrotown area as more and more people are crammed in this limited space:

- Noise pollution - life became almost unbearable even during weekends as there are more people in the area and always some maintenance work is happening
- Car exhaust pollution - more people = more cars and more carbon monoxide on the streets
- Willingdon and Maywood intersection is always under pressure due to the heavy traffic – as a pedestrian I experienced quite a few scenarios where drivers didn't give any courtesy and put me in a situation where I didn't know whether I was going to be run over or not
- Littering has become more intensive - lots of garbage and cigarette butts on the pavements and grass areas
- Dumping of used furniture and bathroom fixtures is consistent even with public signs which forbid such activities
- Central Park used to be clean oasis in the heart of the City - not any more. Lots of garbage, cigarette butts, marihuana scent can be observed almost on a daily basis
- We as humans, should strike a balance between life quality and hunger for economic growth and capital gain

I strongly oppose the Rezoning #17-27.

Kind regards,

Aleksandar Jandrijevic
1202 - 4165 Maywood St
Burnaby BC, V5H 4E3
778.227.0883

From: Joyce O'Doherty <jeodoherty@hotmail.com>
Sent: November 19, 2019 12:36 PM
To: Clerks
Subject: Rezoning #17-27

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To: Burnaby City Council

From: Joyce O'Doherty, Suite 1101, 4134 Maywood Street, Burnaby, V5H 3C9

This letter is to address Bylaw No. 14085 to rezone property in my area, especially a 43 storey apartment building located at the corner of Willingdon Avenue and Maywood Street.

Since hearing of this possibility of this happening, my whole being has been on red alert. The impact of this from an environmental, practical, social and wellness points of view is immense. The quality of life of the many residents now living in the surrounding areas plus all those who will be forced to vacate shall be horrendous. All one needs to do is to drive around this area including Metrotown to experience the traffic congestion, the unbearable noise levels and vexation to the human physical, mental, emotional health and wellness. Council needs to put on the brakes re new development in Burnaby.....do vote 'No' to this rezoning request.

I have been a resident of Burnaby since 1977 (42 years) and at my current address since 1992 (27 years). The changes, needlessly to say have been many.....including a growth in population. While change may be inevitable, is it not always for the best.....There has been an increase in traffic, violent and other crimes and high density living while there is greater isolation, homelessness, emotional and mental disconnect and a rise in stress levels in daily life.

Alas, I feel that things will only get worse if this frantic pace of construction continues..... Is it not time to slow things down? Thread water for awhile.....concentration on quality of life as opposed to 'more is better' approach.....do place a moratorium on the redevelopment of a 43 story complex on Willingdon and Maywood.... Vote 'No' to rezoning #17-27 at this time.

Please acknowledge receipt of this letter.

Yours in the co-creation of a more livable Burnaby, Joyce O'Doherty

Phone Contact.....604 451 8620

Sent from my iPad

Arriola, Ginger

From: Joanna Pan <phdjoanna@gmail.com>
Sent: November 19, 2019 12:37 PM
To: Clerks
Subject: Rezoning 17-27

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My name Joanna Pan live at 4165 Maywood st Burnaby B C V5H 4E3 This is regards about 43 storey apartment building on rezoning area Please concern about congested traffic on single line Maywood st and green environment and climate change and beautiful views of city of Burnaby please Joanna

Sent from my iPhone

Arriola, Ginger

From: Penny Anderson <pma13@shaw.ca>
Sent: November 19, 2019 12:58 PM
To: Clerks
Subject: Rezoning #17-27

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RE: Application by Anthem Properties Group Ltd. for Amendment Bylaw No. 39, 2019 – Bylaw No. 14085

As you will see by my address below, I live across the street from the proposed project for 6444 Willingdon. This project, if approved, will adversely affect me and my community in the following ways:

1. **Lack of sun, view and reduced quality of life.** Along with the other high rise buildings that have already been built or approved it will cut off more sun. When I moved here in 1996 the RM3 zoning was expected to remain unchanged. At that time I had some sun on my balcony from first sunrise until noon. Now, even on the longest day of the year, I no longer have the early morning sun. With the proposed developments for the area I will be left without sunshine at any time. As a senior I have lost the enjoyment of gardening on my balcony, which drastically reduces my quality of life. The views that have been, and will be, taken away are not as important as the sunshine, but it does mean that I continue to lose aspects of the joy of living in my home in this neighbourhood.
2. **Traffic congestion.** Every year the congestion becomes greater, caused by construction and additional residents moving into the area as new buildings are completed. With another project the problem will only become greater, making it harder to get around. It is difficult for emergency vehicles to get through the traffic. When the low rise buildings were built, the streets and sidewalks in the neighbourhood were not built for the number of people now living in high rises. Bicycle and pedestrian traffic is also crowded at some times. On one occasion I was crowded off the sidewalk and received a head injury when I went off the curb. On another occasion I could not get out of the way of pedestrians approaching me and I was slammed in the shoulder so hard that it put my back out of alignment. I would like to see improvements before one more project goes up.
3. **Climate change and air quality.** The concrete buildings that are being constructed are adversely affecting the climate and adding to pollution. Concrete emits carbon, unlike wood. I have already had to keep my windows and doors closed more frequently in the summer because of the air quality and then purchase an air conditioner.
4. **Concrete and glass construction.** The reflective glass that is being used in new construction I expect does a good job of keeping heat out in the summer and heat in in the winter. Unfortunately, depending on the time of day, the reflected sunlight has gotten in my eyes when someone opens their balcony door and I am driving in that direction. It also flashes into my home. I have not seen any information on this proposed project that they would be doing anything differently than the other new projects. We do not need more of the same.
5. **Transit.** I use transit whenever I can and always try to travel at off-peak times. Even then, it can be very difficult. This year I attempted taking the No. 130 bus to Hats Off Day in Burnaby Heights on a Saturday. After I missed several full buses I gave up. Buses leave Metrotown already full. The Skytrain

does not start at Metrotown C. Patterson so trains are already full by the time I am trying to get on. Another high rise will only make it worse.

6. Rental Affordability. As a senior without a pension I had assumed that I would be able to sell my home and use the sales proceeds to rent in the same neighbourhood. This is looking increasingly difficult as affordable rental homes are being demolished and not enough new rental housing is being built. If I have to leave this neighbourhood I will lose the fairly easy access to support from my two children as well as to my health care providers.

It feels to me that we are near a crisis situation in Central Park East.

Thank you for

Penny Anderson
#1104 – 6455 Willingdon Avenue
Burnaby BC

November 19, 2019

Dear Councillors and Mayor of Burnaby,

We write to you today to express our concerns over the proposed zoning bylaw amendments in the Metrotown area, specifically, Amendment Bylaws No. 14083, 14084, 14085 and 14086 .

These proposals call for the demolition of 8 low-rise low-rent apartment buildings, to be replaced with luxury high rises and some rentals units. Of the eight properties, only 1 includes a six-storey non-market rental building and another includes a four-storey 'affordable' rental building.

Many good measures have been adopted by this council to find solutions to the affordable housing crisis which affects our city. We were relieved when this council, under the newly elected mayor Mike Hurley, placed a moratorium on demolitions. After many years of rapid demolition of low-rent housing and gentrification of the same neighbourhoods with high-rise luxury towers, we are now more hopeful that the solutions proposed by the Task Force on Community Housing will help stop the destruction of affordable homes and stop the displacement of so many residents. We urge you all to move slowly as this is a very critical period when many residents will still be left homeless, as enough affordable housing is not yet in place to accommodate all those who will be displaced by the demolitions. We strongly believe that the number of low-rent suites should not only match the number of those being demolished, but it should be higher as the need is ever increasing all over Metro Vancouver. Please take the necessary time to study what has been done in other cities around the world , where creative solutions have been found to solve similar housing challenges. To keep this neighbourhood and city vibrant and inclusive we need to ensure that there is an adequate amount of housing which is accessible to families and individuals of all income levels.

Another concern we have is that the terms 'affordable' and 'non-market' housing are still not a guarantee that rents will be similar to those of the apartments that are being lost. We urge council to reject the proposals which do not guarantee truly low-rent apartments at rates comparable to what exist today.

We thank you for your time and consideration.

Sincerely,
Paola Francescutto and Lea Francescutto
6931 Sussex Avenue, Burnaby, BC, V5J 3V1

Cathy Francescutto
7415 Magnolia Terrace, Burnaby, BC, V5E 4K8



November 19, 2019

Dear Mayor and Council

Re Rezoning Application #17-27 (6444 Willingdon Ave and 4241 Maywood Street)

I am writing to you on behalf of the BC Government and Services Employees' Union to urge council to protect and ensure the well-being of current tenants in the proposed rezoning application.

The recent task force on community housing made important recommendations that outlined a clear process to ensure tenants are not unduly harmed when their current homes are rezoned for redevelopment. We urge you to hold developers to the standard set out by your taskforce or we cannot support any current or future applications which would displace renters. For us to have confidence in the process going forward, it is critical that the conditions outlined in the procedure recommended by the taskforce are being met.

I believe that it is incumbent on you, as the elected representatives of the citizens of Burnaby, to ensure first and foremost, that the security and wellbeing of the current tenants is preserved when applications like this are before you.

Developments like the proposed tower will force current residents to lose their affordable homes in a housing market where rental vacancies are incredibly low. We expect council will hold developers accountable to the principles and guidelines laid out by the task force, and act accordingly to put people first.

Thank you,

A handwritten signature in black ink that reads "Stephanie Smith".

Stephanie Smith
BCGEU President

SA/pc
MoveUP



4911 Canada Way,
Burnaby, B.C. V5G 3W3



604-291-9611 (PHONE)
1-800-663-1674 (T-F)



604-291-6030 (Fax)
1-800-946-0244 (T-F)

Reinhard Schauer
5868 Olive Avenue #201
Burnaby, BC V5H 2P4

November 19, 2019

City of Burnaby
Office of the City Clerk
4949 Canada Way
Burnaby, BC V5G 1M2

Concerns about Metrotown Rezoning Applications, Public Hearing, November 19, 2019

Dear council:

I wish to express general concerns pertaining to the Metrotown rezoning applications being the subject of the public hearing on November 19, 2019:

- Rez #16-13, 4960 Bennett Street, High-Rise Strata Apartment Building with Rental Apartment Podium
- Rez #17-26, 6525 Telford Avenue, High-Rise Apartment Building and Low Rise Rental Apartment Building
- Rez #17-27, 6444 Willingdon Avenue and 4241 Maywood Street, High-Rise Apartment Building with Street-Oriented Townhouses and a Low-Rise Non-Market Rental Component
- Rez #17-30, 6556, 6566, 6580 and 6596 Marlborough Avenue, High-Rise Apartment Building with Rental Apartment Podium

I am disappointed about council's decision to move forward with a mass rezoning public hearing on November 19, 2019 that seeks approval for the demolition of seven Metrotown low-rise rental buildings and one single family house to make way for high-rise stratified towers that will be annexed with low-rise non-market buildings. My realization that Burnaby will continue on with its development program in Metrotown, transforming its low-rise residential neighborhoods of Maywood, Marlborough, and Central Park East with rows of plain vanilla, square-shaped, 35- to 65-storey high-rise glass towers, makes me shudder. While the Metrotown Downtown Plan quotes Jane Jacob's work on the importance of architectural variety and human-scale designs at the heart of livable neighborhoods, in reality Burnaby will replicate the monotonous row of 40- to 50-storey architectures along Beresford Avenue all the way down to Maywood Street.

The *Metrotown Downtown Plan* was ill-conceived from its outset. It never considered the demographic of people that have populated those lands at the heart of community planning. Just the hint of this plan initiated a land rush that elevated land valuations of Metrotown parcels to stratospheric levels. According to *BC Assessment*, the cumulative land valuation of the eight Metrotown parcels that are the subject of the public hearing on November 19 rose

from \$26.2 million in 2010, to \$41.9 million in 2015, and to \$183.5 million in 2019 – a sevenfold increase over nine years. Burnaby could have approached the Metrotown Plan differently. Burnaby could have considered an evolutionary, less intrusive densification plan for the Metrotown’s rental neighborhoods, emphasizing rental protection and gradual re-development with 6-, 9-, and 12-storey wood frame rental structures. Unfortunately, it never did.

Much could be said about the complex relations among livability, architectural variety, human-scale building designs, traffic management, urban wild life, social and economic sustainability, and much more, but let me focus here only on two more immediate concerns related to Burnaby’s new inclusionary rezoning and rental replacement policies as recommended by the *Mayor’s Task Force on Community Housing*.

1) Inclusionary Rental Zoning

“New developments are required to provide 20% of new units as rental housing. Density offsets are provided where rents are at least 20% below the CMHC Average Market Rents.”
[Mayor’s Task Force on Community Housing, Final Report; July 17, 2019]

Burnaby’s new inclusionary rezoning policy appears to have taken a page from that of New York. Mayor Bloomberg introduced New York’s inclusionary rental model, which allows developers to build 20% bigger in exchange for 20% non-market housing. While New York bases its non-market rental rates on average median incomes, Burnaby uses average CMHC market rents to that end. Mayor De Blasio then made this model mandatory in return for large-scale upzonings of complete neighborhoods. Samuel Stein criticized harshly New York’s inclusionary housing model as “*a boon for developers*”:

“Inclusionary zoning [as implemented in New York] is a fatally flawed program. It’s not just that it doesn’t produce enough units, or that the apartments it creates aren’t affordable, though both observations are undeniably true. The real problem with inclusionary zoning is that it marshals a multitude of rich people into places that are already experiencing gentrification. The result is a few new cheap apartments in neighborhoods that are suddenly and completely transformed.” [Samuel Stein, *De Blasio’s Doomed Housing Plan*]

Stein’s critique foreshadows what will happen in Metrotown.

The four Metrotown rezoning applications that are the subject of the public hearing on November 19 will increase Metrotown’s more affordable rental stock by an overall 5 units. In return for the demolition of seven low-rise rental buildings and one single-family house, developers will create 1,505 new housing units, of which 1,217 are strata units (81%), 59 market rental units (4%), and 229 affordable non-market rental units (15%) with rents set at 20% below CMHC average market rates. For the re-development of one affordable market rental unit on lands traditionally populated by lower-income people, Burnaby will allow developers to build five stratified homes and market rental units. Such will look the gentrification of Metrotown’s neighborhoods.

As far as CMHC average market rates are concerned, Metrotown's existing affordable low-rise market rental stock keeps those average rates low. For 1-bedrooms, the 2018 CMHC average rate is \$1,173 a month. The 20% non-market discount results in \$938 a month, or \$11,261 a year. This sounds all good, but for how long.

What will happen to the CMHC average market rates when investors of the new predominantly stratified housing units arrive in Metrotown?

The price of strata housing in Metrotown's new towers approaches fast \$1,000 per square foot. This will soon be the new average. Potential landlords in the secondary rental market will seek a 5% gross return of investment to walk away with a 2% to 3% net income after paying property taxes, strata fees, and income taxes, while allowing for maintenance reserves and occasional vacancies. A potential landlord wanting to rent out a 600 square foot 1-bedroom apartment will ask for a rent to the tune of \$2,500 a month, or \$30,000 a year. This will also set the upper bound for rents in the purpose-built, high-rise rental market, which trail closely the rents in the secondary rental market. Currently, Metrotown's high-rise rental complexes, such as Burnaby Center or Panorama, rent out 1-bedroom apartments between \$1,750 and \$1,900 a month, not even considering parking, home insurance, and utilities. As we demolish Metrotown's affordable low-rise rental stock at a breathtaking rate to make way for predominantly high-end market housing, we will see the CMHC average market rental rates skyrocketing toward \$2,000 for 1-bedrooms only. At a discounted rate of 20% below CMHC average market rates, non-market renters will still have to pay \$1,600 a month, or \$19,200 a year, for a 1-bedroom apartment only. If we apply the generally accepted rule of housing affordability at 30% of a household's income, such a rent will be affordable for households earning \$64,000 a year. Suffice it to say, the *Rental Housing Data Book 2019* indicates that the median renter household in Burnaby generated \$45,839 of income in 2016.

Samuel Stein correctly predicated the effects of New York's inclusionary up-zoning model. By now we can safely predict the same in Metrotown:

"Rents in the surrounding area will rise; neighborhood stores will close; more working-class people will be displaced by gentrification than will be housed in the new inclusionary complexes." [Samuel Stein, De Blasio's Doomed Housing Plan]

2) Rental Replacement

*"Rental units lost to redevelopment are to be **replaced at a 1:1 ratio**, with **units reflecting the rents and unit mix** of the lost units."* [Mayor's Task Force on Community Housing, Final Report; July 17, 2019]

Unfortunately, very little can be found about the nature of the replacement suites. According to city staff, *"the 1965 Burnaby Zoning Bylaw indicated the following minimum suite sizes: 400 sq.ft. for studio units, 600 sq.ft. for one bedroom units, and 750 sq.ft. for two bedroom units."* Judging by my own experiences as a renter in Metrotown, most 1-bedroom suites in Metrotown's classic three-storey walk-ups are sized between 620 and 650 square feet. More recently, however, the city changed the minimum suite size requirements to values significantly lower.

“In the case of dwelling units in the P11e District, and rental dwelling units in the RM, C, and P11 Districts, the following minimum suite floor areas shall apply: (a) Studio unit – 30 m² (322.93 sq.ft.) (b) 1 bedroom suite – 50 m² (538.21 sq.ft.) (c) 1 bedroom + den suite – 56 m² (602.80 sq.ft.) (d) 2 bedroom suite – 65 m² (699.68 sq.ft.) (e) 2 bedroom + den suite – 70 m² (753.50 sq.ft.) (f) 3 bedroom suite – 80 m² (861.14 sq.ft.) (B/L No. 13940-18-12-03)”

Not surprisingly, developers take full advantage of those reduced minimum suite size requirements for rental replacement. The following lists specifications for 1-bedroom replacement suites in the four rezoning applications:

- **Rez #16-13, Bennet St:** 25 1-BR units, 541 – 587 sq.ft. (city staff indicated that 18 units are 548 sq.ft; six units that are 586 sq.ft.; and one unit that is 618 sq.ft.
- **Rez #17-26, Telford Av:** 45 1-BR units, 539 to 602 sq.ft. (details are not available, but presumably the vast majority of suites will be sized at the lower end)
- **Rez #17-27, Willingdon Av/Maywood St:** 53 1-BR units, 538 - 540 sq. ft.
- **Rez #17-30, Marlborough Av:** 30 1-BR units, 538 - 545 sq.ft.

In sum, the vast majority of 1-bedroom suites – likely 5 out of 6 – will be sized close to the minimum size requirements between 538 and 548 sq.ft. Moreover, it appears that washer and dryers will be located in-suite, taking away more living space. Finally, many existing suites offer sizeable storages outside the suite, often located in the basement. The rezoning applications indicate storage space for bicycles only, but it remains unknown if that space can be used for common household goods, and if so, how big that space would be. While all is workable for single tenant occupancies, reality is that the vast majority of Metrotown’s 1-bedroom suites are occupied by 2 and more people. At some point, being offered such minimum 540 square foot suite amounts to de-facto demoviction for many tenants. It is almost inconceivable that two and more people can live a health life on rental space little more than 7 square meters, all included.

Sincerely,

Reinhard Schauer

5868 Olive Avenue #201
Burnaby, BC V5H 2P4

Arriola, Ginger

From: Yang Fei <feiyang89@gmail.com>
Sent: November 19, 2019 1:26 PM
To: Clerks
Subject: Protest against rezoning bylaw #17-27 - Bylaw No. 14085

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November 18, 2019

City of Burnaby
Office of the City Clerk
4949 Canada Way
Burnaby, BC
V5G 1M2
Email: clerks@burnaby.ca

RE: REZONING #17-27 – AMENDEMENT BYLAW No. 39, 2019 – BYLAW No. 14085

Dear City Council:

This letter is sent on behalf of the owners and residents of Strata Plan NW524, located in close proximity to the proposed development. Our Strata has 221 units and we collectively wish to register our strong opposition for this change in density in our immediate vicinity.

The increased density around the Metrotown area has already led to an increase in crime, accidents, and congestion. Original owners who bought in the complex due to the proximity to Central park have been affected negatively over the years. Some examples of our concerns are listed below:

1. The corner of Maywood and Willingdon is a high accident corner with at least weekly incidents, aggravated by the difficulty of northbound traffic to turn left onto Maywood.
2. During high shopping days and on weekends, traffic along Willingdon accessing Metrotown backs up as far south as Maywood making it impossible to exit the complex northbound (despite the newly installed left turn signal).
3. Several serious crime incidents have occurred during the past 6 months on Patterson behind the complex and across Willingdon.
4. Noise levels have risen significantly in the past two years, and the construction noise from new high-rises closer to Metrotown are clearly audible, especially from the upper floors of the complex.
5. Willingdon is a corridor for emergency vehicles; the sirens during the night have become an increasing problem for residents. Increased density will make this worse.
6. Aesthetic views to the north are already impacted and this will jeopardize views to the east.

7. The high-rise proposal is inappropriate in terms of height and "fit" into the existing neighborhood (i.e. there is no step-down from existing structures to the west of Willingdon.

The increase in density comes with the need to improve infrastructure to accommodate the increased population. Currently, given the aforementioned disruptions experienced by our Owners, it is apparent that the development of infrastructure cannot keep pace with the increase in population. This is unsustainable and we urge the City Council to reconsider the bylaw change and maintain the status quo in the neighbourhood.

Respectfully,

Strata Council On Behalf of
The Owners, Strata Plan, NW524

--

YE-M#:2018戊戌

Arriola, Ginger

From: zhandon@gmail.com
Sent: November 19, 2019 1:27 PM
To: Clerks
Subject: dong zhan, #306-6444 Willingdon Ave.

all 17-27

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I don't know what I am entitled to demand by law, or what rights do tenants have,
I have lived in this building for over 14 years.
I pay rent and I pay taxes, but, in exchange for that, I get displaced, I get kicked out, I feel 100% not safe.
I have lived in fear and under extreme pressure for two years,
Fear of being homeless, I have nowhere to go.
Is this supposed to be the right thing for a tax-paying citizen of Canada?
This matter have two parties in it, the developer and tenant, have you consulted any of the tenants? If not, you (the government) only speaks for the developers, is that it?

Please do the RIGHT THING for the people!

From: RAF MAN <rafman@shaw.ca>
Sent: November 19, 2019 1:51 PM
To: Clerks
Subject: URGENT ACTION REQUIRED PUBLIC INPUT SOUGHT: Rezoning #17-27 43-storey tower Willingdon and Maywood

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Attention:
Burnaby City Council

I strongly oppose the rezoning of the said proposed high rise tower:

1. The corner of Maywood and Willingdon is a high accident corner with at least weekly incidents, aggravated by the difficulty of northbound traffic to turn left onto Maywood.
2. During high shopping days and on weekends, traffic along Willingdon accessing Metrotown backs up as far south as Maywood making it impossible to exit the complex northbound.
3. Several serious crime incidents have occurred during the past 6 months on Patterson behind the complex and across Willingdon.
4. Noise levels have risen significantly in the past two years, and the construction noise from new high-rise construction closer to Metrotown are clearly audible, especially from the upper floors of the complex.
5. Willingdon is a corridor for emergency vehicles, the sirens during the night have become an increasing problem for residents; increased density will make this worse.
6. Aesthetic views to the north are already impacted and this will jeopardize views to the east.
7. The high-rise proposal is inappropriate in terms of height and "fit" into the existing neighborhood (i.e. there is no step-down from existing structures to the west of Willingdon).

Thank you,
Rafael Panis
Park Avenue Towers
1003 – 4194 Maywood Street
Burnaby, British Columbia

Arriola, Ginger

From: Johnny Yip <johnny.zx.yip@gmail.com>
Sent: November 19, 2019 3:00 PM
To: Clerks
Subject: Proposed Bylaw No.14085 - We can't find tenants and this would block our view!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you feel this email is malicious or a scam, please forward it to phishing@burnaby.ca

To: The Office of the City Clerk
clerks@burnaby.ca
4949 Canada Way, Burnaby BC V5G 1M2

From: Yip, Johnny and Yip, Yu Shan - Owners
Johnny.zx.yip@gmail.com
Unit 1705 - 6455 Willingdon Ave, Burnaby BC, V5H 4E3

November 19, 2019 @ 2:58PM

RE: Rezoning #17-27 Notice: Burnaby Zoning Bylaw 1965, Amendment Bylaw No.39, 2019 – Bylaw No.14085 at 6444 Willingdon Ave and 4241 Maywood Street

I have lived at 6455 Willingdon Ave, the building across from the proposed construction, for nearly 10 years. This August, my wife and I were happily married, and we relocated here as our new home. Due to the noise of our current remediation and the cost of living, we are not-so-happily forced to consider moving.

Tenants have been incredibly hard to find due to the dreadful daily sound of construction. Several prospective tenants cancelled when they saw the covering surrounding the building, despite this being specified on listings. Should a 43-storey apartment be approved, the noise from construction will render the odds of finding a tenant near impossible.

We cannot afford to lose out on rent. The remediation has put us \$75,000 further into debt, while juggling with the mortgage.

In addition to the noise, 43-stories is far higher than the surrounding buildings. As our unit faces SE, our view has already been obstructed by the development of apartments surrounding Metrotown. A new building right of such height across the street would virtually block all of our view, depreciating quality of life and our land value.

While I understand that Anthem has invested significantly to this project, **please reconsider the height of the apartment that you will approve.**

Thank you,

Johnny Yip

#17-27

Does the council have a plan for the whole area south of Metrotown?? which would show the location of ^{additional} recreational facilities, parks and libraries, schools. At this time one only sees applications for individual developments without having any idea of what the long term plan is for the whole area which will need many additional services ~~to~~ for all the future citizens of Burnaby.

Arnon Silvertown
#1501-4163 Maywood St.

Bby. B.C.

V5T4E3

Share the plan for the whole area.

File