

From: S R
Sent: April 23, 2021 10:54 AM
To: Clerks
Subject: BCIT Rezoning

Rez Ref # 21-10
Cylaw # 14312

Categories: PH - Info Complete, Yellow Category, Public Hearing

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Good Morning,

I am a Greentree Village resident and will not be able to attend the public meeting next week regarding the BCIT rezoning application. I just wanted to voice my opinion on this prior to the meeting. I am a BCIT employee and have been following the redevelopment planning over the past years and am fully aware of the details of what is being proposed.

I would like to say that I am strongly in favour of this application. It is a well thought out, fresh approach that will inject a vibrancy that is currently missing. This central part of Burnaby is looking tired and neglected as other parts of Burnaby are being developed and it has become disconnected from the rest of the city in feel, look and functionality.

I acknowledge that it will be a change from the familiar status quo but that this is a change for the better, benefitting Burnaby as a whole, BCIT's students and employees and, most importantly improving livability and sustainability for Greentree Village/Village residents. Finally, I would like to add that I believe further improvements to this part of Burnaby could be gained if, at the same time, the CD requirements would be lifted from Greentree Village to allow the Village to modernize in parallel with BCIT.

Kind regards,
Silvia Raschke
Owner/Resident
3890 Garden Grove Drive

From: Jeff Aadland <
Sent: April 23, 2021 12:04 PM
To: Clerks
Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2021 - Bylaw No. 14312 Rez. #21-10

Categories: Yellow Category, PH - Info Complete, Public Hearing

I am just writing in on the proposed BCIT Zone bylaw changes.

I am a resident at Greentree Village (4701 Cedarglen Pl, Burnaby, BC V5G 4B7), which is just across the street from BCIT. I am a supporter of BCIT and support the overall intentions of their proposal but have a couple of key concerns / areas I would like the city to address with BCIT and local residence.

1) Siteline and higher density buildings

We understand increasing density will make long term sense for BCIT but placement too close to adjacent residence along Wayburne would be detrimental and intrusive to existing housing. The other 3 sides of BCIT do not face residential and would seem to be better choices for higher density / height.

2) Traffic, parking and noise

This plan will increase the number of people and vehicles heading to this area. Consideration should be taking to:

- a) Consider increased traffic along Wayburne and implement sound mitigation strategies (perhaps sound barriers) between residential (east side of Wayburne) and BCIT (like mitigation placed on the north side of Deer Lake Parkway) ,
- b) Consider parking permits for residence, Parking along Garden Grove Drive will see an increase in traffic and a system of permits like around the Burnaby Hospital would help. We already see a large number of BCIT students parking on the street when they come in for single class or evening classes (as current parking is limited to 2 hours during day). We also see students parking in visitor parking within greentree viillage and increased BCIT density would exacerbate the issue.
- c) High noise elements like pubs and restaurants with outdoor dining should not be placed directly adjacent to current residential zones, BCIT zones in the Center, North and West are much more conducive to higher density / noise factors.
- d) Consider speed bumps or speed deterrents along Wayburne. Currently this "straightaway" draws a regular contingent of those wanting to test their car or motorcycle acceleration limits. This street is a feeder for residential and BCIT users and is not designed as a main thoroughfare (Wayburn does not connect further north or south like Willingdon or Royal Oak).

Thanks for your consideration and I wish BCIT success and hope it's growth can be done in harmony with its residential neighbours.

Jeff Aadland

From: Lynne Redford
Sent: April 25, 2021 12:05 PM
To: Clerks
Subject: BCIT

Categories: Public Hearing

Rez Ref # 21-10
Bylaw # 14312

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I am opposed to the changes to the changes to the zoning bylaws at BCIT. Greentree Village which borders BCIT on the east is home to many seniors and families and is a very quiet neighbourhood and has been for 40 years! We do not want increased traffic, noise and a "city" built at BCIT! Surrounding the site is a school and all residential homes and townhomes. A school of learning does not need all the proposed businesses and changes and construction that are being considered. I would hope the city council listens to the voting citizens and maintains the integrity of our homes.

Thank you,
Lynne Redford
4741 Willowdale Place
Burnaby V5G-4 B 5

From: Jenny Lau
Sent: April 25, 2021 10:06 PM
To: Clerks
Subject: Re BCIT redevelopment

Categories: Public Hearing

Rez Ref # 21-10
Bylaw # 14312

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Hi,

I am an owner of Greentree village at 4233 Brichwood. The BCIT redevelopment is such a huge project that will have significant impact on our neighborhood. We ask for more time, at a minimum of three months for us to think through this and bring as much awareness as we can. We ask City of Burnaby to listen to your own citizens voice seriously.

Thanks,

Jenny Lau

From: Phil & Chris Ribchester <
Sent: April 24, 2021 8:10 AM
To: Clerks
Subject: BCIT P6 District

Categories: Yellow Category, PH - Info Complete, Public Hearing

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Our concern is the noise and safety to Greentree Village residents. I have lived here for 45 years and my Townhouse is one of the ones along Wayburne. We hear car traffic and when BCIT is in session the noise is worse. Plus BCIT students who don't want to pay for parking use our Village as their parking lot. They also do not respect the two hour only parking. We do not need anymore traffic in this area. This is a family oriented area with lots of children.

Are the existing parking lots staying? If not where are all the students going to park?

Why do we need a Grocery store and pub when there is plenty of shopping and entertainment up the hill on Kingsway and down towards Brentwood Mall.

Appreciate your time.

Phil & Chris Ribchester
4257 Birchwood Crescent
Burnaby, BC

From: Phil & Chris Ribchester
Sent: April 25, 2021 2:53 PM
To: Clerks
Subject: BCIT P6 District
Categories: Public Hearing

Rez Ref # 21-10
Bylaw # 14312

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With BCIT students coming in and out of the parking lot it gets quite busy with the traffic.

BCIT has a pub already one is enough another would encourage attitude and encouragables outsiders into the area.

Green Tree Village is a home base for young families as it was originally zoned for.
It is a peaceful residential area.

We were wondering why we have been given such short notice on this and why only certain residents received the notice. If BCIT goes ahead with all they want to build it will affect our whole village.

Thank You
Phil & Chris Ribchester
4257 Birchwood Crescent
Burnaby, BC