

**From:**  
**Sent:** April 26, 2021 8:25 AM  
**To:** Clerks  
**Subject:** Public Hearing Submission

Rez Ref # 7/A  
Bylaw # 14316

**Re: Public Hearing Submission**  
**Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 2021 - Bylaw No. 14316**

**To:** Your Worship & Council

Further to the proposed *Text Amendment* bylaw, overall, this revised approach to off-street parking in prominent locations throughout the City of Burnaby is warranted.

Having had direct professional involvement some two decades ago that established the off-street public parking along the Hastings West corridor, the success of this Provincial/City initiative is now keenly felt. From casual observation, even during off-peak times these optimally-located parking lots are often near-full or even overflowing, clearly reflecting the flourishing business activity in the area; augmented by Council's laudable decision that now enables multi-storey residential. Albeit, the current 8-12 hours per day occupancy for these itinerant parking lots may be lacking with respect to the City's **Sustainability** objectives. Thus, Council may wish to consider this surface parking as an interim use only.

Rather, an opportunity exists to incorporate these parking lots into potential projects along the growing Pender and Albert mid-density residential area, while keeping available for public use sufficient stalls within the required structured parking. Such partnerships between the City of Burnaby, possibly B.C. Housing, and progressive residential developers could provide multiple community benefits, including accelerating availability of sites for **Affordable Housing**.

As such, the *Text Amendment* provides a 50% discount to the actual cost of structured parking that may result in future complexity should these off-street parking lots be later considered for re-development. Recognizing hardships do exist around development practices for small lot holdings, further dialogue on this opportunity may generate creative solutions on how the City of Burnaby could fund its portion of retaining the necessary off-street parking within new structures, without transferring the costs to non-benefiting taxpayers.

In sum, Council has before it a timely *Text Amendment* that is generally supported, with consideration in the longer-term for more productive use of the off-street surface parking adjacent to the Hastings corridor.

Respectfully,

Dr. Luigi G. (Joe) Sulmona  
5504 Union Street  
Burnaby, B.C. V5B 1W5