

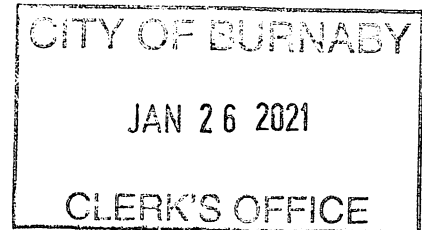


The following correspondences received for Rezoning Reference #19-45 and 19-45a are being submitted to Burnaby Council for the first time.

January 23, 2021

Dear Mayor Hurley and members of the Burnaby City Council,

RE: Rezoning application #19-45, #19-45a



We are writing to voice our strong opposition to the rezoning application #19-45, #19-45a at 2900 Bainbridge Avenue. Our reasons for opposing this rezoning application are primarily due to the numerous parking issues and the amount of traffic that will be generated by this business.

The proposed site of the Bainbridge Liquor store is also home to three other businesses: Subway, Rolling Dough Pizza and Gaya Sushi. Currently, there are twenty parking spaces in total. The parking lot is very narrow and is usually full most of the time, during the lunch and dinner times.

Currently, the loading zone is utilized for staff parking for Gaya Sushi. (Photo A). The loading zone is far too narrow and too short to accommodate the large trucks that will deliver to the liquor store.

Alterations would be necessary to the current loading zone to accommodate these large trucks, which would incur in the loss of the four parking spaces on the south side of the parking lot (refer to Photo A). The current loading zone is set back too far (several meters from a storefront sidewalk). To unload the pallets would require the deliverer to pull the truck forward to the property line on Bainbridge Avenue, thereby impeding the entrance to the strip mall. These large trucks would create difficulty for vehicles entering and exiting the parking lot and navigating the narrow throughway.

The alterations to the loading zone would also reduce the buffer zone between vehicles and the residence directly adjacent to the parking lot. The original zoning created this buffer zone to protect the neighbours. Prior to this rezoning application in 2017, the owner of the property of 2900 Bainbridge approached the direct neighbour at 2932 Bainbridge Avenue to ask permission to remove several feet of the buffer zone. The owner of 2900 Bainbridge was told that he was not allowed to remove the hedges and that the city would be contacted if any of the buffer zone was disturbed. With alterations to the buffer zone, the neighbours would incur more vehicle noise, vehicle emissions and would be subject to the noise of constant deliveries. The residence is 10 feet away.

Current deliveries to 2900 Bainbridge Avenue by large trucks, such as Sysco, park in a no stopping zone on Bainbridge Avenue (Photos A, B, C and D). This disrupts the flow of traffic on Bainbridge Avenue and backs traffic up going northbound. The truck is very close to the intersection (Please refer to Photos C and D). When traffic northbound is backed up, it blocks southbound drivers who want to enter the driveway at the proposed site. This driveway is 13

meters from the Bainbridge/Lougheed intersection, which is already deemed a HIGH accident intersection. The northbound back up also causes driver frustration and honking noises. As this intersection is deemed Bainbridge Urban Village and the site of future major development, this would create a lot of traffic issues.

A few years ago, Jeff spoke to the engineering department about the no stopping sign on the west side of Bainbridge Avenue which controls parking going southbound. He met with the gentleman from the engineering department on site on Bainbridge Avenue. They discussed that the no stopping zone was too close to the Bainbridge intersection as cars turning left into 2900 Bainbridge Avenue impeded cars getting through the intersection going southbound. The gentleman from the engineering department agreed that it was too close and caused back-ups but refused to move it further south to allow better flow of traffic. When council makes a decision, changes or adjustments are very difficult to change as neighbours have to deal with City Hall staff. Moreover, Bainbridge Avenue is experiencing unprecedented traffic due to the Winston Avenue sewer upgrade which is scheduled to continue for the next 12 months.

We looked at eight other private liquor stores in Burnaby to research their parking availability:

1. Jak's Beer and Wine at 5901 Broadway has unlimited parking spots. *THIS LIQUOR STORE IS ONLY 2.5 KM. AWAY.*
2. The Liquor Barn at 4125 Hastings Street has 11 designated spots for the liquor store and approximately 80 pay parking spots adjacent their store.
3. Bottle Jockey at 1899 Rosser Avenue is connected to Madison Mall and has ample underground parking.
4. Oliver Twist Pub and Liquor Store on Edmonds has 9 designated liquor store spots and 27 Pub spots.
5. West Coast Liquor Co. at 7651 Royal Oak is in a strip mall with 17 designated liquor store spots and approximately 50 public parking spots.
6. Great Bear Pub and Liquor Store at 5665 Kingsway has up to 100 public parking spots.
7. Wings Pub and Liquor store at 6879 Kingsway has 40+ parking stalls for patrons.
8. Hop and Vine Pub Beer and Wine at 1601 Burnwood Drive has access to 70+ parking spots.

If this rezoning application proceeds, it will offer the least access to parking of any liquor store in Burnaby and will create a lot of parking issues for the residents of 2900 Bainbridge. With limited enforcement on parking violations, residents will be even more burdened with people parking in front of and/or blocking their driveways (Photo E).

The two units for the proposed new site have been vacant for several years. The smaller unit was a convenience store which went out of business 3 – 4 years ago and the second unit was a hair salon which has been empty for 3 years. NO attempts have been made to lease the units out to other businesses. The original construction zoning proposal featured a café and professional offices such as dental and physician type businesses to serve the neighbourhood. The liquor store serves mainly out of region patrons.

We would like council to understand that the liquor store would be in close proximity to residential homes and that traffic would last until 11:00 pm. This would greatly increase the amount of both vehicle noise and noise from people. We have observed weekly at the current location of the Bainbridge Liquor store people meeting, buying their alcohol and then loitering for long periods of time outside the store before leaving. While loitering, some smoke and talk loudly, having no regard to the residents close by.

Attached herewith is the previous petition signed by several local residents who are still residing in the neighbourhood and have voiced their continued opposition to rezoning for the liquor store. Due to Covid-19 protocols and the fact that this neighbourhood has remained virtually the same, we are submitting the original (February 17, 2017) petition.

Thank you for your consideration to our concerns.

Jointly submitted by,

Jeff Unrau  
2962 Bainbridge Avenue  
Burnaby, BC

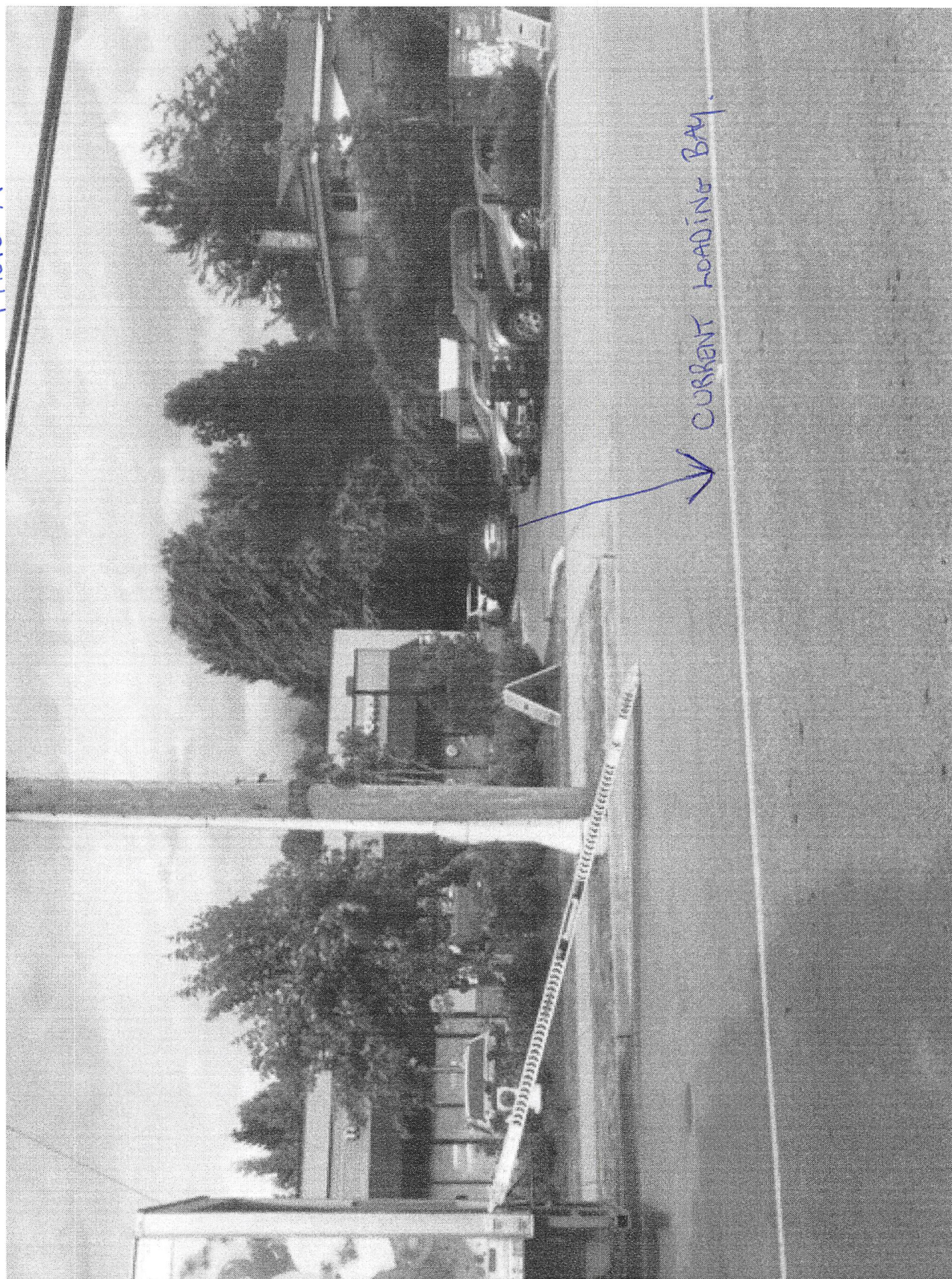
Yong Keun Lee  
2932 Bainbridge Avenue  
Burnaby, BC

Oronzo Abbinante  
7134 Collister Drive  
Burnaby, BC

Judy Chow  
7155 Collister Drive  
Burnaby, BC



Photo A

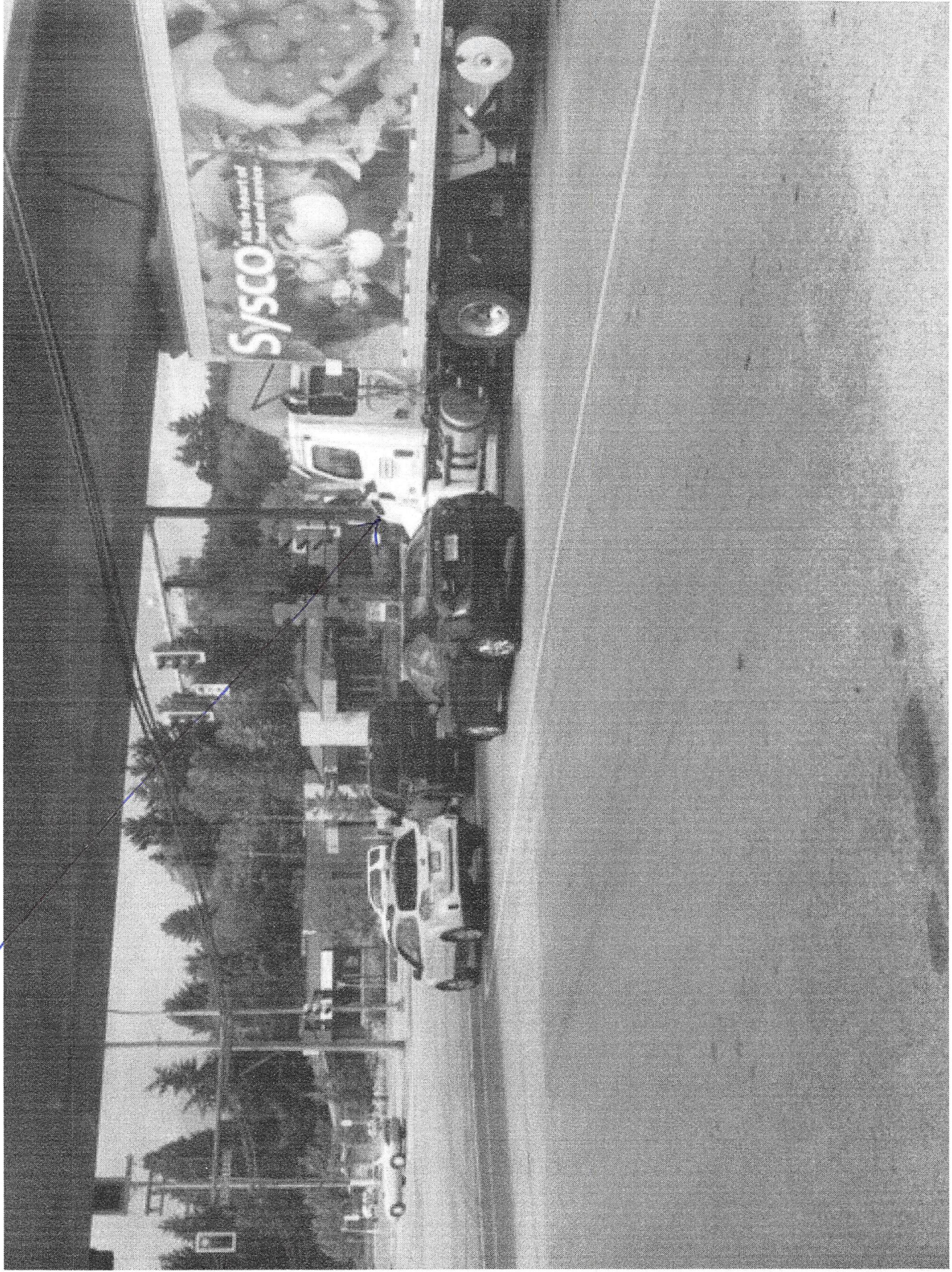


CURRENT LOADING BAY.



TRAFFIC IMPEDED WHILE DELIVERY TRUCK IS  
UNLOADING IN A NO STOPPING ZONE.

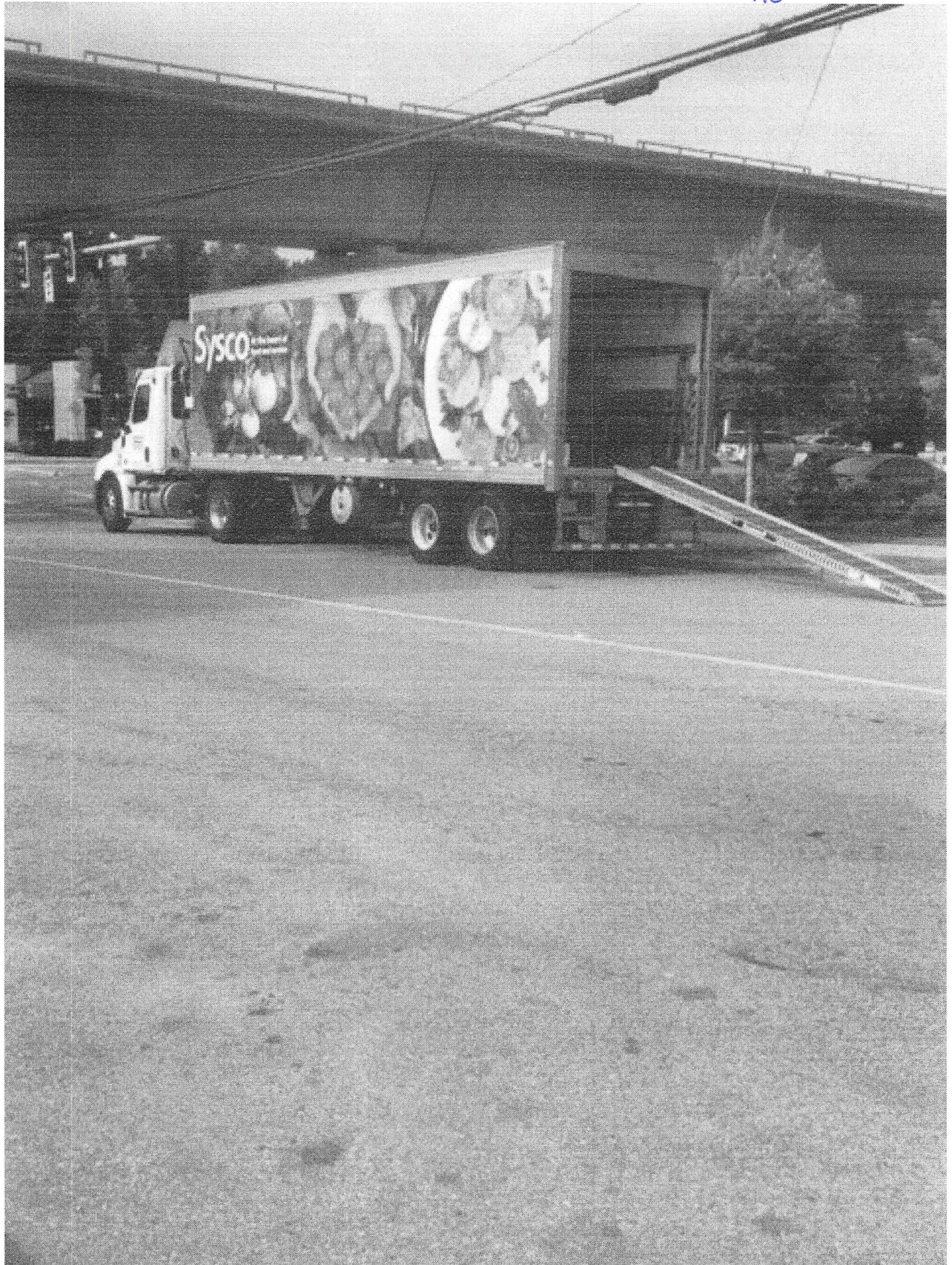
Photo B



5/13



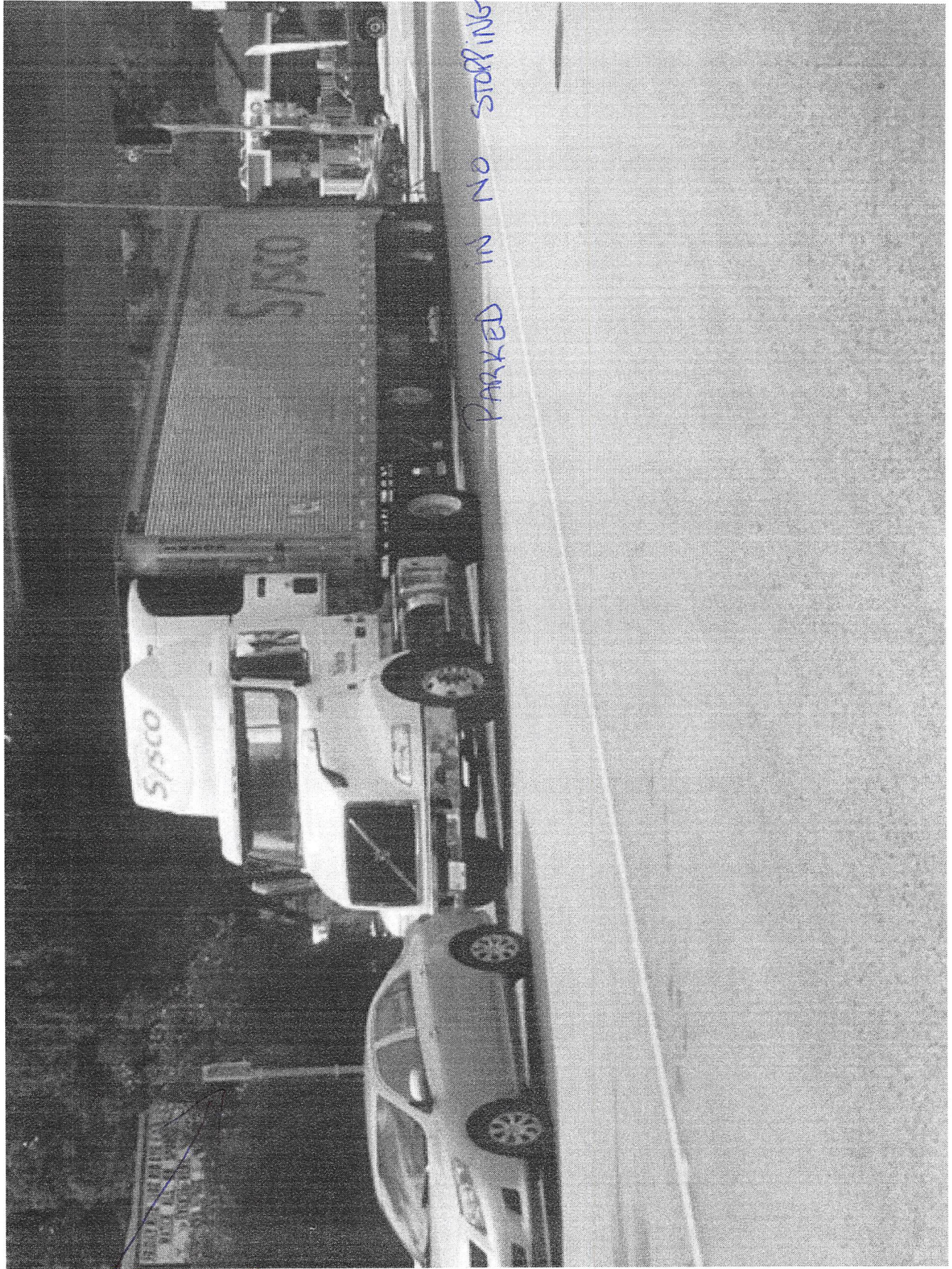
Photo C



6/13



PHOTO D



CURRENT NO  
STOPPING  
SIGN NEEDS  
TO BE MOVED  
FURTHER  
SOUTH.

PARKED IN NO STOPPING ZONE



PHOTO E



TRUCK'S  
REGULARLY  
PARKED IN  
NO STOPPING  
ZONE.

CARS PARKED  
BLOCKING MINE AND MY  
NEIGHBOUR'S DRIVEWAY  
DURING LUNCH. PARKING  
ENFORCEMENT CONTACTED  
BUT WERE TOO FAR TO  
ATTEND.

9/13



February 17, 2017

We, the undersigned, petition Burnaby City Council to...

oppose the rezoning application #16-49 at 2900 Bainbridge Avenue, Burnaby, B.C. Letters have been submitted outlining the concerns for this rezoning application.

This is a brief summary of the concerns:

1. The current zoning is for businesses that serve the local neighbourhood. A liquor store is a regional business. It serves mostly customers from outside the local neighbourhood. The current location of the Bainbridge Liquor store is currently not visible from Lougheed Highway and it still attracts a lot of business. If the rezoning application were to proceed, the liquor store would be much more visible from the highway. The liquor store would attract a larger client base and thus, the parking would be grossly insufficient to serve the four businesses.
2. The City of Burnaby is considering allowing liquor stores to become marijuana dispensaries, bringing even further customers from outside the neighbourhood region.
3. There will be inadequate parking spaces to support 4 businesses (parking is already full at peak hours with the existing 3 businesses).
4. There will be inadequate space in the parking lot to accommodate the large delivery trucks; hence delivery trucks will have to park on Bainbridge Avenue in the no stopping zone, impeding traffic flow and visibility at Bainbridge Avenue and Lougheed Highway.
5. Noise of delivery trucks backing up will increase (to adjacent residences).
6. Noise from patrons' cars/patrons due to inadequate parking spaces will increase (e.g., honking).
7. As customers increase, traffic flow will be greatly affected on Bainbridge Avenue because the entrance is very close to Lougheed Highway.

If this rezoning application proceeds, it will offer the least access to parking of any liquor store in Burnaby and will create a lot of parking issues for the area residents. With limited enforcement on parking violations, residents will be even more burdened with people parking in front of and/or blocking their driveways.

# PETITION TO BURNABY CITY COUNCIL

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

1

Name	Address	Signature
JEFF UNRAU	2962 BAINBRIDGE AVENUE	Jeff Unrau
Doreen Unrau	2962 Bainbridge Ave	Doreen Unrau
SHIRLEY UNRAU	2962 BAINBRIDGE AVE	Shirley Unrau
Young Kenneth Lee	2932 Bainbridge Ave	Young Kenneth Lee
Kyungsek Lee	2932 Bainbridge Ave	Kyungsek Lee
ALY HO	2988 BAINBRIDGE AVE	Aly Ho
THUONG HO	"	Thuong Ho
RAJ HO	"	Raj Ho
Petrolini Lui	7125 Coxsack Ave.	Petrolini Lui
Petrolini Simon	✓	Petrolini Simon
Petrolini Nicolas	✓	Petrolini Nicolas
Kai Ji	2971 Coventry PL	Kai Ji
Peng Yue	"	Peng Yue
Yuetini Ji	"	Yuetini Ji
WAI SUM YU	2929 COVENTRY PL.	Wai Sum Yu
WAI NGOR YU	"	Wai Ngory Yu
Karl Kurz	2962 COVENTRY PL.	Karl Kurz
Masako Fukawa	"	Masako Fukawa
Stanley Fukawa	"	Stanley J. Fukawa
Ellen Kurz	"	Ellen Kurz
Kathy Choi	2986 Coventry Pl.	Kathy Choi
Lewis Choi	"	Lewis Choi

# PETITION TO BURNABY CITY COUNCIL

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

2

Name	Address	Signature
FRANCINE CHANG	7124 COLLISTER DR Burnaby	Francine Chang
TONY CHANG	7124 COLLISTER DR Burnaby	Tony Chang
BUNNY TAN	3025 BAINBRIDGE AVENUE.	Bunny Tan
HEIDI TAN	3025 BAINBRIDGE AVENUE.	Heidi Tan
WON YONG KIM	3089 Bainbridge Ave	Wong Yong Kim
KYOUNG MIN LEE	3089 Bainbridge Ave	Kyoung Min Lee
AU F F TAN	3080 Burnbridge Ave	Au F F Tan
FINA JAMAL	" "	Fina Jamal
KARIZ JAMAL	" "	Kariz Jamal
JADAN JAMAL	" "	Jadan Jamal
LUCKY JERZY	3068 BAIN BRIDGE AVE	Lucky Jerzy
JACKSON VING	3150 Bainbridge Ave	Jackson Ving
SAMUEL ZHANG	7144 Collister Drive	Samuel Zhang
LEWIS CHOI	2986 COVENTRY PL BBY	Lewis Choi
KATHY CHOI	2986 COVENTRY PL. BBY	Kathy Choi
Maninder Badal	3032 Bainbridge	Maninder Badal
Daniel Fung	3032 Bainbridge Ave	Daniel Fung
Rahoon Esmail	3065 Bainbridge Ave	Rahoon Esmail
ERIC LEUNG	7075 Greenwood	Eric Leung
Julie Wang	7045 Greenwood St	Julie Wang
Wayne Chang	" "	Wayne Chang
BLAIR HANSEN	3184 BAINBRIDGE	Blair Hansen



# PETITION TO BURNABY CITY COUNCIL

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

3

Name	Address	Signature
RONALD ENG	3354 BAINBRIDGE AVE	Ronald Eng
DELYA ENG	"	Delyla Eng
ANTHONY BORDEVICH	7122 Buffalo St.	Anthony Bordevich
Ravi Sharma	2971 Chicago Place	Ravi Sharma
Renu Sharma	" "	Renu Sharma
LOY MAO	2968 Chicago Place	Loy Mao
Roy MAO	" "	Roy Mao
Funk Feng	3091 Roycroft Ct.	Funk Feng
Yan Feng	3091 Roycroft Ct.	Yan Feng
IAN JONES	3125 Roycroft Ct.	Ian Jones
<del>John Jones</del>	"	GERALDINE JONES
Godwin	3136 Roycroft Court	B. Badiani
Mohamed	3136 Roycroft Ct	A. Badiani
Wahid	3136 Roycroft Ct	U. Badiani
John Quan	3098 ROYCROFT CRT	John Quan
DAVE QUAN	3098 ROYCROFT CRT	Dave Quan
LIN MATTA	3098 ROYCROFT COURT	Lin Matta
ZENA KWAN	3098 ROYCROFT COURT	Zena Kwan
MARILYN GRAVADOR	3098 ROYCROFT CRT.	Marilyn Gravador
Branna Quan	3098 Roycroft Court	Branna Quan
Charles Huang	3088 Roycroft Court.	Charles Huang
LINDA HUANG	3088 Roycroft Court.	Linda Huang

12/13

**PETITION TO BURNABY CITY COUNCIL**  
OPPOSING THE REZONING APPLICATION #16-49 at 2900 BAINBRIDGE AVENUE,  
BURNABY, BC

4

Name	Address	Signature
ESASA	3250 Burnaby Ave	E. Conduch
HARPREET	3293 Bainbridge Ave	H
DALBIR	3293 Bainbridge Ave	Dalbir Singh