

Sec. 22 (1)

From: Sec. 22 (1)
Sent: July 26, 2021 8:27 PM
To: Clerks
Subject: Multi-family Residential REZ # 19-70
Importance: High
Categories: PH - Info Complete, Public Hearing

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There is a rezoning hearing for a 29 storey highrise only 150 meters to the south of the building in which I live.

I want to register my objection to the zoning change to allow a 29 storey highrise on the corner of 18th Ave. and 18th Street.

The two newer duplexes on 18th Street just south of the Parkhill backing on to Poplar Park, plus the old 4plex on the corner of 18th Street and 18th Ave, across from Patterson House will be demolished and the plan is to build a 29 storey highrise where only 8 units previously existed.

The proposed development is for a 29 storey highrise, strata and rental. Now the 18th Street and Edmonds Street area is already congested and a traffic mess.

The road infrastructure in our neighborhood was designed over 30 years ago for much less density.

This area is already congested. Some drivers regularly use 18th Avenue as a through way to the Edmonds Skytrain station. There have been some traffic calming measures put in place that don't seem to be working.

Zoning Change Concerns.

1) The infrastructure in this neighborhood was not built for high density, 18th Ave was dug up multiple times to deal with drainage into Byrne Creek since the last two highrises; 7088 18th Ave (Park 360 = 214 units/32 storeys) and 7090 Edmonds (Reflections= 218 units/29 storeys) Street were built. Plus with Kings Crossing to our north (803 units 3/30 storey highrises) and several low rise developments, our immediate neighborhood has added over 1500 new residences in the last 10-12 years. The roads were not built to handle the traffic we have now.

2) *Loss of sunlight*. After the two high rises, Park 360 and Reflections were built, we lost over an hour of sun on winter afternoons.

This neighborhood was not designed for any more high rises to our immediate south.

3) The Byrne Creek ecosystem east of Griffiths around 18th Ave has been impacted with runoff from the streets due to fewer trees.

4) SouthGate City is another major planned development to our south, east of Byrne Creek Secondary north of 10 Avenue. They are saying "20 new highrises" over the next 15 years. That is another 4,000+ new housing units planned 4 blocks to our east. That will have a longer term impact on traffic on Griffiths, 14th and 10th Ave, but it's a done deal.

Rita F. Michaelson
46 - 7179 - 18th Avenue
Burnaby, BC V3N 1H2

Sec. 22 (1)

The Public hearing is Tuesday July 27 @ 5pm.

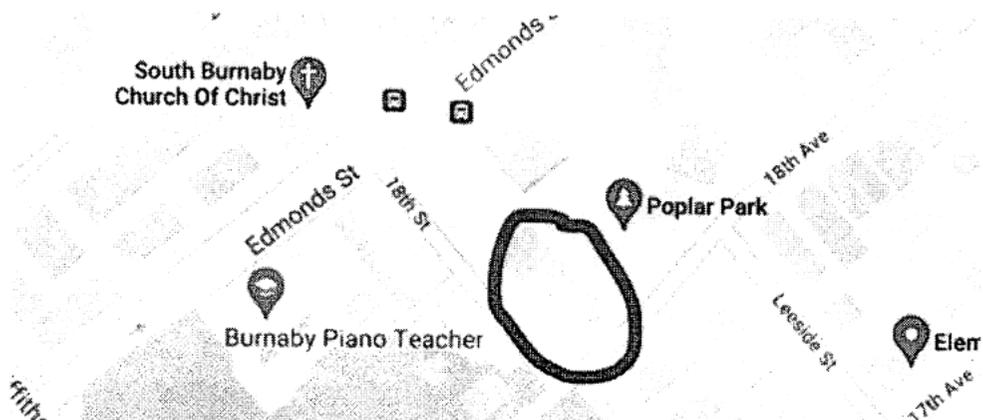
Multi-Family Residential REZ#19-70

Square Nine Bby Development Ltd 7109 Eighteenth Ave and /7358/60/76/78 Eighteenth Street

To permit a residential multi-family development with a rental component Not available yet

Initial Report 2020 February 10

33	* Square Nine Burnaby Development Ltd.	7109 18th Ave & 7358 - 7378 18th Street	TBD	0	TBD	<ul style="list-style-type: none">• NO tenant displacement• Initial Council Report received 201• Developing suitable plan of devel• Minimum 20% of proposed market• Inclusionary rental• No tenant displacement
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Sec. 22 (1)

From: Phyllis Gerlach **Sec. 22 (1)**
Sent: July 26, 2021 9:41 PM
To: Clerks
Subject: ZONING BYLAW 1965, AMENDMENT BYLAW NO. 17, 2021 - BYLAW NO 14354
Inbox

Categories: PH - Needs Addit'l Info, Public Hearing

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Phyllis Gerlach **Sec. 22 (1)**

9:22 PM (16 minutes ago)

to Clerks, mayor, alison.gu

Dear Mayor and Councillors:

This letter is in reference to the above noted Bylaw Amendment proposal for 18th Avenue and 18th Street (including 19th Avenue) for a 29-storey highrise market strata and rental building.

I am strongly opposed to this proposal for several reasons.

Having lived in Burnaby for over 37 years and have seen many changes and growth. I currently live in the building that will be directly affected - 7108 Edmonds Street, and have done so happily for the past 30 years.

There have been other large towers built in the area, The Park 360, and most recently Reflections. While Reflections did impact some of our views there has been added value as they added to the landscaping, distancing the tower significantly from other residences and respecting the park land around the area and in fact donating more space to the same.

There has been an increase in traffic and we have had a large increase in traffic accidents as well due to this in spite of measures taken in attempts at controls. This would become worse with such a large building on the same street using the same access. It would also make what was a quiet street, more like Edmonds or Kingsway.

Having reviewed the of plans of Square Nine, the scope of this project is clearly far too large for the actual 3 lot size of the duplexes that are currently situated there.

In fact the project encroaches on 19th Avenue which is currently enjoyed as a quiet means of access to Poplar park.

With this plan, it would be taken over entirely up to our property line and turned into a busy driveway and loading bay for trucks and such for the market services. This is right along our living rooms and bedrooms.

It would also affect the homes of those in Reflections, on Edmonds, and those who live on 18th Avenue who would be dwarfed and blocked out entirely.

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This also decreases the value of our homes.

Not to mention the small neighbourhood Poplar Park which would also be severely affected. Not only by the sheer size of the structure bearing over it, but simply by the fact that it is already well used and there is nothing to suggest that this developer is going to do anything to add more - it just shows that they are using as much land as they can right up to the property lines.

With being right up against the property line, and the construction of a four storey garage there is also concern of damage to our building and our underground and property.

I spoke to one of the representatives of Square Nine over a year ago while they were purchasing all of the homes for this. At the time he told me that the space was far too small for anything like a highrise. They were only interested in building townhomes like the project they were completing on Leaside and 18th Avenue.

When Reflections was going through the rezoning application a representative of Ledingham McAllister met with our Strata Council. We mentioned the possibility of that potential back then and he assured us it was far too small for any highrise.

I have copied some points directly from your website that I believe are relevant here:

The [Burnaby Zoning Bylaw](#) regulates the development and use of land and the location and use of buildings and structures *within the City of Burnaby. The stated purpose is to serve the community with regard to:*

- *The promotion of health, safety, convenience, and welfare of the public*
- *The prevention of the overcrowding of land, and preservation of the amenities peculiar to any zone*
- *The securing of adequate light, air and access*
- *The value of the land and the nature of its present and prospective use and occupancy*
- *The character of each zone, the character of the buildings already erected and the peculiar suitability of the zone for particular uses*
- *The conservation of property values.*

Section 700.2 of the Bylaws state: 700.2 Conditions of Use: (1) Any permitted uses shall conform to the regulations and intent of the Districts in which they are normally permitted, provided that all buildings and uses, and the density of such development shall be compatible with abutting land uses and provide a desirable and stable environment in harmony with that of the surrounding area

It is abundantly clear that this plan does not meet any of the criteria, and will have a grossly negative effect on the neighbourhood.

There are clearly better plans for redevelopment that will benefit us all, we are open to development. One that benefits affordable home ownership and rental housing. Not with seperate entrances either.

I hope you take this letter and those of my neighbours seriously. This is why I voted for you.

Thank you for your time and consideration.

Yours truly,

Phyllis Gerlach

Sec. 22 (1)

From: Phyllis Gerlach [Sec. 22 \(1\)](#)
Sent: August 02, 2021 8:39 PM
To: Clerks
Subject: Petitions Against Zoning Bylaw 1965, Amendment Bylaw No. 17, 2021 - Bylaw No. 14354
Attachments: Petition in Opposition to Changes to Burnaby Zoning Bylaw 1965, Amendment Bylaw No 17, 2021 - Bylaw No 14354 Re Construction of 29 Storey Highrise - 7139 18th Avenue.pdf; Petition in Opposition to Changes to Burnaby Zoning Bylaw 1965, Amendment Bylaw No 17, 2021 - Bylaw No 14354 Re Construction of 29 Storey Highrise Various.pdf
Categories: Yellow Category, PH - Info Complete, Public Hearing

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hello,

I attach petitions against the above noted Amendment to change the current zoning to permit the construction of a 29 storey highrise market strata and rental building.

The first is 5 pages consisting of several addresses directly affected by this proposal.

The second is one from 7139 18th Avenue exclusively.

Thank you for ensuring these are considered for the meeting August 3, 2021 at 5:00 p.m.

Regards,

Phyllis Gerlach

DATE Aug. 01st 2021

We the undersigned oppose changes to Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2021 – Bylaw No. 14354 which would permit the construction of a 29 storey High Rise market strata and rental building at 18th Street and 18th Avenue.

NAME ADDRESS SIGNATURE

William Loos 108-7139 18th Ave. Burnaby BC [Signature]

Cynthia Duim 7139 109 18th Ave Burnaby BC [Signature]

Sandy Palmer 310-7139-18th Ave [Signature]

Diana Ponton 401-7139 18th Ave [Signature]

Kris Sharma 109-7139 18th Ave [Signature]

Tony Humphrey #320-7139 18th Ave [Signature]

Arki Dhakik 7139 18th Ave [Signature]

Luzviminda Pedelaris 315-7139 18th Ave [Signature]

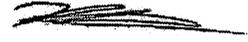
Dubetshy Kostyandyn 410-7139 18th Ave [Signature]

Carrie Yan 304-7139 18th Ave [Signature]

Hannah R + Ebi. 301-7139 18th Ave [Signature]

PAGE 01 - PAGE 2/2 Petition
oppose to changes to Burnaby Zoning Bylaw 1965
Melvin Thibodeau 213-7139 18th Ave

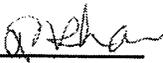
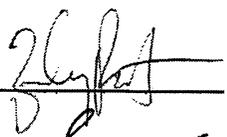
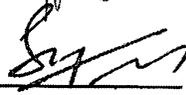
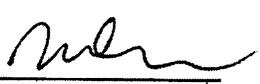
2/2



3/8

DATE Nov 1/2021

We the undersigned oppose changes to Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2021 – Bylaw No. 14354 which would permit the construction of a 29 storey High Rise market strata and rental building at 18th Street and 18th Avenue.

NAME	ADDRESS	SIGNATURE
Hao Tian Yuem	#2-7136 18th Ave, Burnaby	
Arlida Rodrigues	#4-7136, 18th Avenue Burnaby	
Marika Ocio	#5-7136 18th Ave Burnaby	
NATASHA	1909 7088 AVE BAY	
DAVID	7175 17th Ave	
Zach	805 Wexley	
Stanley Tsang	7152-18 Ave	
Yuki Kim	7108 Edmonds 778-231	
Mika Chi	1331 Nelson St	

2/5

DATE: AUG 1 2021

We the undersigned oppose changes to Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2021 – Bylaw No. 14354 which would permit the construction of a 29 storey High Rise market strata and rental building at 18th Street and 18th Avenue.

NAME ADDRESS SIGNATURE

JERRY GAYDU 35-7230-18ave [Signature]

MOHAMMED RAHMAN 7150 18th Ave [Signature]

ROJ DIALGO 18-7179-18TH AVE [Signature]

WEIWEI MAO 7179 18th Ave Unit 10 [Signature]

MANOJ S. NAIR 15-7179 18th AVE [Signature]

AIZ COURTNEY 4-7179-18ave [Signature]

Sidney Galar 13-7179-18th Ave [Signature]

Seema Sawant 8-7179, 18th AVE [Signature]

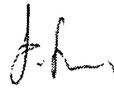
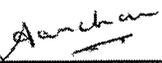
Jing Hou 7-7179 18th Ave. [Signature]

5/8

DATE JULY 31 / AUG 1 2021

3/5

We the undersigned oppose changes to Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2021 – Bylaw No. 14354 which would permit the construction of a 29 storey High Rise market strata and rental building at 18th Street and 18th Avenue.

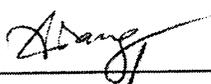
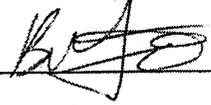
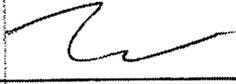
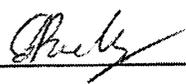
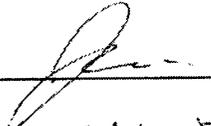
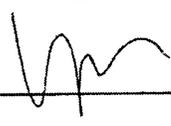
NAME	ADDRESS	SIGNATURE
LUKASZ SZCZEPANSKI	5-7179 18th AVE V3N 1H2 Burnaby	
HENRYK STOLAR	14-7179 18TH AVE V3N-1H2	
Katherine Nguyen	11-7179 18th AVE V3N 1H2	
Xing LAN yu	3 7179 18th AVE	XING LAN YU
Aanchan Mohan	7139 18th AVE	
Bunyiom Crocker	318 7139 18th AVE	
Rui Huang	7131 17th AVE	
Zhengkai Lu	7131 17th Ave	
Adrian Ou	201-7131 17th Ave	

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4/5

DATE July 31 2021

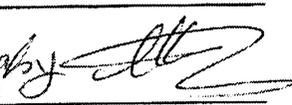
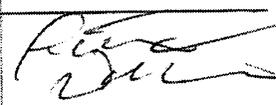
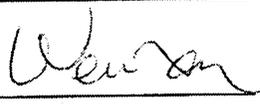
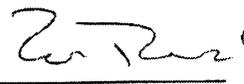
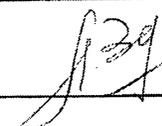
We the undersigned oppose changes to Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2021 – Bylaw No. 14354 which would permit the construction of a 29 storey high rise market Strata and rental building at 18th Street and 18th Avenue.

NAME	ADDRESS	SIGNATURE
Jack Luo	20-7128 18 th Ave	
Peter Chen	17-7128 18 th Ave	
Tommy Lim	303 7088 18 th Ave	
PHILIP HSU	6-7128 18 th AVE	
Suzanne Buckley	4-7128 18 th Ave	
Xiangwen Zhou	30-7128 18 th Ave	
Tomoko Morita	2-7128 18 th AVE	T. MORITA
Lydia Rollins	1-7128 18 th Ave	
Fanny Gao	7146 18 th AVE.	
Lesley	7520 18 th St.	

7/8

DATE JULY 30/2021

We the undersigned oppose changes to Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2021 – Bylaw No. 14354 which would permit the construction of a 29 storey high rise market Strata and rental building at 18th Street and 18th Avenue.

NAME	ADDRESS	SIGNATURE
HAOYANG LI	35-7128 18th Ave. Burnaby	
Eldwin Ma	34-7128 18th Ave. Burnaby	
Min Li Luo	31-7128 18th Ave Burnaby	
Zhiqiang Stanley Wang	29, 7128 18th Ave. Burnaby	
Ching Chau	7-7128, 18th Ave. Bby	
Peter DARRINGTON	9-7128 18th AVE	
Yan mei zong	11-7128 18th Ave	
Wen Xu	27-7128 18th Ave	
Ching Yang Leung	13-7128 18th Ave	
ZORAN TADROUK	24-7128 18th Ave	
Wena Zarud	23-7128 18th AVE	

Sec. 22 (1)

From: Phyllis Gerlach Sec. 22 (1)
Sent: July 27, 2021 6:52 AM
To: Clerks
Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No.17, 2021 - Bylaw 14354
Attachments: Oppose changes bby zoning bylaw 1965 Kollross (2).pdf

Categories: PH - Needs Addit'l Info, Public Hearing

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Hello,

Attached is an additional signature for the Petition Against this Amendment being discussed at the Meeting this evening.

Thank you.

Rez Ref # 19-70

Bylaw # 14354

Sec. 22 (1)

From: Sen Fer Sec. 22 (1)
Sent: July 26, 2021 9:52 PM
To: Clerks
Subject: Public hearing July 27,2021

Categories: PH - Info Complete, Public Hearing

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Hello,

We would like to express our concern regarding city proposal for building high-rise at the corner of 18St&18 Ave that is next to our condo building and in front of our windows.

The new building is going to be too close to our building so we are going to lose privacy and the view from our place.

Besides that, bringing so many new residents in the neighbourhood will make the small streets busy with a lot of cars and pollution.

We think we have the right for the clean air and some view, please do not make our place the prison with walls in front of us.

Please reconsider your proposal, build something smaller that will fit into existing look and will not ruin the lives of people living in the area.

Thank you for giving us the chance to say our opinion, we hope for the good solution.

Nedjad & Senada Causevic
7108 Edmonds Street, unit 304
Burnaby
V3N 4X9

Sec. 22 (1)

Sent from my iPad

Sec. 22 (1)

From: jelemee wu Sec. 22 (1)
Sent: July 26, 2021 11:01 PM
To: Clerks
Subject: 29-storey high-rise project at 18th st & 18 ave
Categories: PH - Needs Addit'l Info, Public Hearing

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I do not support this project. Maybe expend the Poplar park beside it first? There is only one park at this neighbourhood. With a new 29 storey high rise in the future, i can see the park will be overly crowded.

Cheers,

Jeremy
Sent from my iPhone

author specifically requests confidentiality. Any meetings broadcasted live on television, via the internet or via any other communication medium cannot be edited.

From: Cory & David **Sec. 22 (1)**
Sent: Monday, July 26, 2021 11:11 PM
To: Clerks <Clerks@burnaby.ca>
Subject: Concerns regarding Proposed Development of Multi-Family Residential REZ#19-70

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Hello,

It recently came to my attention that there a proposal has been made for the rezoning and development of a 29 storey building near my residence (7179 18th Avenue). I am concerned that this will negatively impact the neighborhood and have the following concerns:

1) The infrastructure in this neighborhood was not built for high density, 18th Ave was dug up multiple times to deal with drainage into Byrne Creek since the last two high-rises; 7088 18th Ave (Park 360 = 214 units/32 storeys) and 7090 Edmonds (Reflections= 218 units/29 storeys) Street were built. Plus with Kings Crossing to our north (803 units 3/30 storey high-rises) and several low rise developments, our immediate neighborhood has added over 1500 new residences in the last 10-12 years. The roads were not built to handle the traffic we have now.

2) **Loss of sunlight**. After the two high-rises, Park 360 and Reflections were built, we lost over an hour of sun on winter afternoons.

This neighborhood was not designed for any more high-rises to our immediate south.

3) The Byrne Creek ecosystem east of Griffiths around 18th Ave has been impacted with runoff from the streets due to fewer trees.

4) SouthGate City is another major planned development to our south, east of Byrne Creek Secondary north of 10 Avenue. They are saying "20 new high-rises" over the next 15 years. That is another 4,000+ new housing units planned 4 blocks to our east. That will have a longer term impact on traffic on Griffiths, 14th and 10th Ave, but it's a done deal. <https://southgatecity.com/>

Sec. 22 (1)

From: Cory & David Sec. 22 (1)
Sent: July 27, 2021 9:46 AM
To: Clerks
Subject: Re: Concerns regarding Proposed Development of Multi-Family Residential REZ#19-70

Categories: PH - Info Complete, Public Hearing

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Hello,

Thanks for the acknowledgement.

My full name is Cory Li and residential address is #6 - 7179 18th Ave, Burnaby, BC V3N 1H2.

Regards,
Cory Li

On Tue, Jul 27, 2021 at 9:23 AM Clerks <Clerks@burnaby.ca> wrote:

This is to acknowledge receipt of your email. It has been forwarded appropriately to our Administrative staff in charge of Public Hearings.

All comments received require the sender's full name, first and last, and residential address including suite number. Please provide at your earliest convenience.

Thank you.

City of Burnaby

Office of the City Clerk

Phone: 604-294-7290

City of Burnaby | Corporate Services | Office of the City Clerk

4949 Canada Way | Burnaby, BC V5G 1M2

Our Vision: A world-class city committed to creating and sustaining the best quality of life for our entire community.

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