

Sec. 22 (1)

From: Joyce Smith Sec. 22 (1)
Sent: July 27, 2021 3:38 PM
To: Clerks

Rez Ref # 19-70

Bylaw # _____

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

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I live on 18th Avenue in camford corner and I feel we do not need a 29 story building so please make this my vote no

Sec. 22 (1)

From: Joyce Smith · Sec. 22 (1)
Sent: July 31, 2021 9:07 PM
To: Clerks
Subject: Re: CITY OF BURNABY PUBLIC HEARING ADJOURNMENT INFORMATION
Categories: Public Hearing

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Thank you for the information. My name is Joyce smith 7179 18th Ave, Burnaby, BC V3N 1H2, Canada I do not want the 29 story high rise on 18th Avenue and Salisbury I think the name on the side street

On Wed., Jul. 28, 2021, 11:24 a.m. Clerks, <Clerks@burnaby.ca> wrote:

Good morning,

You are receiving this important notice in connection to the correspondence you submitted to the 2021 July 27 Public Hearing.

Due to technical difficulties at the 2021 July 27 Public Hearing, **Council has adjourned the Public Hearing to 2021 August 03, at 5:00 pm** at which time both proposed zoning bylaw amendments will be heard.

To participate LIVE through a Zoom Webinar, please see details and instructions at www.burnaby.ca/publichearings.

To participate LIVE through Phone Conferencing, please dial toll-free 1-800-309-1256 – Passcode 573870 and follow participation instructions provided.

The deadline for all written submissions has been extended to **2:45 pm on 2021 August 03** and must contain the writer's name and address which will become a part of the public record. If you sent an email/petition on behalf of other residents, we would greatly appreciate if you would kindly share this message with them.

2/2

Sec. 22 (1)

From: alice lee Sec. 22 (1)
Sent: July 31, 2021 10:22 PM
To: Clerks
Subject: Rezoning Application #19-70 (7108-7360 18th Street)
Categories: Public Hearing

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We would like to voice our strongest objection to the above rezoning application. The site sits adjacent to Poplar Park, a well utilized playground. The proposed development will endanger children frequented the playground due to increase traffic and potential objects falling from the high-rise. There are additional risks of accidents during the construction period. The city can be held liable to allow such a development next to the playground.

The rezoning application involves only three lots with no green zone, the playground can easily be mistaken as part of the development and discourage utilization by the neighborhood. A 29 stories building on such a small area will be very unsightly and incongruous to the surroundings. A lower building under 10 stories will be more acceptable such as the neighboring high-rise to the east.

We appreciate your attention.

Kan and Alice Lee
Unit 3102, 7088 18 Ave, Burnaby
V3N0A2

Sent from Outlook

Sec. 22 (1)

From: Henry Chan Sec. 22 (1)
Sent: August 01, 2021 5:49 PM
To: Clerks
Subject: Re: Amendment Bylaw No. 17, 2021 - Bylaw No. 14354 Rez. #19-70
Categories: Yellow Category, PH - Info Complete, Public Hearing

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To Whom It May Concern:

I am writing to voice my opposition to the rezoning application that would permit the construction of a 29-story high rise at the corner of 18th Ave. and 18th St.

One of the main reasons I first moved to this area nearly 10 years ago was because of the type of community here. This neighborhood was full of duplexes, single detached homes and townhouse complexes, giving the area a more suburban feel than the nearby High Gate community. The Edmonds/Stride area is generally very peaceful with relatively little traffic and noise.

In the past few years, I have seen this community begin to change its complexion. Several new complexes have been built nearby along 14th Ave and a developer just broke ground to begin construction of South Gate City next to Byrne Creek Secondary School (upwards of 20 new high-rises). These are far enough away that they do not directly impact my immediate vicinity.

However, adding a high-rise to the corner of 18th Ave. and 18th St. (one block from my home) will greatly increase the traffic and noise in the neighbourhood. In addition, being at the bottom of Griffiths Drive, we often receive less daylight in the evening and in the winter months. A new tower would directly and negatively impact the amount of sun my home would receive throughout the year.

I feel that my concerns are all fair and valid towards opposing this rezoning application.

Thank you for your time and consideration.

Henry Chan
1-7179 18th Avenue
Burnaby, BC

Sec. 22 (1)

From: Homeowner Element 1 Sec. 22 (1)
Sent: August 01, 2021 8:15 PM
To: Clerks
Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 17, 2021 - Bylaw No. 14354 Rez. #19-70 7109 18th Avenue; 7358, 7360, 7376, 7378 18th Street

Categories: Public Hearing

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Hi City Planner,

We moved into Square 9's project at 7131 17th Ave last year. The developer promotes this project as a luxury townhome project but our (and most of our neighbors) experiences are nothing but disappointment. here are a few issues we are having..

- Landscaping, trees, and shrubs are dying soon after fall 2020
- Repair Warranty services are virtually non-existent. I have a long list of warranty items since we moved in last year and most of the items are still outstanding (and our 1-year warrant is now over!)
- Salesperson shows us the strata fee from the sales disclosure statement was in the mid \$200s, then we see a 70% strata fee increase in strata fee after we moved in one month later. Until later, we found some cost items from their disclosure statement were outdated and a lot lower compared to our property manager's actual budget. we would never buy into this complex if we knew our start fee is high \$300.
- Some of our units are paying the hydro bills of **high \$600s** during the winter month for units with less than 1000 sq ft...not sure how poor the building envelope design can get in order to achieve this level of waste of heating energy...we can provide actual BC hydro bill for your engineering/planning department's investigation if needed.

as per the reasons above, we found this developer was incompetent in developing our 23 units townhome project...and I am concerning this proposed 200+ units will only cause more hardship to more homeowners and renters.

one homeowner from 7131 17th

Sec. 22 (1)

From: Colleen Rodgers Sec. 22 (1)
Sent: August 01, 2021 8:33 PM
To: Clerks
Subject: Rezoning Application# 19-70

Categories: Public Hearing

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I am writing about the proposed rezoning bylaw amendment to permit the construction of a 29 story high-rise tower at the corner of 18th Avenue and 18th street in Burnaby.

I am opposed to building a 29 story tower. I live on 18th Avenue, just up the street from the proposed location. 18th Avenue is already getting more congested with more townhouses and condos being built in the neighborhood. Adding a 29 story tower would bring even more congestion to an already congested street. There is far too much traffic already in the neighborhood - which is filled with families and small children and pets. It would bring more risk with heavier traffic and more accidents. I would like to keep the neighborhood as it is now - a family oriented neighborhood with a mixture of townhouses, single family houses and low rise condo buildings. We don't need another high rise tower in the neighborhood.

As well, Poplar Park is a well used park by the neighborhood children. Building a tower would block even more light on the park.

Please do not add more congestion to our neighborhood and do not allow a 29 story tower to be built.

Colleen Rodgers
Unit 34 - 7179 18th Avenue
Burnaby, BC V3N 1H2
Sec. 22 (1)

From: Melnikova Anna Sec. 22 (1)
Sent: August 02, 2021 5:19 PM
To: Clerks
Subject: Public comment on Rezoning application 19-70: 18th Ave and 18th St Burnaby
Categories: Yellow Category, PH - Needs Addit'l Info, Public Hearing

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Dear Decision Makers, under no circumstances this rezoning application should receive a green light from you. Please know that your decision is **VERY important** and impacts the residents of the area. I believe you want to make Burnaby a better place when you took the role you are in. The decision to allow a high rise in the corner of 18th Ave and 18th St WILL NOT make Burnaby a better place.

My name is Anna and I am a resident of a nearby building. I enjoy living in this low-rise green and calm area. I enjoy the view I get to see from my window and balcony. The fact that I have an unobstructed view was the key reason for me to relocate. This application is about to change things for the worse.

I hope you are open to the comments and will make a decision based on the interest of the residents and not greedy developers. I also hope that your goal is to make Burnaby a better place for people who ALREADY live here.
Before you make a decision make sure you took a systematic approach and looked at this under different lenses.

Infrastructure issues

1. Roads

Over the last couple of years the Edmonds area was under a massive development. The infrastructure was not designed nor updated for the amount of people greedy developers want to move into the area. Any high rise brings at least 200+ vehicles. Most of our roads are single lane and were not built for that amount of vehicles. During the day we already have traffic in all directions. Majority of the roads cannot be widened.

2. Public transit

Skytrain is not a solution as well. It is almost full when I take a train at 6.20AM and it is not the peak season yet. With the high rise the amount of people who drive or ride transit would be at least 300-500 more. Just a reminder, that there is still construction of the whole block of buildings on the 14th Ave. Which will bring more than 1000 (one thousand!) people and cars to the area.
If you took transit anytime in the near past you'd understand why the amount of personal vehicles is growing.

3. Schools and hospitals

Again, with an additional 300-500+ extra people where all the kids will go to school or get treatment? Do you build schools and hospitals with the same speed as high rises? I did not notice it.

Greenery/Ecology

Personally I do not want to see Edmonds changed as the Metrotown area did. 7-10 years ago both areas were mostly green and welcoming. There are no trees left in the Metrotown area. Now it is all glass and ugliness of the modern architecture that has no architectural value. It is ugly and designed to fit as many

people as possible aka human cages. Did you see the proposed design? How does it fit within the already existing buildings and nature? **It does not.** It is an eye sore and should not exist. There is a Poplar park that children and parents enjoy on the north of the rezoning application was filed for. This project will destroy it. We need a bigger park here, not a high rise.

You already allowed to take a big chunk of greenbelt to build another residential building at Byrnespark. Not to mention the SFU area and multiple buildings on Hazel St. Burnaby is losing its greenery faster than ever.

The studies on how high rises impact the climate are still ongoing but according to this [article](#) the high rises bring more wind into the streets. With the recent heat waves that sure won't be the last, the presence of more high rise buildings makes an impact on the local weather.

In addition to the residents' vehicles, the amount of vehicles that do deliveries will rise as well. This impacts ecology and crime rates.

Noise levels

With the transit hub and Skytrain station nearby and the Agropur factory working 24/7 and busy Kingsway, additional high-rise building will bring more noise due to the additional number of vehicles and HVAC systems. Yes it is a city, but we already have enough noise, we do not need more.

If this lot needs to be re-developed, please allow no more than 4-6 floor building or townhouses with the design that fits in and compliments the area. Right now the lot is occupied with 3 duplexes (4-8 families, approx 30 people) . Please do not allow 500 people and vehicles here.

Please save the area. I ask you to make a conscious decision based on the interest of the existing residents rather than financial gain for the developer. There is plenty of space that needs development: Kingsway corridor, Edmonds St after Canada Way. It is okay to have trees and parks; there is no need to have buildings on every corner. If people feel the need to feel like sardines in a can, they can take a trip and have living experience in other places.

Despite Burnaby being heavily populated by Asians we do not have to live like Hong Kong or Shanghai residents. We are in CANADA. I don't think that any of us want to experience the Asian lifestyle. It is normal to open your blinds and see the sky and mountains and not your neighbours. It is okay to have parks in local areas. It is welcomed to be able to live with open curtains/blinds and not hide from your neighbours. Again, if I want to feel how to live in a country that has a land scarcity I'd go to Hong Kong or Shanghai. Canada does not have a land scarcity, if a developer wants to have 29 floor high-rise on the spot of three duplexes that is not that they care to better accommodate people, they only care about their money gains. Asian culture can manifest itself in Canada in any other form but not in overcrowded density when people don't know who is living next to them. At the end of the day, we are a diverse country.

There is only one right decision here. Please make the right choice for **our future**. Burnaby cannot accommodate the population of the whole world and it is fine.

Please save the area.

Maybe naive but hopeful,
Anna M
Burnaby (Edmonds) resident

Sec. 22 (1)

From: Masaru Max Morita Sec. 22 (1)
Sent: August 02, 2021 7:11 PM
To: Clerks
Cc: Building
Subject: Inquiries about Rezoning application #-19-70 / Address 7109-18th Ave, 7358, 7360, 7376, 7378 - 18th Street
Attachments: Rezoning application #-19-70.jpg
Categories: Yellow Category, PH - Info Complete, Public Hearing

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Dear Sirs and Madams,

I have comments on the Rezoning application #-19-70.

Please review the following concerns and comments.

*** The rezoning application # 19-70 is not acceptable for the following reasons. ***

1. Lack of the building information. (Number of Units, Size of the building square footage and Building plan.)

2. Size of the land is too small for the construction of a 29th storey high-rise building.

3. RM4 – Multiple Family Residential District

204.5 Building Separation:

Notwithstanding section 6.3 of this bylaw, portions of a building above 6 storeys shall be set back from all other buildings by not less than:

(a) 24.38 m (80 ft.) as measured corner to corner, and,

(b) 30.48 m (100 ft.) as measured face to face.

4. Number of the residential and visitor parking.

There will be parking congestion due to the number of units and visitor of the building.

They must have minimum 2 parking for each unit and have visitor parking that is enough for a 29th storey building units.

5. How deep will they dig the hole for the construction?

The vibration will cause damage to the neighbour's foundations of the building.

(They have to inspect all the neighbour's buildings before and after their construction.)

6. There will be no secured privacy for the surrounding building if there will be a 29th storey building which is too close to others.

7. Safety of the building collapsed during the construction and after.

8. Falling objects from the high-rise building. (They are too close to other buildings and roads.)

9. There are trees which are over 6 storey buildings in their property, it is not accepted for removal.

("Protected Tree" is defined in the Burnaby Tree Bylaw)

For the reasons described above, we can not accept the Rezoning application.

I sincerely appreciate you taking the time to read these comments.

Sincerely,

Masaru Max Morita

#2-7128 18th Ave Burnaby BC

Sec. 22 (1)

GBL Architects
 300-224 West 8th Avenue, Vancouver, BC V5Y 1N3
 604.673.1179

REZONING APPLICATION #19-079

ADDRESS: 750-10th Avenue, 7218, 7240, 7275, 7275 - 10th Street
 FROM: B5 Residential District
 TO: C3 Comprehensive Development District (based on this and other
 Multiple Family Residential District, and Residential Town Centre Plus A
 Districts) in accordance with the development plan 19984, 1999
 Street & 10th Avenue
 Prepared by GBL Architects Inc.

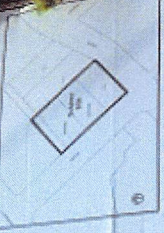
PURPOSE: The purpose of this application is to request
 the construction of a 20-story high-rise mixed-use building.

PUBLIC HEARING TO BE HELD: Tuesday 5:00pm August 3, 2021

Submit written comments via email (info@gbli.ca) or Canada Post (4545 Cayuga Way, Burnaby, BC V5G 1M2), or for more information
 on Electronic Virtual Public Hearing options, please visit the City's website, or contact the City's Department at 604-264-1799.

INPUT WILL NOT BE CONSIDERED BY COUNCIL AFTER THE PUBLIC HEARING

For further information on this rezoning application, contact the Planning Department at Burnaby City Hall at 604-363-1600 or visit
 GBL Architects, 300-224 West 8th Avenue, Vancouver, BC V5Y 1N3. Alex Paul Goodwin, Tel: 604.726.1179



Sec. 22 (1)

From: Jinna Park Sec. 22 (1)
Sent: August 02, 2021 10:29 PM
To: Clerks
Subject: Rezoning #19-70 Public Hearing
Attachments: Rezoning #19-70.docx

Categories: PH - Info Complete, Public Hearing

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Hi there,

I had originally taken time off work last week to attend the public hearing and present this speech. Unfortunately, I was unable to reschedule work again at such a short notice. Please instead see the attachment for the speech in protest of the Rezoning #19-70. Please let me know that you have received the attachment.

Thank you,

Jinna Park

Hello, first of all I would like to thank everyone for taking time out of their busy day to attend this meeting. My name is Jinna Park and I will be speaking on behalf of my parents today as someone who currently lives with them.

My parents are the new owners of 7331 18th St and moved in on July 3rd, all but a short 3 weeks ago. To provide some backstory, since they have immigrated to Canada they have worked countless jobs to provide a stable home for my sister and I. My mom was finally able to retire last year and so began their hunt for a new home; **one to retire in**. They immediately fell in love with this townhome due to the quaint, rather quiet and private neighborhood despite still being in the city. It was a huge mix of complex emotions when they landed the deal on this home. To them this home embodies all their struggles and successes over the years whilst adapting to a foreign culture and language. To them this was their perfect retirement home.

Now fast forward to the past week, imagine their shock and anger discovering the news that city hall had approved a public hearing for a potential rezoning of the area directly across from them. This news was delivered to them through a simple poster posted outside that could have easily been missed. It would have been acceptable if another townhome was being built in that lot like the neighboring homes, but the proposed project is a staggering 29-storey high-rise. My parents are referring to this project as an “artificial mountain” being built all but 15 steps away from their front yard and balcony.

I would like the developing company and city hall to consider the following points of objection. (list as 1.... 2...etc)

- 1) This towering 29-storey high-rise will threaten our right to sunlight. The new building will block the lovely natural light we get in the morning, which is one of the main reasons my parents decided to purchase this home.
- 2) Invasion of privacy. My parents do not feel comfortable having their blinds open due to the close proximity of this high-rise. Also, our upper floor deck will no longer be private as it will be in direct vision to the high-rise tenants, less than 15 steps away. If they had known this development was in the works, they would not have purchased this home.
- 3) The inconvenience of construction to residents in the area over the next few years as this development unfolds. There will be considerable air and noise pollution, potential detour or road closures, congestion in traffic, and overall a disheveled look to the residential area.
- 4) Finally for all the above reasons, it will inevitably depreciate our townhouse and all other homes in the area's asset value.

I would like to end on a note to not dismiss my parents protests as being archaic for resisting new developments. That is not the case, they love that the Edmonds area has been developing over the years. However, careful consideration should be put into what type of developments

are approved for specific areas. The lot in question for re-zoning is in a residential area filled with private homes and townhomes for the likes of new families with babies and retiring families like my parents. It is a complete lack of basic regard for all surrounding residents on the developers end to even propose a staggering 29-storey high-rise in such close proximity. I beg the City of Burnaby to take a stance for the residents of your city and to not allow such a project to be approved. I'd like to implore everyone at this meeting how you would feel if this was YOUR home, would you approve?

Thank you for your time.

Sec. 22 (1)

From: Tseng Hyde Sec. 22 (1)
Sent: August 03, 2021 10:56 AM
To: Clerks
Cc: Sec. 22 (1)
Subject: Rezoning Opposition Letter

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

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Dear Council,

We are writing to express my strong opposition to RZ#19-70, 18th St & 18th Ave the proposed rezoning

of 29 stories residential building due to 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 stories) and 7090 Edmonds (Reflections= 218 units/29 stories) Street were built. Plus with Kings Crossing to our north (803 units 3/30 story 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.

We live on just 2 blocks away of the rezoning location and wish we will not suffer from the impacts listed above.

Thank you.

Hyde Tseng & Rika Huang

Sec. 22 (1)

From: Stan Wang Sec. 22 (1)
Sent: August 03, 2021 11:17 AM
To: Clerks
Subject: The Amendment Bylaw No.14354 Rez.#19-70

Categories: PH - Info Complete, Public Hearing

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Please say no and reject the above rezoning application. The corner of 18th Street and 18th Ave. is too small for a 29-story building. My privacy will be violated as a next-door neighbor and the traffic on 18th Ave. will be out of control.

Thanks a lot.

Stanley Zhiqiang Wang
#29, 7128 18th Ave.
Burnaby, BC V3N 1H1