

**From:** Rita de Sousa FIPPA Sec. 22 (1)  
**Sent:** October 24, 2021 2:06 PM  
**To:** Mayor; Clerks  
**Cc:** Parissashafizadeh@burnaby.ca  
**Subject:** Re: Symphony Homes Ltd.  
  
**Categories:** PH - Needs Addit'l Info, Public Hearing

**Rez Ref #** 19-62  
**Bylaw #** 14382

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Dear Mr. Mayor, Clerks and All department of the City of Burnaby,

Hope everyone is well and safe.

I just learned of the new proposal made by the developer, Symphony Home Ltd. I have some concerns which you all heard about them when the first proposal was made. I really appreciate you dealing with our concerns and have made some changes. What is the most upsetting is that the biggest and most important concern is that you have not limited the number of units that can be built by Symphony. The present proposal says 130 Units. I strongly object to this number. You must realize that having so many units you are allowing over 1,468 People into the area. Here is how I calculated based on 4 people per Unit:

	Approximately No. of people
Residential Unit Mix	
5 - 2 bedroom plus den	= 20
10 - 3 bedroom plus den	= 30
9	

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Dear Mr. Mayor, Clerks and All department of the City of Burnaby,

Hope everyone is well and safe.

I just learned of the new proposal made by the developer, Symphony Home Ltd. I have some concerns which you all heard about when the first proposal was made. I really appreciate you dealing with our concerns and have made some changes. What is the most upsetting is that the biggest and most important concern is that you have **not limited** the number of units that can be built by Symphony.

The present proposal says 130 Units. I strongly object to this number. You must realize that having so many units you are allowing so many more people into the area, it will cause traffic congestion. We are also coping with BCIT students parking in front of our homes and the cars and students going through our streets 10 months of the year.

Another big concern especially for the residents of Westminster who face the development is the height of the units. I know that was mentioned before. Hopefully when you finally approve of the plan you will remember our concerns.

So please, Mr. Mayor and councillors, rethink and cut down on the number of units going into that lot. I realize that you want more housing but for that lot 130 units is still far too many. I have lived here on Woodsworth Street since 1975 and have seen many changes for the better but 130 units is just too many for the area to cope with. I know that you, Mr. Mayor, want to see more affordable housing. Burnaby has lots of land available to develop, so use those areas and not make our area and residential areas congested. We live in a great city, don't mess it up.

Thanks for your attention. Appreciate your comments.

Rita de Sousa

FIPPA Sec. 22 (1)

Thanks for your attention.

FIPPA Sec. 22 (1)

**From:** Rita de Sousa FIPPA Sec. 22 (1)  
**Sent:** October 25, 2021 2:51 PM  
**To:** Clerks  
**Subject:** Re: Symphony Home Proposal  
**Categories:** PH - Info Complete, Public Hearing

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Thank you for your response.  
My address is 4985 Woodsworth Street, Burnaby, V5G 1S3  
Rita de Sousa

On Mon, Oct 25, 2021 at 1:14 PM Clerks <[Clerks@burnaby.ca](mailto:Clerks@burnaby.ca)> wrote:

This is to acknowledge receipt of your email. Please provide us with your mailing address please.

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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**From:** Rita de Sousa FIPPA Sec. 22 (1)  
**Sent:** Monday, October 25, 2021 12:57 PM  
**To:** Mayor <[Mayor@burnaby.ca](mailto:Mayor@burnaby.ca)>; Clerks <[Clerks@burnaby.ca](mailto:Clerks@burnaby.ca)>; Shafizadeh, Parissa <[Parissa.Shafizadeh@burnaby.ca](mailto:Parissa.Shafizadeh@burnaby.ca)>  
**Subject:** Symphony Home Proposal

3/3

FIPPA Sec. 22 (1)

**From:** Rita de Sousa FIPPA Sec. 22 (1)  
**Sent:** November 10, 2021 7:53 PM  
**To:** Mayor; Clerks; Shafizadeh, Parissa  
**Subject:** Re: 3550 Wayburn

**Rez Ref #** \_\_\_\_\_

**Bylaw #** \_\_\_\_\_

**Categories:** PH - Info Complete, Public Hearing

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Hi Mr. Mayor, Clerks

I am very concerned about this development which was supposed to be 16 single family homes with 16 basement rental suites . It has now been changed to 4 times the number of units. Normally the rezoning should be in line with the Official Committee Plan which allows for single family development. This property was purchased for that purpose but now the developer is pressing for a multifamily development. This roughly means more than 200 people moving into a not very large piece of land and into a not too big neighborhood. We feel that putting 130 units in this area is too many and will cause traffic congestion. I am well aware the city needs to have more housing and I think 80 or less is reasonable and fair for this plot of land and our neighbourhood.

We did express our concerns before and some concessions have been made but the number units now suggested is still too many. You have dealt with the exits and some parking. As you must be aware that nowadays families have more cars, so parking in the area will be at a premium even if the developer provides 2 parking spots for each unit, it will not help the situation. I have BCIT students parking in front of my house and all my neighbours' houses 5 days a week and many of them are parked for more than 6 - 9 hours thus blocking my walkway and making it impossible for my relatives & friends to find parking. Also when I need repairs done , trade people have nowhere to park. I understand the students want to save money and not pay for parking at the BCIT lot and my neighbours and I have tolerated that for years but if more people come into the area they will also seek parking on our streets and they will probably be there overnight which will make the bad situation worse.

*1/2 RS*

Another big concern is the height the town homes will be. If they are more than 3 or 4 storeys in front of the homes on Westminster they will block the sunlight to those homes and gardens and may also affect the homes behind them. Please take that into consideration.

Hope you'll take my concerns under consideration. Once again I stress that 130 townhomes is too many.

Yours sincerely,

Rita de Sousa

FIPPA Sec. 22 (1)

*2/2 RS*

FIPPA Sec. 22 (1)

**From:** Rita de Sousa **FIPPA Sec. 22 (1)**  
**Sent:** November 14, 2021 7:07 PM  
**To:** Clerks; Shafizadeh, Parissa  
**Subject:** 3550 Wayburne Drive Development

**Rez Ref #** 19-62  
**Bylaw #** 14382

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Hi,

I wrote to you last week and I just learnt that the info I was given is incorrect. The Public Meeting is not to approve or disapprove of the plan put forward by Symphony Housing but for the residents of our area to agree or not agree with the Changing of the zoning. This Public hearing is required under the local Government Act for the rezoning Amendment bylaw. I am very upset that the notice that went out to only some residents ,did not clearly state that. I am strongly against changing the zoning and I want the city to follow its own guidelines. i.e making the developer adhere to the Official Community Plan.

The developer is trying to trick us into believing that he already got the zoning changed by showing us what he wants to build. According to someone from planning who explained the zoning bylaw to me, we as residents have the right to vote down the developers plan to push for RM2 and RM2r.

Please make sure this objection is registered and all emails objecting to the change are properly recorded and counted.

Thanks.

Rita de Sousa  
Woodsworth Street

FIPPA Sec. 22 (1)

**From:** Rita de Sousa **FIPPA Sec. 22 (1)**  
**Sent:** November 14, 2021 7:07 PM  
**To:** Clerks; Shafizadeh, Parissa  
**Subject:** 3550 Wayburne Drive Development

**Rez Ref #** 19-62  
**Bylaw #** 14382

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The developer is trying to trick us into believing that he already got the zoning changed by showing us what he wants to build. According to someone from planning who explained the zoning bylaw to me, we as residents have the right to vote down the developers plan to push for RM2 and RM2r.

Please make sure this objection is registered and all emails objecting to the change are properly recorded and counted.

Thanks.

Rita de Sousa  
Woodsworth Street

November 14, 2021

Hon. Mayor Mike Hurley,

Dear Mayor Hurley,

I am writing to you because I am upset with the information given by the Planning Department for the City. This is in regards to Symphony Homes Ltd. At 3550 Wayburne Street. First of all, not all the residents in the area got information regarding the up coming Public Meeting to be held on November 23<sup>rd</sup> at 5.00 p.m.

Secondly the developer and the planning department mislead us. They did not tell us that the Public Meeting was to ask us to agree or not agree to changing the zoning. The zoning was P2 and now the developer hoodwinked us by submitting plans to get us off track as he wants to get approval to change the zoning from R 2 to RM2 and RM2r. Normally the rezoning should be in line with the Official Committee Plan. Thus, the rezoning requested has no grounds. As you may know or not know the current Burnaby OCP designated the 3550 Wayburne Drive and surrounding area a R3 single house area. The OCP is a long-term plan for the future of the city and our community. It should never be changed without careful consideration and the consent of majority of the residents in this area.

Another thing the developer hid in his plans as he only mentioned the RM2 adjacent townhouse for the reason of rezoning type in their application and omitted to mention the large adjacent area is R3, the single house zoning.

Please look closely into the methods of the developer and your planning department hiding the really truth regarding the real reason for the Public Meeting. We should have been told why the Public Meeting is necessary.

Also how come, we can't have a in person meeting as the Health Authorities say we can have gatherings as long as everyone is vaccinated and wears a mask. We have many seniors in the area who do not use technology or know how to use it. The virtual Public Meeting will exclude many residents.

Thank you so much for listening to me and hopefully you can do something to rectify how the city does things.

Rita de Sousa FIPPA Sec. 22 (1)





FIPPA Sec. 22 (1)

**From:** Lynne Redford FIPPA Sec. 22 (1)  
**Sent:** October 25, 2021 1:16 PM  
**To:** Clerks  
**Subject:** Council meeting Oct 25  
**Categories:** PH - Info Complete, Public Hearing

**Rez Ref #** 19-62

**Bylaw #** 14382

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Regarding the proposal to allow Symphony Homes , third item on a proposal, to change from 16 homes to high tower density of 187 residences: This change must be denied as this is not a high density area. We are in Greentree village which is quiet and has little traffic!! This proposal would create traffic, noise and other problems that we, who have lived here 40 years Do Not want!! These developers have tried to scam Burnaby and get what they want! I ask all council members to maintain status quo here and vote against this!

Lynne Redford  
4741 Willowdale Place

Sent from my iPhone

FIPPA Sec. 22 (1)

**From:** JONATHAN CANDY FIPPA Sec. 22 (1)  
**Sent:** November 10, 2021 10:45 AM  
**To:** Clerks  
**Subject:** Rezoning Application #19-62 - Comments  
**Categories:** PH - Info Complete, Public Hearing

**Rez Ref #** 19-62  
**Bylaw #** 14382

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Comments re Rezoning Application #19-62  
Burnaby does need more housing like this but please consider these comments.

1. Density: Reduce to 10 buildings with 2 of the proposed buildings being row housing that have small yards. Row housing is in very high demand with small private outdoor space as opposed to multi-story buildings.
2. Traffic: Residents will drive to Brentwood or Metrotown as they are too far to walk and carry purchases. Transit on Canada Way is poor and only goes to Brentwood. Bike route does not exist to Brentwood.
  - 2a. ADD LOCAL RETAIL – Rezone for retail (if required) the area opposite this proposed development on Wayburne where is currently a large area of non-retail business. Local coffee, corner store and more would reduce driving and pollution.
  - 2b. Complete bike path to Brentwood - currently there is no bike path on Canada Way and from Still Creek Ave to Loughheed.
  - 2c. Add speed bumps to North end of Garden Grove

Thank you.  
regards,  
jonathan candy  
3878 Garden Grove Drive  
Burnaby, BC. V5G 4A7

FIPPA Sec. 22 (1)

FIPPA Sec. 22 (1)

**From:** Mike Chapman FIPPA Sec. 22 (1)  
**Sent:** November 10, 2021 4:37 PM  
**To:** Clerks  
**Cc:** Barbara Buchanan; Sanderson, Warne; Gavin Devlin; Greg Carroll; Evans, Laurie; Ross Nordin  
**Subject:** Zoning Bylaw 1965, Amenment Bylaw No. 25, 2021 - Bylaw No. 14328 Rez. # 19-62  
**Categories:** PH - Info Complete, Public Hearing

**Rez Ref #** 19-62  
**Bylaw #** 14328

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Mayor & Council

I write concerning the proposed zoning changes to the property at 3550 Wayburne Drive.

The original proposal for this property some months ago was for a number of single family homes, which would be in keeping with the adjoining neighbourhood to the east of Westminster Avenue. I had no problem with that proposal.

This much denser new proposal will create problems in the future with traffic volumes and crime in this area. The reason for this is the mixed nature of the residents. Pride of ownership and longevity of ownership are features of a community that is responsible and cares for its neighbourhood. Owners stay, renters come and go with few having a personal stake in the area.

The adjacent Green Tree Village is an example. The five Strata Corporations and the freehold homes that comprise the Village have maintained a pleasant, attractive and safe neighbourhood for more than 40 years. The proposed development at 3550, Wayburne Drive will adversely impact upon the safety and security of Green Tree Village and the existing single family homes to the east.

Also, what influence will the Councils of the Strata Corporation(s) in that development have over the care and maintenance of the market and non-market rentals? None of course. Who will be responsible? Burnaby Council? The developer perhaps, or will those buildings be sold by the developer to private owners?

If this proposal included only strata townhomes or apartments I would still be concerned about the density and the traffic, but less concerned about the safety and security of the adjoining neighbourhoods.

*1/2 MC*

Clearly this change will benefit the developer, but it will be to the detriment of the area as a whole.

*M. L. (Mike) Chapman, SCMP; CRM*

4782, Willowdale Place

Burnaby, BC V5G 4B4

FIPPA Sec. 22 (1)

bcc: Strata Council: Strata Plan NW 310 Green Tree Village

*2/2 MC*

Susan Hannigan &  
Matthew Groll  
4786 Cedar Glen Place  
Burnaby, BC, V5G 4B7  
FIPPA Sec. 22 (1)

City of Burnaby Mayor's Office and Council  
c/o Office of the City Clerk  
4949 Canada Way  
Burnaby, BC  
V5G 1M2

November 11, 2021

**Re: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 25, 2021 - Bylaw No. 14382 104, Rez. #19-62 at 3550 Wayburne Drive**

Dear City of Burnaby Mayor and Council Members,

Our family has lived in Greentree Village for over 29 years, and we have recently heard that the former Gizeh Shriners site at 3550 Wayburne Drive may become a much larger development than what was originally approved a few years ago.

A change from R3 (16 individual homes) to a higher density proposal of RM2 & RM2r (130 townhomes) is more than 8 times what they had originally requested. Greentree Village is comprised of about 450 townhouses or individual homes spread across 12 Cul-de-Sacs, with one main street going through the entire "village". This new development plan proposes putting 130 townhomes on an area equivalent to one Cul-de-sac in Greentree Village, the largest of which has 30 townhomes.

If this project's expansion request were to go through, it will drastically increase the population density of this area. Our children attended Douglas Road, Gilpin, Moscrop and Burnaby North and as far as I know these schools are all at full capacity. Is the City planning to add some new Elementary and Secondary schools? I do not believe there are enough spaces in the current schools in this area to accommodate up to 130 new families that would live here.

There are also concerns about the additional noise and traffic closures during construction. The exit from the north end of Garden Grove Drive at Woodsworth Avenue would need to remain open as there are only 3 exit routes for the neighborhood and closing one of them for construction would be a major inconvenience to current residents. If all access to this new development is to happen at the current driveway at Wayburne Drive, south of Canada Way, another traffic light will need to be installed as this will become a very busy intersection for cars, as well as pedestrians.

1/2 SH & MG

We may also need traffic calming tools such as speed bumps or traffic circles added to Garden Grove Drive to keep drivers from speeding through the neighborhood, instead of using Wayburne Drive and this is already a problem. There are a lot of small children here and a large park and playground at Garden Grove and Village Drive. Many families in the new development will walk or ride their bikes to this park or walk their dogs in the area, so speeding cars will continue to be a major issue.

Along with this expansion are the concerns about the fact that there already is not enough parking in the area for current Greentree Village residents. We have 2-hour parking restrictions Monday to Friday on all the streets in the area. This was apparently implemented many years ago to restrict BCIT students from parking in our neighborhood. It does not seem to work because when classes are in at BCIT we have many students parking on these streets to avoid paying for parking. Residents have also been ticketed for parking in their own neighborhood, so perhaps it is time to consider implementing a residential parking permit system in the area.

This new development plans to have about 270 parking spots with 130 of them having electric charging capabilities. Can the power grid for this area even accommodate that? Our strata manager contacted the City Engineering Department a few years ago and we were told that the area is not set up to allow electric vehicle charging for every household, so how does this developer plan to have 130 charging stations installed?

The entire Greentree Village area was originally a bog, so if the developers plan to build a two-level underground parking structure, there will be water ingress issues. This is already happening in the underground parking structure at Garden Grove and Village Drive and we have had ground shifting and cracked foundation issues with many of the townhouses.

The Canada Way, Wayburne Drive, Deer Lake Parkway and Willingdon Avenue corridors are already too busy. Is the City planning to eventually build a new bridge over the highway at the North end of Wayburne Drive to alleviate these congestion issues?

This new proposal is for an extremely condensed neighborhood with very little green space. The City of Burnaby has some of the largest green spaces in the Lower mainland and this new development proposal does not match the municipality's urban development plan, nor does it match what was originally mapped out for this area. Please keep Greentree Village as a village and do not let it become a second Metropolis!

I look forward to your response,

Susan Hannigan & Matthew Groll

2/2  
SH & MG

**From:** Amrita Kathleen Narciso FIPPA Sec. 22 (1)  
**Sent:** November 11, 2021 2:21 PM  
**To:** Clerks  
**Subject:** Rezoning Application #19-62, 3550 Wayburne Drive  
**Categories:** PH - Needs Addit'l Info, Public Hearing

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To Mayor Hurley and Council:

Re: Rezoning Application #19-62, 3550 Wayburne Drive.

I oppose the re-development plan at 3550 Wayburne Drive in its current form.

Originally, neighbouring residents were told that 16 single-family homes would be built on this land parcel. For this to now be increased to 182 units is extreme for such a small lot.

This level of density, along with the addition of rental units will be a drastic change to the character of the neighbourhood. Greentree Village is a quiet, low traffic area. Traffic will increase, and parking will be very difficult since BCIT students already park on the streets in the area. Local schools might not be able to take on such a sudden increase in student enrollment.

I request that the mayor and council reduce the size of this development and move it closer to the original plan of 16 single-family homes.

Thank you,  
Amrita Narciso

FIPPA Sec. 22 (1)

**From:** Michael Peel FIPPA Sec. 22 (1)  
**Sent:** November 12, 2021 12:43 PM  
**To:** Clerks  
**Subject:** re: REZ. #19-62 , 3550 Wayburne Dr.  
**Categories:** PH - Info Complete, Public Hearing

**Rez Ref #** 19-62  
**Bylaw #** 14382

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re: REZ. #19-62 , 3550 Wayburne Dr.

Dear Mayor and Council,

I feel this Multi Family rezoning proposal is not appropriate for this location since it's poorly served by Transit/Skytrain.

best regards,

Mike Peel  
4776 Willowdale Pl