

FIPPA Sec. 22 (1)

**From:** Victor Fast **FIPPA Sec. 22 (1)**  
**Sent:** November 15, 2021 4:47 PM  
**To:** Clerks  
**Subject:** Rezoning reference #19-0062 - 3550 Wayburne Drive, Burnaby, BC  
**Attachments:** Notes for Mayor Mike Harley.docx

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**To: Office of the City Clerk**

I have attached a word document that express my opinions, suggestions and general opposition to the above rezoning of 3550 Wayburne Drive.

Please forward this email and attachment for consideration for the November 23, 2021 public hearing regarding the noted rezoning application #19-0062.

The attachment is dated March 15, 2021 and was hand-delivered to Burnaby City Hall addressed to Mayor Mike Hurley.

In this email, I will make two brief points that address density.

1. It is clear that the proposed development is one where the density is not in character of the current residential neighbourhoods. This type of density is better left to the Metro Town area, the Brentwood area or to the North Road area.
2. The density of Greentree Village is **8.86 units per acre**. Reference can be made to the second bullet on page 1 of my March 15, 2021 letter. The proposed density for 3550 is **45.3 units per acre** (130 units/2.87 acres). Bullet 3 to the same letter provides calculations that about **25 single family homes** could be built on the 2.87 acres of 3550.

The neighbourhood to the east of the proposed development (as shown on sketch #1 to the October 12, 2021 Council Report) shows that **16 single homes** occupy approximately the same acreage as 3550.

It is my opinion that 13, 3-4 storey buildings containing 130 stacked townhouse dwellings does conform to the characteristics of the two mentioned neighbourhoods. Is this type of change to neighbourhoods common? It seems that the current OCP Residential Framework may be more in tune with the surrounding residential neighbourhoods.

It is also my opinion that the densification of 3550 would do very little to address the affordability of housing, which is now in a state of crisis.

I remain hopeful that the Burnaby City Council will understand that this type of development is not in keeping with the single family residential neighbourhood to the east of the proposed

development, nor is it in keeping with Greentree Village, which is south of the proposed development.

Best Regards,

Victor S. Fast

Mayor Mike Hurley  
Burnaby City Council

Dear Mike,

**Re: The proposed development at 3550 Wayburne Drive, (“3550”) Burnaby. BC**

Shortly before you were elected in October 2018, I was introduced to you by Patrice. We sat down in my kitchen and discussed various issues that were important for Burnaby and its residents. It was a good discussion and my family and I were happy to give you our votes. I have observed some of the improvements that have taken place in Burnaby since you became mayor. Most of them are good. However, the proposed development is of some concern to me, as it is to other residents in the area. First, I would like to give you some context of our community and our love for it.

My wife and I moved into Greentree Village (“Greentree”) on September 20, 1975. It has been a nice place to live, raise our family, enjoy our grandchildren and carry on the traditions of annual Hickory Court block parties that have continued for over 40 consecutive years (excluding the year of Covid). Will these traditions change? I don't think so. Hickory Court is not unique within Greentree. It is a feeling of community that is fostered within Greentree. On Hickory Court, we all know each other. Help in not far away.

Development of Greentree Village was started in 1972 and construction was completed 3 years later. As you may know, the Village is situated on a 50 acre site. As I remember our community contains 443 units. It is comprised of single family homes, garden apartments and townhouses. It contains a nice playfield and has a community centre. There is lush vegetation with many trees. Walking is a pleasure.

Secondly, I believe that long-term residents are uniquely positioned to offer comments and ask questions that may benefit Burnaby and its residents. I offer the following for your consideration.

- I do not oppose the development of 3550, but the City of Burnaby must use the expertise of its staff and must exercise wisdom in choosing the best use for this property. **It is clear that too much density is a major problem.** This must be addressed.
- I do think that there is anything “gentle” about the proposed density of 3550. It certainly does not conform to any of the surrounding residential areas. For example, the density in Greentree is **8.86 units per acre** (443 units/50 acres). The proposed density for 3550 is **63.41 units per acre** (182 units/2.87 acres).
- If the density of Greentree were a template for 3550, some 25 units could be built on the site (8.86 units per acre x 2.87 acres = **25.43 units**). It is noted that the original proposal contained 16 units. This seems to be much more reasonable than 182 units

- What sort of green space does the proposed 3550 proposal contain? The plan that I have seen leads me to conclude that there is little or none.
- Are children going to feel comfortable at 3550? What sort of facilities are there for our next generation? The plan that I have seen leads me to conclude that there is little or none.
- Will our first responders in fire trucks and ambulances be able to navigate the labyrinth of lanes within the proposed site?
- Is on street parking going to be a problem for the residents of 3550, the residents of Greentree and the residents of the single family homes east of the development? Ironically, Covid-19 has probably decreased bylaw enforcement of on street parking of some BCIT students that do park in Greentree.
- What sidewalks are planned? The family homes east of the development do not have sidewalks. Today residents of those family homes and others, including those that would be living at 3550 would have to walk the streets. How safe will this be?
- Market value of the proposed homes will ensure that prices for the homes will not be affordable for most. Rents are also very expensive. Have rental subsidies been considered?
- How will the increased traffic flow impact on residents from Greentree and the homes east of the proposed development? I think that Wayburne can handle the increased traffic, but when I cross Canada Way at Wayburne, many drivers ignore pedestrians who have the walk sign. This is probably not a great concern, unless one is inattentive or unlucky.
- It is my understanding that the proposed site will have one traffic exit and that the traffic will exit onto Wayburne and that it will not exit with onto Woodsworth Drive or Westminster Avenue. This is acceptable, but is my information correct?
- We have many areas in Burnaby where high density has been planned and that it is completely suitable. I do not believe that 3550 is one of them.

Best Regards,

Victor S. Fast

4864 Hickory Court, Burnaby, BC

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March 15, 2021

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