

**From:** Maureen Seesahai FIPPA Sec. 22 (1)  
**Sent:** November 22, 2021 11:32 AM  
**To:** Clerks  
**Subject:** Re: Redevelopment of the Shriners' site on Wayburne in Burnaby  
**Categories:** PH - Info Complete, Public Hearing

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Thank You for letting me know your requirements.  
Maureen Seesahai  
4702 Fernglan Place  
Burnaby B.C.  
V5G 3W1

- > On Nov 22, 2021, at 8:54 AM, Clerks <[Clerks@burnaby.ca](mailto:Clerks@burnaby.ca)> wrote:
- >
- > This is to acknowledge receipt of your email.
- >
- > 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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- >
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- >
- > -----Original Message-----

> From: Maureen Seesahai · **FIPPA Sec. 22 (1)**  
> Sent: Saturday, November 20, 2021 10:28 AM  
> To: Clerks <Clerks@burnaby.ca>  
> Subject: Redevelopment of the Shriners' site on Wayburne in Burnaby  
>  
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>  
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>  
> November 20, 2021  
>  
>  
>  
> Dear Mayor and Council,  
>  
> I have lived in Burnaby for over seven decades, and this is the first time I have written to you.  
>  
> The proposed development of the former Shriners' site on Wayburne in Burnaby is to me another example of the erosion of all that makes our city pleasant and green. Have we lost our sense of direction in Burnaby?  
>  
> I know full well that developers have to make a profit, but over the years high-rises containing shoe-box sized units have proliferated, and we need more areas to balance out that density, not fewer.  
>  
> The current plans are much too dense, and I use that term deliberately.  
>  
> How about considering livability, environment, and traffic patterns and plan for an area that balances out all our high-rises and density instead of increases it?  
>  
>  
> Respectfully yours,  
>  
> Maureen Seesahai  
>

FIPPA Sec. 22 (1)

**From:** FIPPA Sec. 22 (1)  
**Sent:** November 20, 2021 5:23 PM  
**To:** Clerks; Mayor; Shafizadeh, Parissa  
**Subject:** 3550 Wayburne Drive Rez. #19-62  
**Categories:** PH - Info Complete, Public Hearing

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My name is FIPPA Sec. 22 (1) St. This is my third submission regarding the above mentioned property.

1. The rezoning application should be DENIED and the ORIGINAL single family homes be considered. Some don't even want 16 homes let alone 13 stacked townhouse buildings.

2. I was not aware of the term "stacked townhouses" and was under the impression the townhouses would be more similar to Rowhouses.

3. Integra Architecture site layout basically shows apartment style buildings. You have to be kidding....we go from 16 single family homes to apartment buildings?

Many feel misled over this process and I personally never conceived of this ridiculous "stacked townhomes" concept.

4. This current proposal should NOT move forward with the existing 130 mixed dwellings. Common sense says that the neighbourhood will be impacted significantly with increased traffic.

5. Hardwick Street has no sidewalks.

Are people expected to walk in the middle of the road in winter to get to local school or bus transportation.


Unfortunately Hardwick Street already has too much traffic due to B.C.I.T. students and Green Tree residents.

Don't you think this proposed development will only create more traffic? Lots running stop sign.

6. Council should really take note of our concerns. The developer has been less than forthright with his intentions right from the beginning and would appear to be motivated for a big payout by proposing this outlandish development in a single family neighbourhood.

7. Also noticed that many condos sit empty in Burnaby due to speculation or AIR BNB. If you keep putting towers up and they sit empty how does that solve housing crisis.

8. I understand council wants affordable housing...please don't do it at our expense.

A handwritten signature consisting of a stylized '1' over a '2' with a diagonal line through them.

9. I suppose I could rattle on about other concerns but since this is being done on smart phone (don't have computer..I know unbelievable) enough is enough.

Hopefully Council will give serious weight to the proposal and our concerns.

If anyone wants to contact me you can do so at FIPPA Sec. 22 (1)

Thanks for your consideration.  
FIPPA Sec. 22 (1)

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FIPPA Sec. 22 (1)

**From:** Phil P FIPPA Sec. 22 (1)  
**Sent:** November 21, 2021 11:07 AM  
**To:** Clerks  
**Subject:** 3550 Wayburne rezoning

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

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Hello,

I am writing in advance of the public hearing on November 23rd to express my opposition to the rezoning application (rez19-62) and development plan by the Symphony Group to construct 13 stacked townhouse buildings on this property.

I am a resident of Greentree Village, the community adjacent to this site on the south end, and have owned my home here for 25 years. I, along with many of my neighbours, feel like we have fallen victim to a bait and switch maneuver by the developer who had initially proposed a plan for 16 single family homes as a replacement for the the old Shriners Temple that previously sat on that parcel of land. That proposal, which passed third reading by city council in 2019 with minimal opposition from the surrounding residents, was seen as a good fit and reasonable transition between Greentree Village and the neighbouring single family home community to the East. After passing third reading, it was assumed that the project would proceed as planned and we watched as the Shriners building was demolished and fences went up around the property awaiting the construction of the new homes. After the initial flurry of activity, the site seemed to become abandoned and our best guess was that the developer was waiting on financing before construction could begin, so you can imagine our surprise when Symphony came back and approached our community a year later asking us to support for a new plan of over 200 units of multifamily units on that same parcel of land! Needless to say the feedback was not positive and after two rounds of presentations between September 2020 and March 2021 there is still overwhelming opposition to a substantial increase in density at this location. I understand the current proposal by Symphony has been reduced to 130 units, but I would like to point out at that would still be approximately 5x the homes/acre of Greentree Village.

I understand that densification is a reality we have to accept in the lower mainland and I support Burnaby's focus on development at the town centers where transportation hubs and other amenities can serve an increased population. I cannot however support increased density where it does not fit with the surrounding ecosystem. Greentree Village is made up of a mix of 440 single and multifamily homes on 50 acres developed in the mid 1970's between Forest Lawn cemetery to the east and Bcitt to the west...it remains a remarkable family friendly community to this day with a very low turnover and a significant percentage of owners have been here for decades. What draws people to want to live, and remain here, is all in the name...it is a true urban oasis where kids play on the streets and neighbours know each other's names. It has remained this way for five decades because it is a neighbourhood unto itself and does not serve as a throughway to get anywhere else. The only shortcoming here is the lack of services within walking distance....public transit service is weak and there are no grocery or retail outlets within walking distance. Many of us had hoped to see the Wayburne property used for a small retail development which would have increased the walkability score of our neighbourhood. As that does not appear to be an option, we are left to evaluate the impact of the proposal in front of us and it seems obvious that stacking

130 homes onto this 3 acre parcel of land will only bring increased traffic and congestion without providing any corresponding benefits to the existing surrounding community. I am urging Burnaby to consider the impact on current residents and to limit development at 3550 Wayburne to a density level similar to what has worked so well here for the past five decades, which would translate into the original 16 single family homes or a multi family complex in the range of 25 to 30 units.

I understand that the city has just received a development plan for 5000 homes on the Willingdon lands west of BCIT. I would suggest that densification along that traffic corridor makes much more sense than along Wayburne.

Thank you for considering my input,

Phil Passingham

4201 Birchwood cr.

Burnaby V5G4E6

FIPPA Sec. 22 (1)

**From:** Z Chen FIPPA Sec. 22 (1)  
**Sent:** November 21, 2021 11:17 AM  
**To:** Clerks  
**Cc:** Mayor; Shafizadeh, Parissa  
**Subject:** [\*\*SPAM Warning\*\*] 3550 Wayburne Drive

**Importance:** Low

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

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Dear Sir and Madam,

My name is Vicky Chen and my family resides on Fulwell St which is close to 3550 Way burne Drive. The proposed development for 3550 Wayburne Dive will affect our living environment negatively.

First, our area is already congested with BCIT students parking in front of our homes for 6-8 hours during the week and we have no place to park for our own needs. With the huge number of added people and cars in the development there will definitely be more ingestion and parking will be at a premium. Besides, there is a proposed new entrance on Westminister Ave. It will definitely increase the traffic burden and danger. Another big concern is the height of the home in the proposed development. Those homes facing the development will definitely lose privacy and sunlight. The quiet and private living environment will be destroyed for sure.

The original plan of 16 single family homes is reasonable and acceptable; However, the proposed family number is increased from 16 to 130 which is too many for this piece of area and will definitely affect our living quality negatively. Instead of 3 levels townhomes, duplexes or 2 levels of town homes may be a better way to increase the housing but maintain the living environment for existing residents.

It is really appreciated that you will consider the interests and living quality of our existing residents.

Best Regards,

Vicky

FIPPA Sec. 22 (1)

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby  
<WebAdmin@burnaby.ca>  
**Sent:** November 21, 2021 1:05 PM  
**To:** Clerks  
**Subject:** Webform submission from: Public Hearings #9  
**Categories:** PH - Info Complete, Public Hearing

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Submitted on Sun, 11/21/2021 - 13:04  
Submission # 9

Submitted values are:

**Name**  
shelan McDonald

**Address**  
4939 Hardwick St  
Burnaby. V5G 1P8

**Email Address**  
FIPPA Sec. 22 (1)

**Rezoning application or bylaw number**  
14382

**Submission**

I am dead against the proposed development of 130 homes on this too small property. The original plan for 16 single family homes was welcome and would have nicely enhanced the neighbourhood but I seriously doubt that was ever the developer's actual plan. I think, as do ALL my neighbours, that this was an underhanded attempt to have the zoning changed to residential and once done, the real plan was presented. There is literally NOTHING within walking distance of this location and transit is limited, the number of cars will be way out of proportion with the land and will no doubt cause traffic and parking chaos. I doubt too, that the two small elementary schools nearby are ready for this over crowding. At Metrotown and Brentwood this kind of density makes sense but the beautiful, quiet ambiance the Greentree and surrounding neighbourhoods enjoy now will be destroyed if this plan goes forward. I've lived here for over 40 years now, 20 in Greentree and 20 in our present home and have always enjoyed a peaceful and pleasant existence, this development will ruin everything. I've paid taxes here for 40 years and voted in every municipal election which I believe gives me the right to deeply resent this potential assault on my neighbourhood.....PLEASE DO NOT APPROVE THIS DEVELOPMENT

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FIPPA Sec. 22 (1)

**From:** Mila Giguere FIPPA Sec. 22 (1)  
**Sent:** November 21, 2021 2:45 PM  
**To:** Clerks  
**Subject:** Letter to Mayor and Council re: 3550 Wayburne Drive - Burnaby Zoning Bylaw 1965

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

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His Worship Mayor Hurley and Council,

I am writing to express my grave concern regarding an application to change the original application for development of 3550 Wayburne Drive, Burnaby.

The adjacent residential area comprises of either townhomes or single-family homes built in the 1970s. The broader community comprises of single-family homes. It is a safe, quiet, family orientated community. Traffic is within acceptable volumes.

We have now learnt of a proposal from Symphony Group of Companies to increase the density at the old Gizeh Shriners property. The developer acquired the property and subsequently had approved a development of 16 units. This would fit well within the adjacent community. The community showed little resistance to the 16-unit proposal. This previously approved 16-unit proposal would be low-rise, relatively spacious, with nominal increase in vehicular traffic. It would blend well with the neighbourhood.

The developer has now submitted a proposal for 130 units - an 812% increase in density. This is unacceptable. This is clearly an attempt by the developer to maximise the profitability of the site with no regard for the negative effects on the established community.

The developer obtained the property, submitted the original proposal based on its then profitability analysis. Circumstances may well have changed, which may have negatively affected their profitability model. However, that is the risk the developer took. That is business.

To approve a revision in the approved volume to meet the developer's revised profitability model with no regard for the significant negative environmental and community cost is a dereliction of council's responsibility to the existing local tax-payer community.

Council has a primary responsibility to look after the interests of the established community, and as such reject any change from the original approved development plan. The local community expects no less.

Sincerely,

Mila Giguere

3829 Garden Grove Drive

Burnaby, BC V5G 4A6

1 / 1

FIPPA Sec. 22 (1)

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby  
<WebAdmin@burnaby.ca>  
**Sent:** November 22, 2021 12:41 AM  
**To:** Clerks  
**Subject:** Webform submission from: Public Hearings #11  
**Categories:** PH - Info Complete, Public Hearing

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Submitted on Mon, 11/22/2021 - 00:40  
Submission # 11

Submitted values are:

**Name**  
Richard Kienzle

**Address**  
4943 Hardwick Street  
Burnaby. V5G 1P8

**Email Address**  
FIPPA Sec. 22 (1)

**Rezoning application or bylaw number**  
Bylaw # 14382 Rez. #19-62

**Submission**  
Hi  
My name is Richard Kienzle and I live at 4943 Hardwick Street.

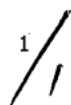
I am adamantly opposed to the proposed change in zoning for 3550 Wayburne Drive to RM2/RM2r. The original rezoning request to allow 16 homes on this small area was excessive but was in accordance to Burnaby's OCP. The new rezoning proposal is not in accordance with Burnaby's OCP. It was an overreach by the developer to propose 209 units in an area that is not conducive too and cannot support this density. To have the developer reduce the units to 182 with a small area of lawn and playground, including 3 benches, does not change anything. This area is not in line with and does not have the capacity for low rise multifamily housing. The recent Notice of Public Hearing suggests proposing 130 units. It is unacceptable to rezone this area to RM2/RM2r and I adamantly oppose it! I would have 20-30 units facing my back yard. My property value and privacy will be severely affected. This is unacceptable and does nothing to add to our neighbourhood.

Estimated Proposal Capacities:  
16 homes – 5 person/unit = 80 persons - Original rezoning to R3  
209 units – 2.5 persons/unit = 522.5 persons - Symphony Group of Companies 1st proposal, RM2/RM2r rezoning  
182 units – 2.5 persons/unit = 455 persons - Symphony Group of Companies 2nd proposal, RM2/RM2r rezoning  
130 units – 2.5 persons/unit = 325 persons – City of Burnaby suggestion, Re: Notice of Public Hearing

Further to the Estimated Proposal Capacities, has there been consultation with the education or transit institutions to determine if they have the capacity to support 16 homes?

In conclusion, I oppose the change in zoning and will accept the original proposal for 16 homes for this small area. The trees along Westminster Avenue must remain!

Thank you for your time.  
Richard Kienzle



FIPPA Sec. 22 (1)

**From:** Nielsen, Therese on behalf of Planning  
**Sent:** November 22, 2021 10:16 AM  
**To:** Clerks  
**Subject:** FW: REZONING REFERENCE #19-62 - 3550 Waybume Drive

**Categories:** Public Hearing

Please see email below.

Therese Nielsen  
Administrative Assistant  
Tel: 604-294-7412

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-----Original Message-----

**From:** Doug Friesen ·FIPPA Sec. 22 (1)  
**Sent:** November 20, 2021 1:03 PM  
**To:** Planning <[Planning@burnaby.ca](mailto:Planning@burnaby.ca)>  
**Subject:** REZONING REFERENCE #19-62 - 3550 Waybume Drive

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Hello,

How do we go about objecting to the rezoning of 3550 Waybume Drive?

The number of units proposed for that site will severely impact the amount of traffic on Garden Grove Drive, Hardwick St., and Fulwell St.

Regards,  
Doug Friesen

4200 Garden Grove Drive  
FIPPA Sec. 22 (1)

FIPPA Sec. 22 (1)

**From:** FIPPA Sec. 22 (1)  
**Sent:** November 22, 2021 10:16 AM  
**To:** Clerks  
**Subject:** Re: [\*\*SPAM Warning\*\*] 3550 Wayburne Drive

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

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Hi,

My full name is zhenzhen Chen and address is 5041 Fulwell Street.

Thank you!

> On Nov 22, 2021, at 9:24 AM, Clerks <[Clerks@burnaby.ca](mailto:Clerks@burnaby.ca)> wrote:

>

> This is to acknowledge receipt of your email.

>

> 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

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> -----Original Message-----

> From: Z Chen [FIPPA Sec. 22 \(1\)](#)

> Sent: Sunday, November 21, 2021 11:17 AM

> To: Clerks <[Clerks@burnaby.ca](mailto:Clerks@burnaby.ca)>

> Cc: Mayor <[Mayor@burnaby.ca](mailto:Mayor@burnaby.ca)>; Shafizadeh, Parissa <[Parissa.Shafizadeh@burnaby.ca](mailto:Parissa.Shafizadeh@burnaby.ca)>

> Subject: **[\*\*SPAM Warning\*\*]** 3550 Wayburne Drive

> Importance: Low

>

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> Dear Sir and Madam,

>

> My name is Vicky Chen and my family resides on Fulwell St which is close to 3550 Way burne Drive. The proposed development for 3550 Wayburne Dive will affect our living environment negatively.

>

> First, our area is already congested with BCIT students parking in front of our homes for 6-8 hours during the week and we have no place to park for our own needs. With the huge number of added people and cars in the development there will definitely be more ingestion and parking will be at a premium. Besides, there is a proposed new entrance on Westminister Ave. It will definitely increase the traffic burden and danger. Another big concern is the height of the home in the proposed development. Those homes facing the development will definitely lose privacy and sunlight. The quiet and private living environment will be destroyed for sure.

>

> The original plan of 16 single family homes is reasonable and acceptable; However, the proposed family number is increased from 16 to 130 which is too many for this piece of area and will definitely affect our living quality negatively. Instead of 3 levels townhomes, duplexes or 2 levels of town homes may be a better way to increase the housing but maintain the living environment for existing residents.

>

> It is really appreciated that you will consider the interests and living quality of our existing residents.

>

> Best Regards,

>

> Vicky

FIPPA Sec. 22 (1)

**From:** 1Bobby Purba **FIPPA Sec. 22 (1)**  
**Sent:** November 22, 2021 12:44 PM  
**To:** Clerks  
**Subject:** Wayburn Development Public Hearing  
  
**Categories:** PH - Info Complete, Public Hearing

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Hello,

It is my understanding that there is a public hearing to be heard on Nov 23 in regards to a proposed development of 130 townhouses at the old Shriner's site at 3550 Wayburne Drive.

I had seen an earlier proposal of over 200+ townhouses and I see now that it's been cut down to 130, which is detrimental to Burnaby's densification. This neighbourhood in particular needs more units on the whole and smaller units are most welcome to address affordability.

I hope to see this proposal move forward.

Thank you in advance,

Bobby  
6678 fulton avenue Burnaby

Sent via [BlackBerry Hub+ Inbox for Android](#)

1/1

FIPPA Sec. 22 (1)

**From:** Lindsay McMahon FIPPA Sec. 22 (1)  
**Sent:** November 22, 2021 2:13 PM  
**To:** Clerks  
**Cc:** Ben Scott  
**Subject:** Resident Comments - Rezoning Application #19-62 - 3550 Wayburne Dr

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

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Hello,

We are emailing you today regarding the rezoning application currently underway for the old Shriners site at 3550 Wayburne Drive, where Symphony Homes is applying to build 130 new townhouse units. Our family lives on Fernglan Place, at the south end of Greentree Village and we feel that the size of the development is too large for what our neighbourhood can reasonably accommodate. Packing hundreds of people into that small plot of land with no additional infrastructure to support that kind of density will create a number of problems. While we understand the need for densification in Burnaby, and the need for adding affordable homes and rental units, we don't believe that the current proposal is taking into account the unique challenges that already exist in this neighbourhood and that will be exacerbated by this new development.

1. There are no local amenities in the area within walking distance. In fact our neighbourhood has an abysmal walkability score of 26 (car-dependant - most errands require a car). Every trip out to the grocery store, to run errands, and to go out for meals requires getting into a car to drive to another neighbourhood to meet those needs. This development will increase the amount of traffic on our neighbourhood roads drastically, with driving trips required by most residents to complete almost all basic errands.
2. There is currently no rapid transit nearby, and no approved plans to build any. Commuting without a vehicle is already a challenge, which leads to many already in this area to rely on commuting by car. Adding this many commuters to this neighbourhood will only add to the existing rush hour traffic issues.
3. Local schools already seemed strained for resources and have little capacity for additional load. Potentially adding so many more families in the area will only add to the problem.
4. Because our neighbourhood is bordered on three sides with large parcels of land (Deer Lake Park on the south, the cemetery on the east, and BCIT/Moscrop high school/large parcels of land on both sides of Willingdon to the west), and the highway to the north, there are very few existing through roads that connect us to the rest of Burnaby. Those few roads are already overextended at rush hour. One accident on Willingdon can jam the whole neighbourhood for hours, as there are so few side roads to divert the traffic to, due to these large parcels of land bordering most of the neighbourhood. Adding this type of residential density to such a car dependent area with no options for new roads/traffic infrastructure is a decision that will exacerbate the existing traffic issue for the residents already living here as well as the new residents that this development will be built for.

We understand that the review of this rezoning application was originally proposed to be conducted as a 'pilot' project aligning with a "City wide review to identify sites with the potential for gentle densification" (City Council Meeting minutes, September 28, 2020, pg 85). If the proposed development goes ahead this site would be approximately 5 times denser than the rest of Greentree village, which seems quite excessive and not in line with the goal of adding "gentle densification" to the neighbourhood, especially given the lack of additional amenities provided to the area. At present, our neighbourhood is being asked to accept additional density with no added benefits or amenities, and without consideration for the existing challenges faced by our community. The proposal, as it stands, seems excessive and solely of benefit to the developer. Greentree Village is not gaining

any benefits by having this added density in our neighbourhood and the existing residents are the ones who will be forced to deal with the consequences.

We understand and recognize that increased density is coming to all neighbourhoods in Burnaby eventually, but this particular project seems drastically out of place and excessive given the existing challenges of our particular neighbourhood. 130 units crammed onto such a small plot of land is too big of a development for this neighbourhood. We are not expecting that the site on Wayburne will remain vacant, housing is an important commodity that our cities are in short supply of, and we are in favour of smaller development going in there. But for now we are asking that you please reconsider the negative impacts a development of this size will have on the residents of this neighbourhood, and reject it in favour of a plan with a substantially lower number of new homes.

Thank you for your consideration,

Ben Scott & Lindsay McMahon  
4786 Fernglen Place, Burnaby BC V5G 3W1



FIPPA Sec. 22 (1)

**From:** Wong, Elaine  
**Sent:** November 22, 2021 4:09 PM  
**To:** Clerks  
**Subject:** FW: 3550 Wayburne Drive Burnaby  
  
**Categories:** PH - Info Complete, Public Hearing

**From:** Dorothy Munro FIPPA Sec. 22 (1)  
**Sent:** November-22-21 11:54 AM  
**To:** Mayor <Mayor@burnaby.ca>  
**Subject:** 3550 Wayburne Drive Burnaby

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Burnaby Zoning Bylaw 1965  
Amendment Bylaw No. 25, 2021-Bylaw No. 14382  
Rez #19-62

Wayburne Townhomes Development.

Dear Mr Mayor and council,

The proposal from Symphony Homes, for the development of 3550 Wayburne Drive, is to build 13, 3-4 story stacked townhouse buildings, Referring to Integra Architecture Inc. drawing the stacked townhouses are 13 oblong buildings. This is not compatible with the neighbourhood. This neighbourhood is single family, 1-2 story homes. The magnitude of this development will bring noise, traffic and parking problems. The townhouse buildings planned for Westminster Ave, will mean a loss of privacy for these residents. With such a large development, the feeling of safety will be taken away from this quiet neighbourhood.

I am strongly opposed to the rezoning of this property which would allow the developer to proceed with this development.

The original plan of 16 family homes was accepted by the neighbourhood. Now the developer is trying to push a large development into our safe neighbourhood.

The majority of the residents of this neighbourhood have voiced their opposition to change the rezoning of this property, 3550 Wayburne Drive. from P2 to CD [RM2 and RM2r]

I trust our voices will be heard.

Thank you,  
Dorothy Munro  
3680 Westminster Ave.

FIPPA Sec. 22 (1)

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