

From: Tania Jackson FIPPA Sec. 22 (1)
Sent: November 22, 2021 5:51 PM
To: Clerks
Subject: Opposing 3550 Wayburne Drive P2 to RM2/RM2r Rezoning, Ref#19-62
Categories: PH - Info Complete, Public Hearing

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Hello,

I would like to voice concern over the proposed rezoning of the 3550 Wayburne property to a high density complex. This will increase the density to approximately 250% greater than the rest of the neighborhood. If the intent is to house a number lower income residents, they will need ready-access to transit, shops and services. None of these are available in this area.

I understand the need for high density housing in Burnaby, and I respectfully suggest that an area such as Kingsway and Royal Oak is more suitable, or any area close to transit and stores. The 3550 Wayburne property could be developed in such a way as to fit with the rest of the neighborhood, in terms of density and design.

Regards,
Tania Jackson
3743 Garden Grove Drive
V5G 4A5

Rez Ref # 19-62
Bylaw # _____

From: Gurmit Aujla **FIPPA Sec. 22 (1)**
Sent: Monday, November 22, 2021 6:35 PM
To: Clerks <Clerks@burnaby.ca>
Subject: Wayburne Public Hearing

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Dear Mayor Hurley,

I am a long-time resident of Burnaby. There has been a considerable lack of supply of new family oriented housing developments in our City. With the 130 townhouses to be built, I am excited to see new product enter the market, and I am supportive of the development. I further see that that maximum density is not being pursued and while this is a lost opportunity the Townhouse form is very much needed in Burnaby.

Regards

George (Gurmit) Aujla
FIPPA Sec. 22 (1)

From: Gurmit Aujla . FIPPA Sec. 22 (1)
Sent: November 23, 2021 10:39 AM
To: Clerks
Subject: Re: Wayburne Public Hearing
Categories: PH - Info Complete, Public Hearing

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Good morning thanks for your email I have been living in Burnaby from last 22 years
Here's my my full name is Gurmit (George)Aujla and full address is :
6191 Buckingham Drive
Burnaby BC v5e2a5 from last 10 years
Thanks
George (Gurmit) Aujla
FIPPA Sec. 22 (1)

On Nov 23, 2021, at 08:38, Clerks <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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2/2

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From: Sandro Federico **FIPPA Sec. 22 (1)**
Sent: Monday, November 22, 2021 6:47 PM
To: Clerks <Clerks@burnaby.ca>
Subject: Bylaw no. 14382

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Hi there, we are against the rezoning of 3550 Wayburne Dr.

There will be too many people in this area and having the dumpsters at the foot of my street will definitely lower the property value of our homes.

The original R3 rezoning for 16 homes is more than enough.



Sandro Federico / Managing Partner
sandro@stiganmedia.com / 604.788.4477

Stigan Media
Office: 778.379.0888 / Toll Free: 1.877.978.2652
#308 - 55 Water St. Vancouver, British
ColumbiaCanada, V6B 1A1
StiganMedia.com

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FIPPA Sec. 22 (1)

From: Sandro Federico <FIPPA Sec. 22 (1)>
Sent: November 23, 2021 9:04 AM
To: Clerks
Subject: Re: Bylaw no. 14382

Categories: PH - Info Complete, Public Hearing

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Sandro Federico
4958 Fulwell St. Burnaby



Sandro Federico / Managing Partner
sandro@stiganmedia.com / 604.788.4477

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Office: 778.379.0888 / Toll Free: 1.877.978.2652
#308 - 55 Water St. Vancouver, British Columbia
Canada, V6B 1A1
StiganMedia.com

On Nov 23, 2021, at 8:41 AM, Clerks <Clerks@burnaby.ca> wrote:

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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.

2/2

From: Roy Sinn FIPPA Sec. 22 (1)
Sent: November 22, 2021 7:28 PM
To: Clerks
Cc: sueinnes@shaw.ca
Subject: Opposition to Rezoning 3550 Wayburne Drive, Rezoning Ref#19-62 2019
Categories: PH - Info Complete, Public Hearing

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I strongly oppose the proposed rezoning of 3550 Wayburne Drive (Rezoning Ref#19-62 2019 November 27). A petition composed by a resident of Greentree Village, that I have signed, expresses many of my concerns and objections. But I have additional comments, concerns and recommendations.

I fully support developing the property of 3550 Wayburne Drive for housing, community and commercial use within the character and scale of the existing community and in a way that supports existing community, and in a way that will allow the any new development to become part of the existing community. But everything in this rezoning proposal would set it apart from its neighbourhood and to the detriment of both new and existing residents. This is no way to develop land or community.

The property of 3550 Wayburne Drive could be developed in way that would very profitable to a developer and would enhance the community. I'm hoping that Burnaby can support and facilitate a discussion about this.

Roy Sinn
3896 Garden Grove Drive

From: WebAdmin@burnaby.ca on behalf of City of Burnaby
<WebAdmin@burnaby.ca>
Sent: November 22, 2021 8:04 PM
To: Clerks
Subject: Webform submission from: Public Hearings #15
Categories: PH - Info Complete, Public Hearing

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Submitted on Mon, 11/22/2021 - 20:03
Submission # 15

Submitted values are:

Name
Timothy Walker

Address
4929 Fulwell Street
Burnaby. V5G1P1

Email Address
FIPPA Sec. 22 (1)

Rezoning application or bylaw number
Rez. #19-62 (3550 Wayburne Drive)

Submission

This is a complex development and I reserve the right to make additional comments, but my 3 main concerns are as follows:

1) LOADING ZONE

On the architectural drawings, there is a loading zone just feet from my property and other houses, where trucks would come in and out and garbage removed. This is completely unacceptable for a number of reasons, including the following 4 reasons. This issue is completely avoidable by moving the location of the loading zone.

a) it is not safe to have a loading zone with trucks coming in and out on a street where adults and children (and pets) walk and commute. Putting this literally right next to houses is not acceptable and the location of the loading zone must be changed. For example, I have a 84 year-old mother in law living part time at my house and she walks along Westminster Ave regularly, as do many other people. Am I supposed to tell her to watch out for the danger of trucks entering or leaving a loading zone? This is an avoidable issue and it is a serious one that must be resolved.

b) the type of traffic caused by a loading zone is completely inconsistent with the type of neighborhood and even more unacceptable given the close proximity to houses.

c) a loading zone, including for the purpose of picking up garbage, introduces other nuisances, such as excessive noise, fumes and smells from trucks loading/unloading etc. This is not something that residential neighbours should be expected to live with.

d) decreasing the value of surrounding properties by introducing an "commercial/industrial" type feature right next to houses where such a thing would not normally be expected.

2) HEIGHT AND NUMER OF STOREYS

The architectural drawings have a number of buildings with 4 storeys and a height exceeding 43 feet. The RM2 zoning only allows 3 storeys and a limit of 39.37 feet. Am I missing something here or is the design non-compliant with the RM2 zoning by law? Below is the zoning by law I am referring to.

202.3 Height of Buildings:

The height of a building shall not exceed 12.0 m (39.37 ft.) nor 3 storeys.

3) TOO MANY UNITS

With an appropriate design, I would probably welcome houses or townhouses being built but calling this a townhouse development is misleading. Given the small area in question and the nature of the existing residential neighbourhood this development is really a "high-density" development, and the neighborhood cannot support this from an infrastructure perspective with all the increased traffic, loss of parking and impact to the surrounding neighbourhood – there are simply too many units in the design. The design needs to be more consistent with the density of the residential neighborhood and this means less units in the design. I am sure with a more appropriate design, the developer could get the plan approved.

From: carol Merrett-hiley .FIPPA Sec. 22 (1)
Sent: November 22, 2021 8:31 PM
To: Clerks
Subject: Opposed to the Re-Development of the Shriner's site
Categories: PH - Info Complete, Public Hearing

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Dear Mayor and City Councillors:

We are long term residents of Greentree Village and are vehemently opposed to the proposed construction of 130 townhomes and a 2 level parkade for 270 vehicles at the former Shriner's site at Wayburne and Woodsworth in Burnaby. We had no issue with the original proposal for 16 homes as this was in keeping with our quiet residential neighbourhood. To go from 16 to 130 homes is not feasible and raises credibility issues about this developer's original intention when they purchased the property.

Wayburne Drive and Greentree Village have seen considerable increases in traffic over the years. It is no longer safe for our children to play near the roadways due to the increased and fast traffic cutting through our neighbourhood. We can only imagine how much busier and more dangerous our streets will be with 270 vehicles driving in and out of Garden Grove Drive and Wayburne Drive on a daily basis.

Densification on the scale proposed and in the location proposed is NOT GOOD PLANNING. For the safety of our neighbourhood, we request the City of Burnaby decline the developer's proposal for the 13 buildings with 130 townhomes.

Anne and carol Merrett-hiley
3963 Garden Grove Drive
Burnaby BC V5G 4A8

From: Sam Cirka -FIPPA Sec. 22 (1)
Sent: November 22, 2021 9:02 PM
To: Clerks
Subject: Rezoning Application #19-62

Categories: PH - Info Complete, Public Hearing

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Regarding the rezoning application #19-62 on the former Shriners Temple land, I would like the council to consider the following.

The original development permit for this area, located between Greentree Village and Canada Way, called for single family dwellings. I think that this would have underutilized the land and a higher density should have been considered. The current proposal has taken the land use to the other extreme. The current City of Burnaby Community Plan has established four town centres - Metrotown, Brentwood, Edmonds, Lougheed. The close proximity of Metrotown and Brentwood on either side of Greentree Village has resulted in the roads around BCIT, in particular Willingdon, and to a lesser extent Canada Way becoming a parking lot at rush hour. The proposed 130 units in Rezoning Application #19-62 will only make this problem worse.

If council looks carefully at the architectural drawing for the proposed development, they immediately see several issues beyond the significant increase in density that this area will difficulty absorbing, namely the units are placed too close together, too close to Weyburne Drive, and the row of units perpendicular to Garden Grove Drive will have a steady stream of lights from vehicles shining into their windows. As council is aware, the current zoning for this land is single and two family residential and this land borders Greentree Village which consists of compact single family homes, townhouses and two story apartments that face an open Greentree Village Park. This rezoning application increases the density well beyond the current community capacity and will have a significant negative impact on the local community feel.

I request council consider the community and vote against the rezoning application as it is currently proposed.

--
Sam Cirka
4213 Birchwood Crescent
Burnaby V5G 4E6

From: Murray Trudeau .FIPPA Sec. 22 (1)
Sent: November 22, 2021 10:03 PM
To: Clerks
Subject: ReZoning of 3550 Wayburne Drive
Categories: PH - Info Complete, Public Hearing

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Mayor and Council,

I am opposed to the proposed development at 3550 Wayburne Drive.

My reasons are :

- 1) The density proposed is too high for this area and does not match or even come close to the density of the existing homes and townhomes in the area surrounding it.
- 2) There is insufficient park and recreational space included in the proposal. Therefore, these residents will attempt to use existing facilities in the adjoining neighbourhoods, which were developed to meet the needs of the existing residents of those neighbourhoods.
- 3) The points above will increase traffic in Greentree Village as the new residents attempt to use our facilities and green space.

The initial proposal for this lot after its purchase from the Shriners, was for, I believe, 17 detached homes. I and most of my fellow residents were okay with that proposal. Now, suddenly there is a proposal for 130 townhomes. That is a huge difference in proposals and in the subsequent impact on the surrounding neighbourhood.

This area is not a high density "town centre" as in Brentwood or Metrotown. The residents of this area live here because they value the lower density and most importantly, the green space which is a part of the area.

I would support a doubling of that initial proposal to approximately 34 units. That density would roughly match the existing density of Greentree Village.

The developer obviously felt they could recover their costs and make a profit with the initial proposal for 17 units. Doubling that to 34 units should allow them to easily cover the increased costs of building that have happened in the last couple of years. A density of 130 units suggests nothing but greed.

I am disappointed that City Council would agree to and support this proposal.

Thanks for your consideration of my concerns,
Murray Trudeau
4716 Driftwood Place,
Greentree Village,

1
1

From: WebAdmin@burnaby.ca on behalf of City of Burnaby
<WebAdmin@burnaby.ca>
Sent: November 22, 2021 10:29 PM
To: Clerks
Subject: Webform submission from: Public Hearings #16
Categories: PH - Info Complete, Public Hearing

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Submitted on Mon, 11/22/2021 - 22:29
Submission # 16

Submitted values are:

Name
Cameron McDonald

Address
4939 Hardwick Street
Burnaby. V5G1P8

Email Address
FIPPA Sec. 22 (1)

Rezoning application or bylaw number
Bylaw number 14382

Submission

The proposed bylaw amendment sought by Symphony Homes must not be passed. The zoning amendment is unjustifiably contrary to current housing profiles in this neighbourhood. We had no issue with the initial proposal, 16 single family homes but 130 units in such a relatively small area is simply out of touch with the immediate dwellings. The amount of traffic already witnessed by BCIT students and now add the volume of new vehicles. This is a small residential neighbourhood. The excessive vehicles brought on by this proposed development is concerning. Such proposal with its residents is no where near a transportation hub meaning far too many vehicles.

This amendment must be stopped before these moving goal posts move yet again. I am sadly disappointed it has come this far and wish to see an end to this proposed amendment. I suspect the count, or even significantly larger project was genuinely intended from the outset. Once demolition of the structure had been completed the shovels were down.

Respectfully submitted,

Cameron D McDonald

From: Kathryn Jamieson FIPPA Sec. 22 (1)
Sent: November 22, 2021 10:35 PM
To: Clerks
Subject: Opposed to amendment bylaw #14382

Categories: PH - Info Complete, Public Hearing

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Dear Mayor and Council,

I wish to express my opposition to the proposed development plan entitled "Wayburne Townhomes". In my opinion, the size and scope of this project is not appropriate for the location nor the neighbourhood. Along with the general impact on a quiet residential neighbourhood, I question how Garden Grove Drive and Hardwick St will accommodate the increase in traffic. How many people and how many cars does 130 units equate to?

Thank you,

Kathryn Jamieson
4785 Cedarglen Place,
Burnaby, BC V5G 4B6
FIPPA Sec. 22 (1)

Sent from Mail for Windows

From: Ron Kinders <r.kinders@shaw.ca>
Sent: November 22, 2021 11:54 PM
To: Clerks
Subject: Re: PID 009-021-965 Opposed to re-zoning Rezoning from P2 to RM2/RM2r
Categories: PH - Info Complete, Public Hearing

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Dear Mayor and Council
c/o Office of the City Clerk

As a long time resident and home owner in the Greentree Village area I ,along with a number of our neighbors, are opposed to the re-zoning from P2 to the new proposed density level of RM2/RM2r. In fact a petition is being circulated as we speak to voice our collective concerns but we write this as a concerned individual resident owner.

As you are well aware, the Greentree Village area is a planned development with highly restricted covenants and design constraints which has protected the initial investment and community for the last 40 years. This has created a small safe "back in the day" oasis community where neighbors know each other and still look out for each other. The current density of this planned community has a population that maximizes the use of its resources (parks, playground, walkways, parking, Elementary and Secondary Schools, etc) and this proposal will undoubtedly put a strain on those resources. In fact, even the proximity of the expanding BCIT campus has created uninvited congestion on our roads and parking spaces on both the main access road (Garden Grove Dr) and even within the private Cul-de-Sacs.

It is my opinion that this change to RM2/RM2r will devalue the property we live in , ruin the small family and safe community feel we have continued to enjoy for over 40 years. Further to that, there are restricted by-laws in most if not all of the Strata's limiting rental units, having this number of new "doors" without those same restrictions will destroy the value and safety of the community we have strived so hard to create. Even the BlockWatch statistics indicate an unusually low crime rate in this area due to the controlled nature of this community.

Any developer, worth their salt and wanting to continue their business from year to year purchases land with the knowledge of what the exit strategy is. Integra, as the developer, bought the land with the intent of making a profit developing single family residences, although this would be impactful, it would not cause undo hardship on the current Greentree residents. If the original pro-forma was ill formed then that is Intergra's issue not Greentree to bear their risk of a changing market. Changing the zoning to make a significantly larger returns is understandable but not at the cost to the current Greentree owners. Integra knew full well the profit and risks at the time of the land acquisition and the "fall back" original single family zoning pro-forma should be sufficient to maintain an acceptable profit for this project.

I am not opposed to development or helping to densify Burnaby to provide additional housing but

adding an RM2/RM2r zoning, where none is to be seen anywhere near this area, seems to be an unreasonable and irresponsible ask of the Greentree Residents by the Developer. I would be somewhat more amenable in allowing a zoning and density to be similar to the current Greentree Tree Village parameters or, as originally proposed, single family homes.

Mayor and Council, as you consider our comments I would like to encourage you to keep the best interests of the current Greentree Village owners and residents of Burnaby at the forefront of your decision making process and vote down this proposed re-zoning

If you care to discuss our concerns please contact

Ron or Laura Kinders
FIPPA Sec. 22 (1)

4770 Driftwood Pl,
Burnaby, BC V5G 4E3

From: LORI C FIPPA Sec. 22 (1)
Sent: November 22, 2021 11:56 PM
To: Clerks
Subject: 3550 WAYBURNE DRIVE REZONING REF #19-62

Categories: PH - Info Complete, Public Hearing

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MAYOR AND COUNCIL

As an owner in Greentree Village, I strongly oppose the 3550 Wayburne Drive Rezoning Development and urge our Mayor and Council to act now to protect us and reject this rezoning application.

The 13 4-storey high-density buildings with 130 units does not match with the local community which has only one or two-storey low density buildings surrounded by trees.

Rezoning this project has many negative impacts to our community and has morphed from 16 homes to 130 in 13 buildings.

The developer has become a very greedy slumlord - packing all those units into such a small parcel of land and not taking into consideration the impact on Greentree Village.

I do not want my address made public.
plz/tnx

Signed:
L. Combes
4229 Birchwood Crescent
Burnaby, BC V5G 4E6



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FIPPA Sec. 22 (1)

From: WebAdmin@burnaby.ca on behalf of City of Burnaby
<WebAdmin@burnaby.ca>
Sent: November 23, 2021 7:26 AM
To: Clerks
Subject: Webform submission from: Public Hearings #17

Categories: PH - Info Complete, Public Hearing

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Submitted on Tue, 11/23/2021 - 07:26
Submission # 17

Submitted values are:

Name
Gurdeep Biling

Address
8439 Government Road
Burnaby. V5A 2E5

Email Address
FIPPA Sec. 22 (1)

Rezoning application or bylaw number
14382

Submission
As a long term resident of Burnaby, I support this project. The city will benefit from additional housing.

I believe this great is being under utilized and the area needs more housing.

If there are affordable housing within this project then BCIT students and staff will have more options for housing. It will also help families find housing. Not to mention, it will improve the neighborhood!

From: WebAdmin@burnaby.ca on behalf of City of Burnaby
<WebAdmin@burnaby.ca>
Sent: November 23, 2021 8:13 AM
To: Clerks
Subject: Webform submission from: Public Hearings #18
Categories: PH - Info Complete, Public Hearing

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Submitted on Tue, 11/23/2021 - 08:12
Submission # 18

Submitted values are:

Name
Jermine Booker

Address
416 East 11th Avenue
Vancouver. V5T4K8

Email Address
FIPPA Sec. 22 (1)

Rezoning application or bylaw number
#19-62

Submission
A few good reasons to support:
-this great location is being under utilized
-the area needs more housing
-the units are in this project are reasonably priced, cheaper than metrotown and brentwood's condo's
-there is affordable housing within this project
-BCIT students and staff will have more options for housing
-it will improve the neighborhood
-developers are a local burnaby family for over 40 years
It's time we support local, Local, local.

From: WebAdmin@burnaby.ca on behalf of City of Burnaby
<WebAdmin@burnaby.ca>
Sent: November 23, 2021 8:38 AM
To: Clerks
Subject: Webform submission from: Public Hearings #19
Categories: PH - Info Complete, Public Hearing

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Submitted on Tue, 11/23/2021 - 08:37
Submission # 19

Submitted values are:

Name
Gurbachan Rakhra

Address
7849 17th Ave
Burnaby . v3n1mq

Email Address
FIPPA Sec. 22 (1)

Rezoning application or bylaw number
RZ#19-62 - 3550 Wayburn Drive

Submission
A few good reasons to support:

- this great location is being under utilized
- the area needs more housing
- the units are in this project are reasonably priced, cheaper than metrotown and brentwood's fancy condo's
- there is affordable housing within this project
- BCIT students and staff will have more options for housing
- it will improve the neighborhood
- developers are a local burnaby family for over 40 years

Call me if you need further information FIPPA Sec. 22
(1)

From: tammy taurus FIPPA Sec. 22 (1)
Sent: November 23, 2021 8:42 AM
To: Clerks
Subject: Rezoning of 3550 Wayburne Drive

Categories: PH - Info Complete, Public Hearing

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Opposed to rezoning 1 and 2 RM2r
Keep to the original R3 rezoning with 16 homes x 5 person/home
Rezoning RM2r will not be suitable for this small area, it is an area for detached family homes, traffic will be conjected, property value will go down, taxes will be too high, schools not able to accommodate more children, crime rate will go up.
Thank you for reading.

Judy and Tammy Bogdan

From: WebAdmin@burnaby.ca on behalf of City of Burnaby
<WebAdmin@burnaby.ca>
Sent: November 23, 2021 9:29 AM
To: Clerks
Subject: Webform submission from: Public Hearings #21
Categories: PH - Info Complete, Public Hearing

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Submitted on Tue, 11/23/2021 - 09:29
Submission # 21

Submitted values are:

Name
Rajive Heir

Address
4238 fir street
Burnaby. V5g2b1

Email Address
FIPPA Sec. 22 (1)

Rezoning application or bylaw number
14382

Submission
I am in support for thos application
-this great location is being under utilized
-the area around bcit needs more housing
-the units are in this project are seem well priced,
-there is affordable housing within this project
-BCIT students will have more options for housing which is very needed.
I've heard that the developers are a local burnaby family.

From: WebAdmin@burnaby.ca on behalf of City of Burnaby
<WebAdmin@burnaby.ca>
Sent: November 23, 2021 11:08 AM
To: Clerks
Subject: Webform submission from: Public Hearings #22
Categories: PH - Info Complete, Public Hearing

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Submitted on Tue, 11/23/2021 - 11:07
Submission # 22

Submitted values are:

Name
Kevin Johnstone

Address
4865 Fernglen Drive
Burnaby. V5G3V8

Email Address
FIPPA Sec. 22 (1)

Rezoning application or bylaw number
19-62

Submission
RE: 3550 Wayburne Drive, as a nearby homeowner I strongly oppose the approval of this rezoning bylaw amendment on the basis of insufficient infrastructure to support an additional 130 units of housing in the neighbourhood. Garden Grove Drive will be used as a feeder route for this proposed development, in addition to Wayburne Drive. Garden Grove Drive has known traffic issues, mainly speeding, and additional traffic will exacerbate this issue. Willingdon Rd. and Canada Way also suffer from significant traffic congestion during peak AM and PM commuting hours and an additional 130 units will contribute to the problem. A study on the effects of additional traffic should be completed before this application is approved. Burnaby should also consider the additional pressure this development will put on schools, day cares, and other municipal service programs before approving. Urban densification is inevitable and necessary but infrastructure and service upgrades need to occur in advance of development.