

FIPPA Sec. 22 (1)

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>  
**Sent:** November 23, 2021 3:56 PM  
**To:** Clerks  
**Subject:** Webform submission from: Public Hearings #32  
  
**Categories:** PH - Info Complete, Public Hearing

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Submitted on Tue, 11/23/2021 - 15:55  
Submission # 32

Submitted values are:

**Name**  
jas Sahota

**Address**  
5636 Portland Street  
Burnaby . V5J 2R6

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

**Rezoning application or bylaw number**  
14382

**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 metro town 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

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>  
**Sent:** November 23, 2021 4:15 PM  
**To:** Clerks  
**Subject:** Webform submission from: Public Hearings #33

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

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Submitted on Tue, 11/23/2021 - 16:15  
Submission # 33

Submitted values are:

**Name**  
Yang Hu

**Address**  
5004 Hardwick Street  
Burnaby. V5G 1P7

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

**Rezoning application or bylaw number**  
Bylaw No. 14382 Rez. #19-62 3550 Wayburne Drive

**Submission**

I oppose the 3550 Wayburne P2 to RM2 rezoning development

1. The current Burnaby OCP (Official Community Plan) 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. This new development is Not in line with the OCP, and not compatible with abutting land uses and does not provide a desirable and suitable environment in harmony with the surrounding area.

2. The developer's initial purpose of the purchased land is to convert the zoning from P2 to R3 to develop 16 single houses and the Council has already granted Third Reading for the R3 rezoning. The 16 single house is already very high density for such small irregular shape of land. But now the developer later submitted a new rezoning P2 to RM2 application to build high-density townhouses and apartments. This is Not accepted.

3. The developer's reasons for the rezoning are not consistent

The initial rezoning application on 19 October 2016 for P2 to R3 rezoning mentioned:  
"The rezoning of the property will change from its current zoning of P2 to the proposed rezoning of R3. The proposed rezoning is in keeping with the neighbourhood and with in the Official Community Plan."

The new rezoning application on Oct.31 2019 for P2 to RM2 rezoning mentioned:  
"The proposed rezoning is in keeping with the housing type in the neighbourhood such as Greentree Village."

Here, the developer intentionally mentioned the RM2 adjacent townhouse for the reason of rezoning type in their application and omitted the large of the adjacent area is the R3 zoning, the single houses. And did not mention that the proposed rezoning is Not in keeping with the neighbourhood and with in the Official Community Plan.

The adjacent Greentree Village townhouse area is RM2 zoning, but it contains only one or two-storey buildings in line with the current Greentree Village community plan for low density land use. And only a small area (203ft long, 1 street) is adjacent to the developing site. The majority affected area is the adjacent single house community (922ft long, 4 streets).

The developer's wordings are different in the two rezoning applications based on what they wanted.

4. The RM2 rezoning for 13 4-storey buildings will dramatically change landscape of our neighbourhood, bring in hundreds of people, increase the noise, traffic, accidents, crime rate and all sort of other problems, block light and view, and reduce the value of our property. Not to mention that the development will require to remove all the existing big, beautiful trees which have been there with us, birds, and small animals for years.

The utilities and supporting system in our area such as school, day care, park, playground, public transportation, shops and so on, were not planned and built to support the proposed 130 unites with extra hundreds of people.

The street parking has always been a big problem in our area due to the parked cars from BCIT students. It will be a nightmare to add an addition of 130 to 260 cars or even more, plus cars from visitors in such small, crowded area.