

FIPPA Sec. 22 (1)

From: Paul Holden FIPPA Sec. 22 (1)
Sent: November 20, 2021 9:14 PM
To: Clerks
Subject: Rezoning Reference 18-03

Categories: PH - Info Complete, Public Hearing

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Dear Mayor Hurley and members of Council,

I am a resident of 6350 Willingdon Ave, one of the lots on the proposed development site for Rezoning Application 18-03. I have lived here for just over six years. I am a software developer and have worked for two different local software companies in this time.

I chose to live in the Maywood area for two reasons. First, because in 2015 when I arrived in the Lower Mainland, rents were more affordable than in other areas. This is important to me because even though I make a good salary, rents are expensive in the Lower Mainland and purchasing property is beyond my financial means. The second reason I chose to live here is because of proximity to SkyTrain. This is important to me because I want to live in a sustainable way and I want to live the lifestyle described in the Metrotown Downtown Plan. I have been living that lifestyle for six years.

I am disappointed that the landlord's development plans are moving ahead because I will lose all of what I have described here and all of what has made it possible for me to live and work the lifestyle I have chosen.

I have a few concerns about the proposed rezoning and development plan.

First, the development plan should provide for more purpose-built rental units in order to help Burnaby build up its rental stock. In the ten years before this Council took their seats, Burnaby lost over 1,000 purpose-built rental units. According to the Burnaby Housing Needs report, that loss accounts for 8.8% of Burnaby's rental stock. We cannot make up that deficit if developers only replace purpose-built rental units on a 1:1 basis. Therefore, the project should include enough units to add an additional 8.8% over what is taken away by the demolition of the two buildings on the site. Instead of the proposed 116 rental units, the development should include 226 purpose-built rental units.

Second, the approval of the rezoning application should require the developer to maintain fully functional sidewalks on all public perimeters of the site, from the time demolition starts, through completion of the project. Having safe and well-maintained sidewalks is required for a walkable Metrotown Downtown and for achieving Vision Zero. In the time that I have lived in Maywood, it has been routine for developers to occupy sidewalks for themselves during construction. This taking of public property into private use, for 2-3 years at a time, creates a private benefit for the developer without any compensation for those who live in Maywood. The occupation of sidewalks by developers amounts to an involuntary subsidy by Maywood residents of otherwise wealthy developers. Developers in Maywood have shown contempt and disrespect to the residents of Maywood by their acts. It is clear that the only way this will change is if it is a condition of the rezoning approval.

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Third, the approval of the rezoning application should require the developer to maintain either on-site parking for workers or a shuttle bus system from a remote designated parking location. Due to several ongoing construction projects, the Maywood neighbourhood has been overrun by the personal vehicles of individuals working at the development sites. In some cases, workers are even parking on the private property of neighbouring buildings. During the day time, it is impossible for residents or visitors to find street parking. This inconvenience remains uncompensated, and constitutes yet another involuntary subsidy by Maywood residents of otherwise wealthy developers.

Fourth, the development plan should include integrated rather than segregated amenities. According to the report of the Director of Planning and Building, the amenities for the market strata units in Towers 1 and 2 are separate from the amenities for the purpose-built rental units. This segregation of residents based on class is not a practice that should be permitted in Burnaby. We've seen this type of plan elsewhere. We've seen this type of plan rejected elsewhere. Burnaby should also reject it and ensure that there are ample integrated amenities in the proposed development.

Thank you all for you time.

Best regards,

Paul Holden,
BSc, LLB, BCL

Arriola, Ginger

From: Goretti Roberts <goretti@roberts@hotmail.com>
Sent: November 21, 2021 2:32 PM
To: Clerks
Cc: Goretti Roberts
Subject: Burnaby Zoning Bylaw1965 ...#18 - 03 6280 and 6350 Willingdon Avenue

Categories: PH - Info Complete, Public Hearing

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I am Owner of Modello - Strata Plan EPS2833

On receipt of your Notice of Public hearing for 23 Nov re Burnaby Zoning Bylaw 1965, Amendment Bylaw No.28, 2021 - Bylaw No. 14385Rez. #18-03 6280 and 6350 Willingdon Avenue.

Please accept this as written submission to greatly OBJECT the application.

Goretti Roberts

607-4360 Beresford Street, Burnaby B.C.

Arriola, Ginger

From: WebAdmin@burnaby.ca on behalf of City of Burnaby
<WebAdmin@burnaby.ca>
Sent: November 21, 2021 3:34 PM
To: Clerks
Subject: Webform submission from: Public Hearings #10
Categories: PH - Info Complete, Public Hearing

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Submitted on Sun, 11/21/2021 - 15:34
Submission # 10

Submitted values are:

Name
Xinyi Hao

Address
1008-6383 McKay Ave
Burnaby, V5H 0H8

Email Address
amy129666@qq.com

Rezoning application or bylaw number
14385

Submission
I DON'T support the construction of two high-rise apartment buildings with podium frontage along Willingdon Ave and Cassie Ave because 1) there are enough high-rise building constructions in the neighborhood, 2) where will those people living in those affordable low-income family go?