

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby  
 <WebAdmin@burnaby.ca>  
**Sent:** November 22, 2021 6:53 PM  
**To:** Clerks  
**Subject:** Webform submission from: Public Hearings #14  
**Categories:** PH - Info Complete, Public Hearing

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Submitted on Mon, 11/22/2021 - 18:52  
 Submission # 14

Submitted values are:

**Name**  
 Augustine Earmme

**Rez Ref #** 18-03

**Address**  
 2203-4360 Beresford St.  
 Burnaby, V5H 0G2

**Bylaw #** \_\_\_\_\_

**Email Address**

FIPPA Sec. 22 (1)

**Rezoning application or bylaw number**  
 18-03

**Submission**

Dear Mayor and Council. I live in the Modello building which is adjacent to the proposed buildings by Wesgroup. I am writing to express my opposition to Wesgroup's rezoning application. My main concern is with the increase in density and traffic for the area. The area just south of the Metrotown Skytrain station has become very popular for developers (this area I will call SMS Area). I acknowledge that I have benefitted from such a development. However, the number of high rise condos that are currently occupied, the ones that are under construction and the ones that are proposed will create such high density and traffic in the area that it will become a very crowded area for both drivers and pedestrians. Even now, the amount of traffic is very high - especially the right turn from Beresford onto Willingdon. Willingdon was already a busy thoroughfare even before the development of the SMS area as it is a connector to and from Highway 1 and one of the ways to access Metrotown Mall. Now with all of the current and future development, the traffic on Willingdon will get much worse.

The Wesgroup project will replace 166 rental homes with 733 homes including 116 rental homes. That is almost an increase of 5 times the existing number of homes. Just south of the Wesgroup project is another one by Anthem. I don't know how many rental homes the Anthem project replaced but it appears similar in number to the Wesgroup project of replacing 166 rental homes. Anthem proposes 424 replacement homes including 92 replacement rental homes. At minimum that is almost a 3 fold increase in the number of homes. As well the construction of both of these projects will congest Cassie, Maywood, Beresford and Willingdon for at least the next 5 years. Having lived through the construction of the two towers for the Gold House (which are on Cassie Ave, just east of Modello), I can attest that the number of large construction vehicles, dump trucks, concrete trucks etc during the 4 plus years to construct the Gold House was very disruptive to the SMS area. In fact, I recall that BC Transit cancelled bus routes in the SMS Area due to the many delays caused by the construction in the area. In addition, please consider that with all of the construction workers, construction vehicles and flaggers stopping traffic access to give priority to construction traffic, it will also cause delays for emergency vehicles to access the SMS Area for any fires, police action or ambulances. And the construction delays are not just from Wesgroup's project but every street along Beresford from Willingdon to Dow already has high rise condos either already built, in the process of being built or proposed to be built. I believe there are also projects either under construction or proposed from Cassie to Sussex behind (south of) the front condos on Beresford. Indeed, it appears that the entire SMS Area will be converted to high rise condos without any increase in street size or access to and from the SMS Area. All of this will cause traffic congestion.

I realize that it is a standard answer of politicians and environmental groups to state that it is a good thing that high traffic will discourage residents from driving - which causes carbon pollution. However, I assume that most of the residents in the MSM

Area like me chose to live in this area due to ease of using Skytrain. I ride the Skytrain to work. I mainly drive for non work related activities such as visiting family or recreational activities. As well, with EVs becoming more popular, the pollution argument becomes less relevant.

I would ask that given my concerns (I am hopeful that other residents of the SMS area also voice their concerns), the Mayor and Council will give due consideration and refuse the rezoning application of Wesgroup. Thank you.

Augustine Earmme

FIPPA Sec. 22 (1)

**From:** Eugene Semenov <FIPPA Sec. 22 (1)>  
**Sent:** November 23, 2021 12:09 PM  
**To:** Clerks  
**Subject:** Public Hearing: Rez. #18-03 6280 & 6350 Willingdon Ave  
**Categories:** PH - Info Complete, Public Hearing

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Hello,

I am a resident of 4350 Beresford St, unit 2101. My building is located immediately across the street from the proposed development. While my view will be materially impacted and construction create additional traffic along Willingdon Ave, noise and dust for approx. 2 yrs, I understand the importance of densification and fully support such residential developments.

My only request for the City of Burnaby is to pay a very close attention to the glazing elements – we would definitely need to avoid what happened at Gold House development by Rize Alliance which is steps away from the subject. The City of Burnaby has approved gold tint, which created extremely reflective surfaces (basically a giant mirror). Afternoon sun is just blinding now – it is impossible to stay in certain areas in my apartment without rolling down the blinds – the reflection is so powerful, it is like looking straight at the sun.

I am kindly requesting the Burnaby Planning Dept and Council ensures such highly reflective glazing elements are not used at the subject development (nor any other new builds).

Thank you very much,

Eugene Semenov,

NW2790 Strata Council President

2101-4350 Beresford St,

Burnaby, BC,

V5H 4K9

FIPPA Sec. 22 (1)

FIPPA Sec. 22 (1)

**From:** ONELO C . FIPPA Sec. 22 (1)  
**Sent:** November 23, 2021 12:42 PM  
**To:** Clerks  
**Subject:** Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 28, 2021 - Bylaw No. 14385  
Rez. #18-03

**Categories:** Public Hearing

**Rez Ref #** 18-03  
**Bylaw #** 14385

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Hi there,

I would like to express concern that the proposed amendment for building high rise would block the natural sunlight and views from the buildings on Cassie Avenue.

The distance to the buildings across would be very close.

The current road infrastructure is not enough to support the current traffic with construction starting soon on the Beedie development. It's very likely this will cause the entire Cassie Avenue in the area to be blocked off for years.