
From: Tony Long <
Sent: Sunday, November 22, 2020 1:21 PM
To: Mayor; Clerks
Subject: Question about Rezoning Application #16-33 6449 and 6469 Selma Ave

Categories: Yellow Category, Public Hearing

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Hi City of Burnaby Planning and ...

we are shocking for hearing 74 units apartment application on 6449 and 6469 Selma Ave. that will dramatically affect the area around. this project application is definitely crazy mind and money driven, it doesn't consider any actually currently situation. i'm strongly against this application!

First, if you look at space of 6449 and 6469 Selma Ave, how can it be built 74 units apartment ? Currently , there are over 2 vehicles on average of each family on south selma from irving st , which parking on road side of selma avenue, it's hard to find visitor parking around at present. if 74 units apartment is built, there will be over 100 vehicles for this apartment. according to blue print planning, it's only 44 parking lot. my question : where and how the extra family cars parking ? it will definitely cause big issue and problem.

Second, if 74 units apartment doesn't have the parking lot, you can imagine what will be happened ? complain will be arising from area around and people double whether or not engineering department of city of burnaby has a ability and qualification to do planning job, council of burnaby city has a ability to make a right decision. when reporter and media follow in, builder/developer make a money and go away, all of blame will point to city of burnaby , it's not hard to imagine city of burnaby will take a responsibility and become media centre of nationwide.

third, most of people talk and think this application is mutual benefit between india developer and city of burnaby and doesn't care people living around with discrimination mind. we can't do the rezone planning just piece by piece and make a decision with thinking i'm powerful.

last, if this application is approved by council , it's hard to imagine how fire truck in if firing happen? how selma ave will looks like ? how people can drive in and out Selma and Royal oak , especially on school time(currently talke left turn from irving to royal oak about 5 mintues waiting time on school pickup time) ? it will definately cause chaos.

hopefully , there is consideration with correctly decision by council.

thanks

Yudong,Long (Tony). unit 6516 Selma avenue.

From: Xia Lydia
Sent: Sunday, November 22, 2020 4:44 PM
To: Mayor
Cc: Clerks
Subject: 6449 and 6469 Selma ave Rezone Petiton

Categories: Yellow Category, Public Hearing

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To Mayor and Councilors,

I'm writing this email to express my opposition to the above rezone application.

We have been living in this area for over 20 years and always enjoy the diversity and safety in our neighborhood.

This area is currently well densified with the townhouses, apartments and duplexes. However, we just learned that City is proposing to add another 6 story high density building without considering the safety of seniors, young children and pedestrians.

The traffic in this area is already very congested during the rush hours because the street is very narrow with street parking from the existing residents. The heavy traffic flow is due to cars coming from Royal Oak and this neighborhood to Irving St, ours street is the nearest access to Kingsway because Selma Ave is a dead end.

There are many young kids living in the apartments and townhouse near us. They usually play around, running, riding scooters on the side walk. The more traffic coming to Denbigh Ave will put them in dangerous while they are playing outdoor.

Also there are only 44 underground parking for 74 units (not considering some of the parking spots are used for visitors/contractors and emergency vehicle), the future residents and their visitors in this new building will have to park on Irving st, and nearby streets and make the traffic much more congested. It will be very difficult for pedestrians to walk or cross the street with less street space.

We strongly urge this application to be delayed for further public feedback/consultation since we are in the middle of Pandemic and we are not allowed to attend the public hearing in person at City Hall. We have many seniors living in this area and not familiar with the technology or online meeting so it's difficult for us to attend the upcoming public hearing on line.

By trying to pass this project in such a short time without solving the safety and traffic problems would be irresponsible and not acting on the best interest for this neighborhood.

Please reconsider this project and move such project to a more suitable location!

Regards,

Lydia Xia
Resident of 6469 Denbigh Ave, Burnaby

從我的iPhone傳送

From: CHIA LO
Sent: Monday, November 23, 2020 9:30 AM
To: Clerks
Subject: Re: About Petition opposing rezoning application #16-33 concern

Categories: Yellow Category, Public Hearing

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My name is Charles Lo, 5382 Irving street, Burnaby.

Thank you

Clerks <Clerks@burnaby.ca>於 2020年11月23日 週一, 上午9:25寫道 :

This is to acknowledge receipt of your email. It has been forwarded appropriately to our Administrative staff in charge of Public Hearings.

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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From: CHIA LO
Sent: Sunday, November 22, 2020 8:36 PM
To: Clerks <Clerks@burnaby.ca>
Subject: About Petition opposing rezoning application #16-33 concern

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Morning mister,

This is a resident from Irving street who had 2 questions like to know before the meeting, please understand.

1, is there any management office to take care and manage the building?

2, I am more concern about fire safety issue, there's only one way to enter Selma Ave and no exit whatsoever, and base by the statement, the Best Western Hotel is not allow to open a lane for exit to Kingsway, what happen if there's fire hazard, not just about the resident in that area, specially we run a daycare on the back, there's a risk that might affecting our safety.

We don't understand why it has to be built inside a crowded squeeze residential zone, instead there's a enough space just beside us such as Safeway on Kingsway, it's big enough to build more safety and satisfy environment, beside I checked around 3986 Norland house and found out it is

bigger space compare than Selma Ave who only have one exit, the city hall keep saying about human right but you giving those poor people a very unsafe place to live, how it will convince us to make sure the safety issue.

I do wish to help them, after I visit Norland and Marpole Affordable house, I am more believing to help them to return the right track, but it is a series doubt for rezoning at Selma Ave with only one exit, for my opinion, I would choose Selma but with Two Exit in case for fire or earthquake hazard, or choose Safeway as for build our Affordable house.

I must apologize if I saysomething wrong or offended, my intentions are just trying to make sure we don't do something wrong and regret in the future.

thank you for your understanding.

From: Farida Mulji
Sent: Monday, November 23, 2020 10:12 AM
To: Clerks
Subject: Re: Rezoning Application #16-33 for 6449 and 6469 Selma Ave.

Categories: Yellow Category, Public Hearing

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Sorry didn't include my address:

Farida MULJI (Visram)
6419/6421 Selma Avenue
Burnaby, BC. V5H3R3

Thanks

On Nov 23, 2020, at 9:23 AM, Clerks <Clerks@burnaby.ca> wrote:

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Thank you.

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web unless the author specifically requests confidentiality. Any meetings broadcasted live on television, via the internet or via any other communication medium cannot be edited.

From: Farida Mulji

Date: November 22, 2020 at 11:51:58 PM PST

Subject: Rezoning Application #16-33 for 6449 and 6469 Selma Ave.

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Mayor Hurley and Councillors,

I am writing to voice my concerns with the proposed rezoning application from Residential District to Comprehensive Development District located at 6449 and 6469 Selma Ave.

My family has owned and lived on the property located on Selma Avenue since 1987. We are proud of our home and our City. We are concerned that the proposed development will negatively impact the quality of life for residents of the 6400 block and the neighbourhood.

Firstly, my concerns lie primarily with the minimal changes made to this development plan since it was first proposed in July 2017 and rejected by the Council. The concerns brought forward by the Council continue to stand.

To summarize, the Council rejected the initial rezoning plan on the following concerns:

1. The proposed development fails to meet the consolidation boundaries resulting in the property located on 6489 Selma Avenue being orphaned and making it unsuitable for future development.
2. Suppose the property located on 6489 Selma Avenue is orphaned. In that case, the City will be unable to develop the site according to the Royal Oak Community Plan, which will decrease property values for the rest of 6400 block Selma Avenue.
3. The Council acknowledged that while the proposed development meets minimum lot area requirements, the development itself is

located on a site that will likely be compromised due to the cul-de-sac configuration. The development will likely face building setbacks, be unable to meet the underground parking needs and require increased site coverage, resulting in a higher percentage of impervious surfaces. All of which is contrary and counterproductive to the Royal Oak Community Plan.

As it stands, the developer has not resolved the concerns brought forth by the Council, and I have further concerns.

The RM3 zoning bylaw states that properties must not exceed three storeys, where the proposed development seeks to build 74 units within six storeys. Given the block's configuration, the lack of road access, and the block's general historical use, this development would be poorly located. As others have no doubt mentioned, there are problems regarding parking, traffic, and safety.

A private developer that uses intimidation and takes advantage of red tape to force the City's hand is blatantly against Burnaby residents' best interests. Claims of developing "affordable housing" are unsupported. Instead, it appears that the developer is attempting to fit as many units on an unsuitable lot to gain profit. Before this digresses into a debate on the merits or pitfalls of capitalism, I must remind the Council that it is uniquely positioned to consider the technical arguments against this development **and the moral ones**. Seventy-four extra units on a small residential block will only decrease the quality of life of all those who reside on the block. Approving this development will set a precedent that will allow the further deterioration of this neighbourhood and Burnaby as a whole.

I urge the Council to reject this rezoning proposal once more. Instead, pursue their own development of affordable housing that suits the neighbourhood by addressing the safety, density and traffic considerations brought forth by myself and other residents.

Thank you for your consideration.

Farida Mulji

From: Rosh jiwani
Sent: Monday, November 23, 2020 1:31 PM
To: Clerks; Mayor
Subject: Rezoning Application#16-33 6449 and 6469 Selma Ave.
Attachments: thumbnail_image0.jpg; Petition for Rezoning application #16-33.pdf
Categories: Yellow Category, Public Hearing

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Good afternoon Mayor and the Councilors,

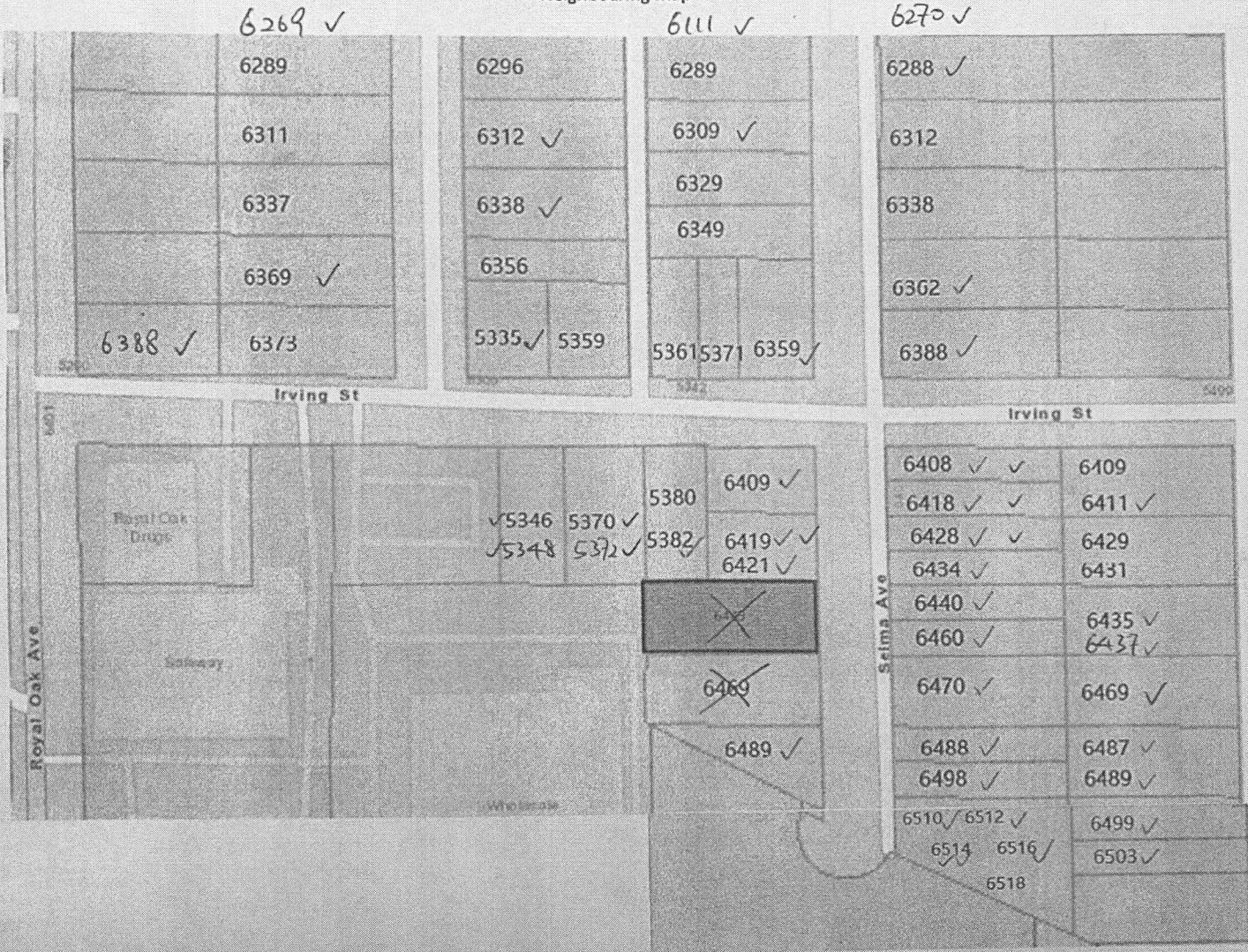
We, the residents of Selma Avenue are in opposition of the Bylaw No. 14234 Rez. #16-33 74 unit multiple Rental Development at 6449 and 6460 Selma Avenue
Please see attached Petition.

Thank you.

Sincerely,

Roshan Jiwani
6419 Selma Avenue
Burnaby, B.C.

Neighbouring Map



6508
*312

2/2

Petition to the City of Burnaby, Mayor, Council, Planning And Zoning Commission to stop a 74 unit multiple Rental Development at 6449 and 6469 Selma Avenue

WE, THE UNDERSIGNED, HEREBY PETITION the Mayor, Council, Planning and Zoning Commission

WE STATE AND BELIEVE:

1. That the date of the Public Hearing needs to be postponed and the residents of Selma Ave and the neighborhood be given time to express their opinion in this drastic change.
2. That proper planning study be conducted to ensure safety and security of the residents.
3. That access road be constructed to allow Fire Trucks, Ambulance, police vehicle and other Emergency vehicles easy Entry and Exit to and from the Cul-de-sac.
4. That consideration be given to the increase in the parking spots from 6 vehicles to more than 100 vehicles for the residents and their guests of the proposed 74 unit rental construction
5. That in the event of a natural disaster such as earthquake fire or any other natural disaster proper planning and preparation for the safe, secure and timely evacuation of the now larger number of residents be undertaken from this one-way cul-de-sac.
6. That the tax-paying and law abiding residents of Selma Avenue and the neighborhood not be subjected unfair treatment in the name of progress and profit by the developer.
7. That at the time of COVID19 pandemic this project should not be rushed through until all matters relating to this increase in number of residents in what is suitable for 2 to 5 family lot.
8. That the voices and concerns of the residents of Selma Ave and the neighborhood be heard and resolved before this project is allowed to move forward.

From: Rosh jiwani
Sent: November 23, 2020 9:08 PM
To: Clerks
Subject: Rezoning Application #16-33 6449 and 6469 Selma Ave
Attachments: Mayor Mike Hurley v2 (1) copy.pdf

Categories: Public Hearing

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Mayor Hurley and Councillors,

I am forwarding you my letter with regard to the rezoning application to build a 6-storey 74 unit Rental development adjacent to my home.

I hope you will take time to read and understand the impact it will have in our day to day lives and make a sound sound and fair decision.

Thank you for your time and consideration.

Sincerely,

Roshan Jiwani
6419 Selma Avenue
Burnaby, BC

Mayor Mike Hurley, Councilor Sav Dhaliwal, Councilor Pietro Calendino, Councilor James Wang, Councilor Joe Kiethley, Councilor Colleen Jordan, Councilor Dan Johnson.

Re: Rezoning Application#16-33 6449 and 6469 Selma Ave.

Mayor Hurley and Councilors,

I am writing today to express my strong concerns around the rezoning application from R5 Residential District to Comprehensive Development District.

The notice says this is my one and only chance to speak and after this, I apparently have little to no further influence on what happens next.

Everyone in this neighbourhood has been provided less than 2 weeks to defend our home and neighbourhood of many decades.

I have been living in Burnaby over 40 years with the last 30+ years at 6419 Selma Ave. I work in Burnaby. I am tax paying and law-abiding citizen who takes pride that Burnaby is generally a "green" well-planned city.

I recognize the importance of low-cost rental in city of Burnaby but it is very important that it be placed in a suitable neighborhood.

It is very intimidating when people knock on the door and urge you to move and sell your property so they can make big profits for themselves.

It is one thing to move out of choice and a totally different thing when you get pushed out of your home of over 30 years.

On "paper", this development may appear fine; however, it fails to address some massive issues that will be introduced. These issues will impact all current and new residences of this entire area beyond just this single Selma cul-de-sac development.

These issues include, but are not limited to:

- A fundamental shift from a low density quiet residential area to a high density and exponentially busier neighbourhood
- The insufficient parking requirement(s) to support this high density
- The exponential increase in vehicle congestion
- The reduction in overall feeling of safety and increase in potential crime

1. Fundamental change to this neighbourhood

I've owned my home on this street for over 30 years.

I know some of the neighbours personally and have them over for social gatherings, others we may chit-chat with, some it is a simple wave or smile and the rest we generally recognize as being from the area.

Knowing our neighbours is only possible because this is a residential area with a low population and residential turn over.

The fact that many of us can generally recognize the people in our neighbourhood allows a great deal of comfort and safety.

This neighbourhood is generally comprised of 1-2 story detached homes.

This 6-story building is completely out of place as compared to all the other structures in the area.

With the addition a commercially designated development bringing potentially 200 new residents, many of them are likely to be short-term rentals.

Simply considering population of the lots in question which is approximately 15 people now, after this development, it will grow to approximately 200. That is an estimated 1,300% times increase in population.

2. Insufficient parking requirement(s)

This segment of Selma Ave is a cul-du-sac and thus by design all traffic flows through the same entry/exit point.

The introduction of potentially 50-100 more vehicles, will overwhelm this very small street. Parking alone would become a nightmare!

Even with the proposed 44 residential parking spots – assuming all 44 will be available to residences. But let's be honest, as in other buildings, several of those parking spots will be reserved for service contractors, visitors, loading / unloading zones, and other building related needs.

The suggestion that few meters of sidewalk in front of this new building will somehow support all those extra 50 or so vehicles not able to park in the building assigned spots is simply a fantasy!

Therefore, to fulfill the extra parking needs, people will be forced to park well beyond this new development. The driveways from the many homes lead to street, reducing the potential street parking availability of the remaining block of Selma. Therefore, when Selma is completely full of vehicles, which will happen very quickly, people will then be seeking parking in other adjoined streets like Irving.

Due to this lack of parking, I expect that most of us will encounter contentious situations with people parking, blocking or otherwise imposing their right to park their vehicle in front or close beside other homes on the surrounding blocks.

Poor weather, like snow will only amplify these issues as snow significantly reduces the efficiency of street parking.

3. Exponential increase in traffic congestion

One of the reasons I selected homes in a cul-du-sac was because cul-du-sacs generally has far less vehicle traffic, noise, and exhaust pollution. I would suspect many of the other residences and owners on this street also share this belief.

Cars are already parked on both sides of the street reducing traffic flow capacity.

Adding a potential addition of 100 or more vehicles that will need to use this entry/ exit/ parking will lead to a significant increase in congestion.

We have to consider that the vehicles will not only belong to residents but we must also consider trucks and cars for delivery services, visitors, taxis, ride-hailing, postal, ambulance, fire, police, garbage/recycling, utility providers and others.

All of these vehicles will exponentially increase traffic to this already narrow street that may be expected to act as an overflow parking spot for this development.

The explosive increase in vehicle traffic will also lead to exponential increase in noise and exhaust pollution.

Simply leaving or entering our driveways and/or street may at times become increasingly difficult particularly during busy (rush hours) and the colder months (snow).

Narrow residential streets with parked cars on both sides and single exit/entry will be further exacerbated difficulties in the event earthquake, fire, natural gas, health, police, car accident and/or other safety emergency.

4. Reduction in safety and increase in crime

I feel relatively safe in my area because I am generally familiar with the people in the neighbourhood. In part because the most of the residents live in the areas for long periods of time and in part because it is a low vehicle and foot traffic street.

I think everyone would agree safety is of a paramount concern.

This development would increase the population density, traffic, services and turnover of people and foot traffic. More traffic means more people and more people will inherently increase the overall level of crime and criminals drawn to this area.

Additionally, the familiarity of the people traversing the area will likely drastically drop; reducing everyone's feeling of "safety".

I would urge each and every one of you who will be making this decision to come and see for yourselves what this street looks like.

Place yourself in our shoes and see if you would like to have a development like this IMPOSED next to your house and/or someone you care about.

Because this was IMPOSED. Someone else decided that this is to happen.

Someone decided to inform us with the VERY MINIMUM amount of time so that we had AS LITTLE TIME AS POSSIBLE to understand our options.

We are not just numbers we are people have worked very hard to get to where we are so we can spend the rest of our lives in harmony and peace in this very beautiful Burnaby.

We are all very aware that approval of this development will open the door to other investors – likely forcing us to do this again and again until they completely transform the entire area.

Your decision today, will go far beyond the residents of this one street and set a precedent for this entire area.

We have been told that there are other unoccupied homes in the neighbourhood, where investors are awaiting for decisions like this, so they too, can begin their process(es) to use similar tactics and forcefully push out more owners so that they can apply for similar commercial development permits and rezoning changes.

I would urge the Mayor and the council to take all the facts and the concerns of many residents who have long lived, paid taxes and supported Burnaby into account so that you do not end up having to regret your decision to just place a rental unit here.

Your decision has real life impact to the people who live in this neighbourhood.

Thank you for your consideration and understanding,
Roshan Jiwani

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From: parm bal

Sent: Monday, November 23, 2020 8:29 PM

To: Clerks <Clerks@burnaby.ca>

Subject: 6449 and 6469 Selma ave public hearing rezoning application comments

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To whom it may concern,

We live on Selma ave and do not want a 74 unit building being made here. There is enough congestion without adding another 74 families living on Selma Ave.

There would be parking problems, visitors parking issues. What is in the rezoning/building plan for parking and congestion? Irving St is a well used street already and adding all these units would only make it busier.

The construction will be very disruptive as Irving St would have to be used to build this proposed building, inconvenienceing everyone who uses this street daily. Kingsway does not have access to these properties due to the Best Western hotel blocking the Kingsway access. The proposed site is in a Cul-de-sac.

Turning from Irving St onto Royal Oak Ave can already be a wait. If more people move here that is alot more cars in the neighborhood. We live in a nice quiet neighborhood and do not want to make it a busier area.

We do not agree to the rezoning of 6449 and 6469 Selma Ave.

Thank you.

Parminder & Pinderjeet Hayer

Sent from my Galaxy

From: parm bal
Sent: November 24, 2020 9:29 AM
To: Clerks
Subject: RE: 6449 and 6469 Selma ave public hearing rezoning application comments
Categories: Public Hearing

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Our address is:

Parminder Hayer
Pinderjeet Hayer
6111 Selma Ave
Burnaby BC V5h 3r1

Thank you

Sent from my Galaxy

----- Original message -----

From: Clerks <Clerks@burnaby.ca>
Date: 2020-11-24 9:21 a.m. (GMT-08:00)
To: parm bal
Subject: RE: 6449 and 6469 Selma ave public hearing rezoning application comments

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