

Mayor and Council
c/o Legislative Services
4949 Canada Way
Burnaby, BC V5G 1M2

May 30, 2023

Delivered by Email: clerks@burnaby.ca

**Re: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 7, 2023 - Bylaw No. 14563
Rez. #22-15
7000 Lougheed Highway**

We write on behalf of Elena, Luigi, and Luigi Giuseppe (Joe) Sulmona, owners of 7071 Greenwood Street since 1966. We extend our gratitude to Council for this privilege to share our perspectives on the transformative proposal to rejuvenate the lands near the Sperling Skytrain station and the expansive Burnaby Central Valley recreational area.

In light of this Rezoning application, we reflect upon our two recent Council delegation submissions and our unwavering dedication that publicly promotes progressive housing and transportation solutions in Burnaby. Accordingly, we generally support (with one exception) that Council indicate approval for the MasterPlan ("MP") concept for 7000 Lougheed Hwy, which in our view aligns well with the City's visionary Housing Strategy and the associated Bainbridge Urban Village OCP designation.

We wish to also convey our appreciation for the timely announcement by School District #41 concerning a new nearby elementary school which will provide promising synergies that could elevate the potential for the entire Urban Village. While much work is necessary to integrate the anticipated school site on Phillips Ave. with this MP proposal, especially with respect to safe connectivity, we remain hopeful.

Furthermore, we are pleased to report our cooperative dialogue with various City departments on potential design concepts and associated infrastructure requirements that extend beyond the Map "B" boundary, as reflected in the Rezoning bylaw before you. As such, we recognize and appreciate the opportunities outlined in the Staff Report (as of April 13, 2023) which designates Study Area #1. The Staff Report also appropriately identifies many obligations and requirements that will apply to all development sites within the entirety of the Urban Village area. We expect cooperation amongst all stakeholders will be key to achieving great outcomes in terms of urban design, sustainability, secure physical environment and affordability to mention just a few of the Council objectives that this MP can and must deliver upon.

However, and our only exception to our MP support is the necessity to highlight that the lands beyond the Map "B" boundary are not within the control of the applicant, namely CREATE Urban Development Corporation ("CUDC"). Consequently, we wish to express that any public design concepts from CUDC that overlap into our property, as illustrated in the MP file, as only being exploratory and speculative at this stage. We further acknowledge that that the Staff Report reinforces the tentative nature of the MP concept designs, so we remain confident that any future Council will retain this open-minded perspective as sensitive and sustainable development proposals come forward in due course.

With this view in mind, we kindly and simply ask your Worship and this Council to re-confirm that the MP concept on record with the General Manager, Planning and Development, does not in any way bind us to some specific future development outcome. Rather, we are certain what is intended here is that any future plan of development must remain consistent with the Urban Village designation, regardless of which party may pursue such Development Approvals for this area in the future.

In closing, we express our best wishes to our new neighbour for the success of their plans so long as such efforts remain solely within the parameters of Map "B". As such, we pledge to collaborate with CUDC to a reasonable degree where our mutual interests coincide.

Looking forward, we trust your Worship and Council will in accordance with long-standing practice that ensures long-standing residents are treated with equity and fairness, and without any prior assumption on the future possibilities for Study Area #1 based on CUDC's preliminary design concept herein.

Thank you for your consideration and for Council's ongoing commitment to serving our community.

A handwritten signature in dark ink, appearing to read 'Luigi', with a long horizontal flourish extending to the right.

Luigi Giuseppe (Joe) Sulmona
5504 Union St.
Burnaby, B.C.
V5B 1W5

Copy

- CREATE Urban Development Corporation