

From: Adam Hird FIPPA Sec. 22 (1)
Sent: Saturday, June 17, 2023 8:29 AM
To: LegislativeServices
Subject: Bylaw No. 14578 Questions

Follow Up Flag: Follow up
Flag Status: Completed

Categories: PH - Info Complete, Public Hearing

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Hi,

I am writing to submit my questions regarding the construction of a residential multi-family development at Southwynde and Byrnepark Dr

- Is it possible to see the building's architecture and design?
- How will this affect the current traffic pattern and parking in the area?
- Will the building overshadow surrounding buildings? The town homes are only 3 stories, and this sounds like it will be double the size.
- How will noise pollution be controlled, children, visitors (increase in traffic), AC/heat pumps, etc?
- What environmental impact will the building have on the surrounding area? Animal behaviors changed once the condo and homes were built on the corner of Byrnepark Dr and Southbridge Dr.
- What is the expected length of time of construction and disruption in the area? The building of the condo's and homes on corner made it challenging for residents to drive up and park in the area during that period.

I look forward to hearing from you

Adam Hird
12-7428 Southwynde avenue.

From: Adam Hird FIPPA Sec. 22 (1)
Sent: Sunday, June 25, 2023 6:59 PM
To: Schumann, Johannes
Cc: LegislativeServices; Lubell, Kyra
Subject: Re: Bylaw No. 14578 Questions

Categories: Public Hearing

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Dear Legislative Services,

I am writing to express my strong opposition to the proposed construction of a 6-story residential building at 7388 Southwynde Avenue. While I understand and support the idea of utilizing the land for residential development, I am deeply concerned about the height of the building, which deviates from the natural horizon that characterizes the surrounding area.

The existing buildings in the vicinity of 7388 Southwynde Avenue have been thoughtfully designed to honor the natural contours and height of the hill. They seamlessly blend with the environment and contribute to the natural beauty of the area. However, the proposed 6-story building stands in stark contrast to this harmonious integration. Its uninspiring design, resembling a plain brown box, fails to complement the natural surroundings or inspire any sense of natural beauty.

I firmly believe that a building of such height and design would be better suited to a maximum of 4 stories, allowing it to blend in with the existing buildings and the woodland. If the proposed construction were modified to align with the surrounding architecture and natural environment, I would have no objection to the project, except for the issue of the day care facility.

One of my main concerns with the proposed development is the placement of the day care facility within the building. This arrangement is likely to result in parking issues and overcrowding on the street. It appears that the design has not taken into consideration the parking needs associated with the day care, potentially leaving residents and visitors with limited or no parking options. I believe that an alternative location for the day care facility should be considered, such as on the corner of the street or on the other side where additional parking options can be made available.

Moreover, I would like to highlight that the proposed construction does not align with the community plans established for the city of Edmonds. The city has long been committed to preserving the natural beauty and architectural integrity of its neighborhoods. The design and height of the proposed building contradict these objectives, and therefore, I do not feel that it aligns with the community plans that have been put in place.

In conclusion, I respectfully urge Legislative Services to reconsider the height, design, and overall impact of the proposed residential building at 7388 Southwynde Avenue. It is crucial to ensure that any new developments align with the natural beauty, architectural integrity, and community plans of Edmonds. Furthermore, careful

consideration should be given to the placement of the day care facility, taking into account parking availability and convenience for residents and visitors.

Thank you for your attention to this matter. I trust that Legislative Services will carefully review these concerns and make a decision that upholds the best interests of the community of Edmond while respecting the natural beauty and character of the neighborhood.

Yours sincerely,

Adam Hird
12-7428 Southwynde Avenue

From: WebAdmin@burnaby.ca on behalf of [City of Burnaby](#)
To: [LegislativeServices](#)
Subject: Webform submission from: Public Hearings #429
Date: Sunday, June 18, 2023 7:34:21 PM

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Submitted on Sun, 06/18/2023 - 19:34
Submission # 429

Submitted values are:

Name
Yu Liu

Address
419-7428 Byrnespark Walk
Burnaby, V3N 0B4

Email address
FIPPA Sec. 22 (1)

Rezoning application or bylaw number
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15,2023-Bylaw No. 14578

Submission

I am a resident of 419-7428 Byrnespark Walk, and myself, along with the residents in the same unit, oppose Burnaby Zoning Bylaw 1965, Amendment Bylaw No.15, 2023-Bylaw No.14578 (Revised) Rez.#22-02.

Currently, the residential density here is already high, and a new residential building (6438 Byrnespark Dr, Burnaby, BC V3N 0A1) has just been constructed, with many new residents moving in.

We believe the government should pay more attention to the children, elderly, and residents here who engage in daily activities, leisure, and interaction in this area. The construction of new apartments would bring unknown consequences to the community, with an increasing transient population, which would disrupt the public environment of this community. Therefore, we oppose the construction of new apartments on this site and advocate preserving this limited space for the children, elderly, and residents here.

Thanks and Regards,
Yu Liu

From: WebAdmin@burnaby.ca on behalf of [City of Burnaby](#)
To: [LegislativeServices](#)
Subject: Webform submission from: Public Hearings #431
Date: Sunday, June 18, 2023 9:42:04 PM

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Submitted on Sun, 06/18/2023 - 21:42
Submission # 431

Submitted values are:

Name
Yao Yao

Address
312 - 7428 Byrnegpark Walk
Burnaby. V3N 0B4

Email address
FIPPA Sec. 22 (1)

Rezoning application or bylaw number
Bylaw No. 14578

Submission
I don't agree to construct a residential multiple-family development on 7388 Southwynde Avenue.

From: [Travis Taylor](#)
To: [LegislativeServices](#)
Subject: 7388 Southwynde Avenue Written Comments
Date: Monday, June 19, 2023 6:57:04 PM

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Hello,

I will be unable to attend the public hearing on June 27th and am therefore providing the following written comments via email for your consideration:

I live at 7488 Southwynde Avenue (in the "Ledgestone 1" complex), two complexes down from the proposed development. Let me start by saying that I fully support the construction of a non-market rental building. From speaking with neighbours, I know there are concerns among some people that the construction of non-market rental building near our homes may lower our property values, but I do not share those concerns at all. I also welcome the childcare facility, as I have two young children and know how difficult it can be to find childcare. I do however have two main concerns:

1. Density - In a March 23, 2021 City of Burnaby Planning and Development Committee meeting ([link](#)), it was noted that this property had development potential for approximately 85 units. This has now jumped over 40% to 120 units. The six-storey plan is taller than any of the immediately-surrounding complexes ("Green", "Ledgestone", etc.). Again, I am not opposed to non-market rental buildings, as I know that housing of all kinds is necessary, but I am opposed to development of buildings that do not aesthetically fit in with their surroundings. The proposed six-storey development of 7388 Southwynde Avenue would dwarf the existing "Ledgestone 2" development at 7428 Southwynde Avenue - it would literally be *twice as tall* as that three-storey complex - and would be out of place with the surrounding development. I feel bad for the residents of "Ledgestone 2" that will be facing the new 7388 Southwynde Avenue development - they may never see the sun again! Please consider lowering the density to three or four storeys. I note that the current zoning appears to only allow for three storeys - perhaps the original zoning had it right!?

2. Parking and Traffic

(a) Southwynde Avenue - There are already many cars that park along Southwynde Avenue. The 7388 Southwynde Avenue property should be developed with sufficient parking so as not to further exacerbate the parking problem on Southwynde. I know the current trend is towards less underground parking to encourage transit use, etc., but I would strongly encourage a more reasonable requirement of at least one underground parking spot per bedroom.

(b) Parking Entrance - Consideration should be given to placing the underground parking entrance on Byrnespark Drive, rather than Southwynde Avenue, as there is less traffic on Byrnespark Drive (only those entering the parking for the "Green" complex, which also has an entrance from Southpoint Drive) and this will not impede the already heavy traffic on Southwynde Avenue. This is also safer, given the three-way stop sign at Byrnespark Drive and Southwynde Avenue.

(c) Byrnespark Drive

(i) Byrnespark Drive should either be widened between the edge of the 6488 Byrnespark property and Southwynde Avenue (where it currently narrows relative to the rest of Byrnespark Drive), or no parking should be allowed in this section, as the road is too narrow when cars park in this section of Byrnespark Drive.

(ii) A centre line should be painted on Byrnespark Drive between Southwynde Avenue and Southridge Drive, as the development of 7388 Southwynde Avenue and 6438 Byrnespark Drive will lead to increased parking and traffic along Byrnespark Drive.

I urge you to consider lower density for 7388 Southwynde Avenue and please mandate the above parking and traffic improvements for the surrounding area.

Thank you very much for considering my comments.

Kind regards,

Travis Taylor
71-7488 Southwynde Avenue
Burnaby, BC

FIPPA Sec.
27(4)
FIPPA Sec. 22 (1)

From: [Lisa Casagrande](#)
To: [LegislativeServices](#)
Subject: Southwynde Rental Apartments
Date: Tuesday, June 20, 2023 11:26:21 AM

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I wanted to express my discontent with the plan to rezone the space around 7388 Southwynde Ave. in south Burnaby. As it stands now, parking on the street has increased significantly. Adding another building will increase the amount of traffic coming through that corridor where cars already zip by way to fast. The construction on the other side of Byrne Woods Park has already resulted in significant increased traffic, parking congestion as well as loss of greenspace and wildlife. We need to protect existing valuable greenspaces for the physical and mental health of citizens.

Thank you,

[Lisa Casagrande](#)
[68-7488 Southwynde Ave.](#)

Infinite patience produces immediate results...