

**From:** Gina Hope FIPPA Sec. 22 (1)  
**Sent:** Monday, June 26, 2023 3:33 PM  
**To:** LegislativeServices  
**Subject:** Re: Opposition to Development at 7388 Southwynde Avenue Burnaby BC

**Categories:** Public Hearing

Gina Hope  
#402 - 7418 Byrnespark Walk  
Summer Building  
Burnaby BC V3N 0B3

Rez Ref # 22-02  
Bylaw # 14578

> On Jun 26, 2023, at 3:16 PM, LegislativeServices <LegislativeServices@burnaby.ca> wrote:  
>  
> > This is to acknowledge receipt of your email.  
>  
> Submissions should contain the writer's full name (first and last), and residential address including suite number which become part of public record. Please reply as soon as possible for Council's consideration.  
>  
> Thank you.  
>  
> City of Burnaby  
> Legislative Services  
> Phone: 604-294-7290  
> City of Burnaby | Corporate Services | 4949 Canada Way | Burnaby, BC V5G 1M2  
>  
> -----Original Message-----  
> From: Gina Hope FIPPA Sec. 22 (1)  
> Sent: Monday, June 26, 2023 2:16 PM  
> To: LegislativeServices <LegislativeServices@burnaby.ca>  
> Subject: Opposition to Development at 7388 Southwynde Avenue Burnaby BC  
>  
> As a resident of South Burnaby for many years I was very disappointed to see the notice posted at the above address. In a word my response is NO, and here's why.  
> This area is currently a quiet, perhaps under populated small area of South Burnaby.  
> People move here and stay here for a reason, it's quiet and peaceful, not too crowded and Byrne Creek Park is close at hand. If the proposed building was to build a Ledgestone III 2 storey townhome complex like the two adjacent lots have on them you would receive very little opposition, if any. But a 6 storey building in that location is absurd. Parking is already at a premium down here, many residents have 2 cars and only 1 parking space so try to find parking for all those people dropping off and picking up kids at a daycare will be impossible. Countless traffic already comes into the culdesac of Byrne Park Drive and often right down our private driveway as the sign the City has posted for No Exit at the start of the culdesac is so small no one sees it. Illegal parking already goes on out there, not enforced by the City and the problem will only get worse. And a non market rental building? Why would I ever vote in favour of a building I will never be eligible to live in that will destroy the aesthetic of this neighbourhood, reduce property values of people that pay taxes to live in this neighbourhood and create traffic nightmares? This is not the right location so please reconsider. Just as I will reconsider who gets my vote in the next election.  
>  
> Gina Hope

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>  
**Sent:** Monday, June 26, 2023 4:37 PM  
**To:** LegislativeServices  
**Subject:** Webform submission from: Public Hearings #444  
  
**Categories:** PH - Info Complete, Public Hearing

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Submitted on Mon, 06/26/2023 - 16:36  
Submission # 444

Submitted values are:

**Name**  
Robert Carpenter

**Address**  
27-7428 Southwynde Ave  
Burnaby, V3N0A1

**Email address**

FIPPA Sec. 22 (1)

**Rezoning application or bylaw number**  
14578

**Submission**

Dear Burnaby City Council,

We are extremely concerned about the scale of the proposed housing development in our neighbourhood. This development may hurt the area's natural beauty appearance and usability. The proposed structure is six stories and has no peer anywhere in the immediate surrounding area. To the south, the building next door has one below-grade set of units, two-story townhouses on top of it, and rooftop decks built across four building structures. This six-story unit will tower over everything else in the neighbourhood and has a building density like nothing nearby. It will loom over the buildings next door and block a significant amount of the sun that this structure relies on to maintain its greenery and trees.

The existing developments on Southwynde Avenue (Ledgestone I and Ledgestone II) have a total number of units combined, with a similar number of units proposed on this plot of land, which is almost 1/4 of the same area for the two developments combined.

The Green development, to the Northeast, is built into a sloped hill, and while it may be four to five stories, the tallest part is at the back of the development, away from this six-story proposal. Green comprises four buildings that are about 85 units per structure with a lot of green space, a playground, and multiple water features.

We are not opposed to a development being built, especially for affordable housing, but the scale of this project is too immense for this small area to support. The development, Green has only one parking stall for each of the 330 condominiums. There is no mention of parking for this new development, which is already a significant premium on the streets at night—if 1/5 of these new unit renters have vehicles for their commute, or perhaps second ones. That could be additional vehicles to park in a very congested area due to little parking already.

The cul-de-sac at the end of Byrnespark is also the emergency fire-lane access to Green. During garbage and recycling days, roughly 1/3rd of the circumference of the cul-de-sac is filled with recycling or garbage bins on the appropriate day. This new development will also need an area of scale to regularly provide access to the city for garbage and recycling, significantly reducing the already small street parking areas.

I urge the city and council to say no to a project this size and ask that it be scaled accordingly to the size of the other residential units nearby. This new project should be at most four stories and have additional amenities, such as a play area and green space, that all other local developments have.

Rez Ref # 22-02  
Bylaw # 14578

With such a proposal, I would also ask the city to consider performing traffic calming in the neighbourhood. Southwynde Avenue and Southpoint have vehicles which drive through the community, especially in the evening, as a shortcut to get to Griffiths at excessive rates of speed.

A 37-child daycare on the ground floor of such an extensive development and near what's becoming a reasonably high-traffic thoroughfare at certain times of the day concerns me for these children's welfare, air quality, and health. I suggest that it be fronted on the Cul-de-sac street of Byrnpark Drive.

We understand that the city needs more affordable housing. However, doing so at the expense of the local, established residential system does nothing but upset the existing local residents and will potentially cause environmental issues for the buildings immediately next to it with little to no sun exposure. Increasing concerns of mold and other moisture issues that having a building in a large shadow would create.

The rental buildings nearby, up the hill, are tastefully built and fit in with the local buildings and landscape and are not out of size or shape with the existing nearby buildings.

We thank the council for taking the time to look at our concerns,

Robert & Michele Carpenter

**From:** Angela Tao FIPPA Sec. 22 (1)  
**Sent:** Monday, June 26, 2023 4:43 PM  
**To:** LegislativeServices  
**Subject:** 7388 Southwynde Avenue rezoning  
**Categories:** Public Hearing, PH - Needs Addit'l Info

**Rez Ref #** 22-02  
**Bylaw #** 14578

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Dear Legislative Service Department,

I am writing with regard to the 7388 Southwynde Avenue rezoning application.

I am deeply disturbed by the proposal. Currently the parking situation around the Ledgestone and Green community (which is right next to the site) is already very bad; most residents cannot find enough parkings. Having another 100ish households in a tiny corner will exacerbate the problem significantly, posing a great threat to public safety.

If the so-called structure is to be built, the new building will be less than 50 feet from my townhouse and completely obstruct my view. As a very hard working middle class, with the potential for a decrease in my property value and significant reduction in my quality of life, I feel like we are being taken advantage of by the city. Why not find somewhere right to the rich single family household neighborhood? Why do I pay a very large sum of tax money every year to further get ripped off by the city?

This probably will not change your decision in any manner, but there is no other way for me to voice my discontentment with the city's decision. I already paid my fare share to the city by the amount of tax I paid, and I cannot express my disappointment enough.

I hope you enjoy your work.



**From:** Angela Tao <sup>FIPPA Sec. 22 (1)</sup>  
**Sent:** Tuesday, June 27, 2023 9:03 AM  
**To:** LegislativeServices  
**Subject:** Re: 7388 Southwynde Avenue rezoning  
  
**Categories:** Public Hearing

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My address is 102 7418 Byrnespark Walk, Burnaby, BC V3N 0B3, Canada

On Tue, Jun 27, 2023, 8:12 AM LegislativeServices <[LegislativeServices@burnaby.ca](mailto:LegislativeServices@burnaby.ca)> wrote:

This is to acknowledge receipt of your email.

**Submissions should contain the writer's full name (first and last), and residential address including suite number which become part of public record. Please reply as soon as possible for Council's consideration.**

Thank you.

**City of Burnaby**

Legislative Services

Phone: 604-294-7290

City of Burnaby | Corporate Services

4949 Canada Way | Burnaby, BC V5G 1M2

**Our Purpose: To create the city that we all want to live in and be in.**

2/2

**From:** Ferit Erderin FIPPA Sec. 22 (1)  
**Sent:** Monday, June 26, 2023 5:41 PM  
**To:** LegislativeServices  
**Cc:** Ferit Erderin  
**Subject:** Bylaw No. 14578 Rez. #22-02, 7388 Southwynde Avenue  
**Categories:** Public Hearing, PH - Info Complete

Rez Ref # 22-02  
Bylaw # 14578

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Mayor/Council,

**RE: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2023 - Bylaw No. 14578  
Rez. #22-02, 7388 Southwynde Avenue**

I oppose to the proposed project in my neighborhood. The project is planned/proposed as a rental building. My understanding is that ownership will not be allowed in the proposed building in its entire lifetime. If there is a voting for the above-mentioned project, I am not voting in favor of this project.

In addition to my opposition, I also find the issues below concerning for the residents/neighbours. I believe that the issues below must be addressed in case the project is ever carried out. Please clarify the following items to attendees in the public hearing.

1. RE: Building Height, A-0.102 Architectural Drawing. Proposed Height is shown as 21.028m while permitted height is only 12m. Please clarify why the proposed height of the building is higher. The proposed height is also over the other two adjacent buildings' roofs. Below is snapshot from RM-2 Zoning Bylaw.

**202.3 Height of Buildings:**

The height of a building shall not exceed 12.0 m (39.37 ft.) nor 3 storeys.

**202.4 Lot Area and Width:**

Below is taken from Architectural drawing. A-0.102

Building A Height			
Level(s)		Height of Floor(s)	
		Metric (m)	Imperial (ft.)
Level P1 - Level 1		3.353	
Level 1 - Level 2		3.454	
Level 2 - Level 3		3.149	
Level 3 - Level 4		3.149	
Level 4 - Level 5		3.149	
Level 5 - Level 6		3.149	
Level 6 - Roof		3.149	
Roof - Upper Roof		1.829	
Overall Height From Finished Grade			
Proposed		21.028	
Permitted		12	

2. RE: Vehicle parking & A-0.102 Arch. Dwg. 1 space per 46m<sup>2</sup> is allowed for the daycare. At the same time, there are 121 units which are equal to or/and above 50m<sup>2</sup>. However, there are only 61 parking spaces allowed for residents. (0.5 space per unit) If 1 space per 46m<sup>2</sup> is applied to residential units, the building needs to have more stalls than noted. In the worst-case-scenario, I assume all residents will own a vehicle, 60 vehicles will be parked on the street in our neighborhood.

The plan does not include sufficient parking stalls for the proposed building residents. We have already seen transit users parking their cars in front of our building and walk to Edmonds Skytrain station since the City installed park meters on adjacent streets to the skytrain station.

Below are the requirements from the City of Burnaby.

USE	REQUIRED PARKING SPACES
(d) Townhouses and apartments in P11e Districts. (B/L No. 11462-03-01-20)	1.0 for each dwelling unit that is not a multi-family flex unit, plus- 1.25 for each dwelling unit that is a multi-family flex unit, plus – 0.1 for each bedroom in excess of 1 bedroom within a dwelling unit (excluding bedrooms located within the rental accommodation area in multi-family flex-units), plus – 0.2 per dwelling unit for visitor parking (of which not more than 0.1 may be permanently provided on another site within 400 m (1,312 ft.) walking distance, but at least 0.1 of which, including all required visitors' handicap spaces, shall be provided on-site).
(2.1) Purpose-built rental housing in the RM and P District, all of their sub-districts, and the Comprehensive Development District, or portion thereof. (B/L No. 14206-20-10-26)	0.6 for each rental unit inclusive of 0.1 visitor parking, or as determined through a parking study approved by the Director of Planning and Building.

Below is a snapshot from Arch. Drawing.



**Vehicle Parking - Proposed**

	Resident	Residential Visitor	Daycare	Sm
	0.5 space per unit	0.1 spaces per unit	1 Space For Each 46m2	ma
Resident Required	61	13		
Commercial ( Daycare ) required			8	
Proposed	61	13	9	

If you have any questions, please do not hesitate to contact me at **778-668-9344**. I live at **7488 Byrnespark Walk, Burnaby, V3N 0B6**. I am a resident who owns a suite in our building. Please acknowledge of the receipt of my email.

Thank you,

Ferit Erderin

**From:** Jason Wang FIPPA Sec. 22 (1)  
**Sent:** Monday, June 26, 2023 6:16 PM  
**To:** LegislativeServices  
**Subject:** Opposition to the location of the Six-Story Non-Market Rental Building (Taylor Park Area)  
**Categories:** PH - Needs Addit'l Info, Public Hearing

**Rez Ref #** 22-02  
**Bylaw #** 19578

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Dear City Council Member,

I hope this email finds you well. I am writing to express my deep concerns about the proposed construction of a six-story non-market rental building near Taylor Park Elementary. I understand the need for affordable housing. However, the current location for this development is not suitable, so I strongly oppose this location for several reasons.

The construction of this six-story building has the potential to significantly alter the dynamics of our community. Frequent movements of a large number of tenants in the area could potentially weaken the safety and security of our communities.

Furthermore, the six-story structure's height and scale will not be in harmony with the Byrne Creek Ravine Park, which is right next to the subject site. It will create an oppressive atmosphere and impact our leisure and relaxation in the park.

Moreover, it will largely increase the usage of Byrnespark Walk. Currently more and more kids and adults are walking, running, biking and scooting on Byrnespark Walk, when the six-story building is completed, it will be more clouded with people, personal/family safety, daytime noise will be big concerns for all the residents nearby.

Establishing a stable, secure and happy community environment is crucial for all of us, especially for our children. Please reject this proposal.

Thank you for your attention to this matter.

Best regards,  
A resident in Byrnespark Walk  
Jason

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>  
**Sent:** Monday, June 26, 2023 7:24 PM  
**To:** LegislativeServices  
**Subject:** Webform submission from: Public Hearings #446  
**Categories:** PH - Info Complete, Public Hearing

**Rez Ref #** 22-02  
**Bylaw #** 14578

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Submitted on Mon, 06/26/2023 - 19:24  
Submission # 446

Submitted values are:

**Name**  
Glenn Martinuk

**Address**  
307 - 7488 Byrnespark Wk  
Burnaby, V3N 0B6

**Email address**  
FIPPA Sec. 22 (1)

**Rezoning application or bylaw number**  
22-02

**Submission**  
Re: 7388 Southwynde Avenue

I believe that a 6-storey building in that space will not fit with the surrounding homes. The neighbouring Ledgestone and Green buildings are 2 and 4 storeys respectively. This new building would be out of place in the community.

I also don't believe that there has been enough consideration to traffic and parking on that corner. The childcare facility has no planned place for pick and drop off. This will congest an already narrow street that both sides already filled with parked cars.

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>  
**Sent:** Monday, June 26, 2023 7:46 PM  
**To:** LegislativeServices  
**Subject:** Webform submission from: Public Hearings #447  
**Categories:** Public Hearing, PH - Info Complete

**Rez Ref #** 22-02

**Bylaw #** 14578

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Submitted on Mon, 06/26/2023 - 19:46  
Submission # 447

Submitted values are:

**Name**  
Rosemarie Weatherby

**Address**  
46 - 7428 Southwynde Ave  
Burnaby. V3N 0A1

**Email address**  
FIPPA Sec. 22 (1)

**Rezoning application or bylaw number**  
22-02 bylaw 1965. 7388 Southwynde Ave

**Submission**

This will change the look of my area, we have townhouses stacked and condos on Byrne Park Walk, a 6 storey storey building does not comply to what I was told would be developed here when I bought 18 years ago.  
A childcare centre is a business and was not part of the original plans for this area. We already have a lot of traffic coming down our street as a short cut to Southridge , where are the parents of the 37 children going to this daycare going to park, we already have no parking in our area and with the new development at Southridge and Byrne Park, there is even less. How are you going to accommodate the increase in traffic, we already have people going to fast and going thru out 2 stop signs? It s very dangerous to even cross at the stop sign to enter Byrne Park walking paves. I do not agree with your rezoning plans, figure out the traffic & parking problem first Regards Rose

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>  
**Sent:** Monday, June 26, 2023 8:35 PM  
**To:** LegislativeServices  
**Subject:** Webform submission from: Public Hearings #448  
**Categories:** PH - Info Complete, Public Hearing

**Rez Ref #** 22-02  
**Bylaw #** \_\_\_\_\_

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Submitted on Mon, 06/26/2023 - 20:34  
Submission # 448

Submitted values are:

**Name**  
Elaine Louie

**Address**  
316-7488 Byrnpark Walk  
Burnaby, V3N0B6

**Email address**  
FIPPA Sec. 22 (1)

**Rezoning application or bylaw number**  
14578 7388 Southwynde Ave

**Submission**

I oppose this development because I feel it is too big for the size of the property. Traffic in this neighbourhood is already so bad during school hours because it is a long 2 way street. If there is an accident or emergency on Southpoint Dr, Southwynde Ave, or Byrnpark Dr, there is no way around it. Having a childcare facility fronting Southwynde Ave, would make the corner even more congested during drop off and pick up times. Parking is also difficult to find during school hours for residents in the neighbourhood.

I wonder why it can't be a townhouse complex that already fits the esthetics of Southwynde Ave? I understand Burnaby needs more rental housing and daycare, but I feel that this corner is not the right space for this big project.



**From:** Indarjit Gill FIPPA Sec. 22 (1)  
**Sent:** Monday, June 26, 2023 9:05 PM  
**To:** LegislativeServices  
**Subject:** Proposed Non Market Development at 7388 Southwynde Avenue Burnaby  
**Categories:** Public Hearing, PH - Needs Addit'l Info

**Rez Ref #** 22-02  
**Bylaw #** 14578

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Hi

I am a resident of The Green and very disappointed with the proposed Non Market residence.

There is already a completed development at the corner of Byrne Road and Byrnpark Drive which is going to cause a lot of congestion in terms of parking and traffic..

Proposed project near a cul de sac will:

1. Cause limited parking space which will cause by law violations by residents as they are not allowed to park in their respective buildings other than 1 residential parking.
2. Infringement into common property owned by The Green Strata and Ledgestone which they are maintaining through the strata paid by residents, 3. 6 storey building will block the view of the greenery which the current residents are enjoying.
4. All of us bought homes here because of the greenery.
5. Developing a small plot is going to cause a lot of discomfort and disappointment to residents.
6. Climate change - by bringing down the few trees and developing this proposed plot is this not going against climate change .
7. There are other areas that can be developed. Why on a small plot that is going to disrupt the wellbeing of the residents.

I am HIGHLY OPPOSING to the development of this plot of land.

Indar Gill

**From:** Indarjit Gill FIPPA Sec. 22 (1)  
**Sent:** Tuesday, June 27, 2023 8:36 AM  
**To:** LegislativeServices  
**Subject:** Re: Proposed Non Market Development at 7388 Southwynde Avenue Burnaby  
  
**Categories:** Public Hearing

Indar Jit Gill  
501-7418 Byrnepark Walk  
Burnaby  
V3N0B3

Indar Gill

> On Jun 27, 2023, at 8:18 AM, LegislativeServices <LegislativeServices@burnaby.ca> wrote:  
>  
>  
>  
> This is to acknowledge receipt of your email.  
>  
> Submissions should contain the writer's full name (first and last), and residential address including suite number which become part of public record. Please reply as soon as possible for Council's consideration.  
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> Thank you.  
>  
> City of Burnaby  
> Legislative Services  
> Phone: 604-294-7290  
> City of Burnaby | Corporate Services  
> 4949 Canada Way | Burnaby, BC V5G 1M2  
>

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>  
**Sent:** Monday, June 26, 2023 9:10 PM  
**To:** LegislativeServices  
**Subject:** Webform submission from: Public Hearings #449  
  
**Categories:** Public Hearing, PH - Info Complete

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---

Submitted on Mon, 06/26/2023 - 21:09  
Submission # 449

Submitted values are:

**Name**  
Craig O'Reilly

**Address**  
603-7488 Byrnpark Walk  
Burnaby, V3N 0B6

**Email address**  
FIPPA Sec. 22 (1)

**Rezoning application or bylaw number**  
Burnaby Zoning Bylaw 1965, Amendment Bylaw No.15, 2022 Bylaw No. 14578

**Submission**  
I want to be on record as opposed to this proposal  
as it currently stands.

First of all, in general, the City of Burnaby should be dedicated to PRESERVING as much Green space as possible, NOT developing it. This land is adjacent to Byrne Creek Ravine park and in fact complements the park. To the residents living adjacent to the property it provides a sense of community with nature.

If you recall under the previous city administration there was tremendous opposition to the Byrnpark Polygon development that went ahead regardless. There was also tremendous opposition to the recent proposal to remove park land for a re-cycling facility. That proposal has been abandoned. Burnaby residents want their Green spaces protected.

As an aside I notice there is a sign on this property that reads "Park Site---no dumping allowed". If this property is or at some point was designated park land then I hope it was removed from that designation legally.

I realize that the city is committed to providing more housing and more rental housing. Why cannot the city address this commitment through the use of land that has ALREADY been developed?

As an example...BC Hydro owns a tower next to

Edmonds Skytrain station. They also own a building directly across Southpoint that has been basically vacant for years. Next to the Hydro tower there is a huge swathe of lawned land that currently lays fallow. Why can the city not ask the province to direct BC Hydro to turn over one or more of these areas to the city for housing? Seems a perfect fit!

The proposal also states that six housing/childcare levels are proposed. None of the adjacent properties have that many levels. Byrnespark Polygon has only four maximum, the Green development is "stepped" in design whereby maximum of four levels are above ground level. The Southwynde development immediately adjacent to the proposal consists of only two levels. Why allow SIX in jarring contrast with the surrounding developments? If the proposed project cannot be profitable with fewer levels then ABANDON it and proceed with alternative proposals.

Thank you,  
Craig O'Reilly

**From:** Hamed zare FIPPA Sec. 22 (1)  
**Sent:** Monday, June 26, 2023 9:22 PM  
**To:** LegislativeServices  
**Subject:** Concerns Regarding Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2023 - Bylaw No. 14578  
  
**Categories:** PH - Info Complete, Public Hearing

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Dear Burnaby City Council,

I hope this email finds you well,

I am writing to express my concerns about the proposed construction of a non-market rental building in the area that is currently home to a significant number of trees. As a concerned resident and advocate for environmental preservation, I strongly believe that this project poses several potential risks and drawbacks that need to be carefully considered.

First and foremost, the presence of a lush and thriving tree population in our neighborhood is invaluable. Trees provide numerous environmental benefits, such as improving air quality, mitigating noise pollution, and enhancing the overall aesthetic appeal of the area. They also serve as habitats for various wildlife species, contributing to the biodiversity of our ecosystem. Clearing a significant portion of these trees to make way for a building would irreversibly impact the natural beauty and ecological balance of our community.

Furthermore, the loss of mature trees can have detrimental effects on the local climate. Trees play a crucial role in reducing the urban heat island effect by providing shade and evaporative cooling. By removing this natural shade canopy, we would expose our community to increased temperatures, leading to higher energy demands for cooling and a diminished overall quality of life.

In addition to the environmental concerns, the proposed non-market rental building might also bring about other undesirable consequences. Increased construction activities could result in noise pollution, traffic congestion, and dust accumulation, further disturbing the tranquility of our neighborhood. Moreover, the potential increase in population density may strain existing infrastructure, such as transportation networks, schools, and healthcare facilities, leading to potential overcrowding and a decrease in the overall livability of our community.

Additionally, the proposed construction may result in a mismatch between the intended purpose of the building and the needs of the community. It is crucial to ensure that any housing development aligns with the demographic and socioeconomic requirements of the area. Failing to consider these factors could potentially lead to underutilized or ill-suited housing units, defeating the purpose of the project and wasting valuable resources.

As a responsible and forward-thinking society, it is vital that we strike a balance between urban development and environmental preservation. I urge you to explore alternative options that would allow for sustainable and eco-friendly development while safeguarding our precious tree cover. Perhaps there are underutilized spaces or existing structures that could be repurposed to meet the demand for housing without sacrificing our environment.



I kindly request that you consider these concerns seriously and involve community members in the decision-making process. By working together, we can find solutions that benefit both the residents in need of affordable housing and the preservation of our natural surroundings.

Thank you for your attention to this matter. I look forward to hearing your thoughts and engaging in further discussions to ensure the best outcome for our community.

Best regards,

Hamed Zaremohazabiyeh

#211 - 7418 Byrnpark Walk, Burnaby, BC, V3N 0B3

FIPPA Sec. 22 (1)

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>  
**Sent:** Monday, June 26, 2023 9:48 PM  
**To:** LegislativeServices  
**Subject:** Webform submission from: Public Hearings #451

**Categories:** PH - Info Complete, Public Hearing

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Submitted on Mon, 06/26/2023 - 21:47  
Submission # 451

Submitted values are:

**Name**  
Liliane Li

**Address**  
315-7428 Byrnespark Walk  
Burnaby . V3N 0B4

**Email address**  
FIPPA Sec. 22 (1)

**Rezoning application or bylaw number**  
Zoning bylaw 1965, Rez#22-02 7388 Southwynde Ave

**Submission**  
Burnaby zoning bylaw 1965, I would say No to this Non Market rental building plan.  
Living here for around 9 years, I found one must have car, since it's quite far from city Center, and not that close to Edmonds Skytrain station. It takes around 20-25 minutes to walk to skytrain. And only one bus #100 running nearby. Very time consuming for families without a car.  
Building a Non-market rental building here and a childcare Center, will only solve lower income households' rental housing issues, however, it's not as convenient as expected. Owning a car and buying insurance will be another big expenses for these families. Besides, it's already very crowded here, we have 4 main apartment buildings and many townhouses in this area, building a rental housing in such a small area will only make this area more crowded and totally not convenient.  
Please re-consider to a better location for those who in needs.

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>  
**Sent:** Monday, June 26, 2023 9:56 PM  
**To:** LegislativeServices  
**Subject:** Webform submission from: Public Hearings #452  
  
**Categories:** PH - Info Complete, Public Hearing

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Submitted on Mon, 06/26/2023 - 21:56  
Submission # 452

Submitted values are:

**Name**  
Mervyn Ee

**Address**  
315-7428 Brynepark Walk  
Burnaby, V3N 0B4

**Email address**  
FIPPA Sec. 22 (1)

**Rezoning application or bylaw number**  
Rez#22-02, 7388 Southwynde Ave, Burnaby. Amendment Bylaw No 15, 2023 - Bylaw No. 14758

**Submission**  
I would say "NO" to have the multi-family six storey non-market rental buliding, Southwynde Rental Appartments. Reason being that it will be too crowded in this small area together with other nearby buildings. We would proposed that these new six storey bulding be built across the other side of Bryne Road. There are lots of Space over at  
1. over the south-side of Southridge Drive, along Brynepark Drive, across newly built Polygon Brynepark  
2. or next to the newly built Polygon Brynepark. where there is a large area still not rezone as yet or has it?

**From:** FIPPA Sec. 22 (1)  
**Sent:** Monday, June 26, 2023 10:15 PM  
**To:** LegislativeServices  
**Subject:** Opposition to the location of the Six-Story Non-Market Rental Building at 7388 southwynde Avenue Burnaby

**Categories:** Public Hearing, PH - Info Complete

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Dear City Council Member,

I hope this email finds you well. I am writing to express my deep concerns about the proposed construction of a six-story non-market rental building at 7388 Southwynde Avenue Burnaby near Taylor Park Elementary.

I understand the need for affordable housing. However, the current location for this development is not suitable, so I strongly oppose this location for several reasons.

The construction of this six-story building has the potential to significantly alter the dynamics of our community. Frequent movements of a large number of tenants in the area could potentially weaken the safety and security of our communities.

Furthermore, the six-story structure's height and scale will not be in harmony with the Byrne Creek Ravine Park, which is right next to the subject site. It will create an oppressive atmosphere and impact our leisure and relaxation in the park.

Also an increase in population will place more burden on the natural environment of nearby communities. There have been streamkeepers in Byrne creek doing volunteer work to protect salmon migration. Due to the construction of houses near the cedar upstream, the migration and spawning of salmon and the growth of juveniles have been seriously affected. Please keep our nature environment by rejecting this proposal.

Establishing a stable, secure and happy community environment is crucial for all of us, especially for our children. Please **REJECT** this proposal.

Thank you for your attention to this matter.

Best regards,

SHU-HUI LIU  
(#38-6878 Southpoint Dr. Burnaby V3N5E4)

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>  
**Sent:** Monday, June 26, 2023 10:28 PM  
**To:** LegislativeServices  
**Subject:** Webform submission from: Public Hearings #453  
  
**Categories:** Public Hearing, PH - Info Complete

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Submitted on Mon, 06/26/2023 - 22:27  
Submission # 453

Submitted values are:

**Name**  
Philippe Joulot

**Address**  
7488 Byrnespark walk  
Burnaby, V3N0B6

**Email address**  
FIPPA Sec. 22 (1)

**Rezoning application or bylaw number**  
Rez #22-02

**Submission**  
Hi,

I am submitting this form to raise my concerns about the project at 7388 Southwynde Avenue.  
The chosen spot is perfect for family new residential housing and I would be happy to share our lovely neighbourhood.  
But the proposed project is a six-storey building which has a significant height compared to the other building that are surrounding the area. Consequently if this project is validated, it will cast shadows on the other buildings around creating a lack of potential sunlight for the neighbours. Moreover a taller building will destroy the charm of the area with an oppressive feeling created by a taller building.  
If the height of the building was similar to the ones around, I would be happy to welcome the project but the way it is right now is definitely not acceptable and will impact the feeling of happiness for the people living and walking across our lovely neighbourhood.  
Best regards,  
Philippe



**From:** vicky liao <sup>FIPPA Sec. 22 (1)</sup>  
**Sent:** Tuesday, June 27, 2023 12:10 AM  
**To:** LegislativeServices  
**Subject:** Regarding the Six-Story Non-Market Rental Building on 7388 Southwynde Avenue  
**Categories:** Public Hearing, PH - Needs Addit'l Info

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Dear City Council Member,

I am the owner of one of the condos in GREEN, and I recently came across the notice regarding the consideration of constructing a six-storey Non-Market Rental Building on the property. While I appreciate the government's efforts to address the housing problem, I regretfully oppose the utilization of this location for such a purpose, citing the following reasons:

1. GREEN is renowned for its close-knit community, comprising mainly young families with small children, thanks to its condo size and close proximity to one of Burnaby's finest elementary schools and daycares. Byrnespark Walk, the pedestrian path connecting GREEN and LedgeStone, serves as a gathering place for parents and their children in the afternoons. Additionally, students from Taylor Park Elementary School often congregate there to socialize before heading home. This vibrant community, where everyone knows each other, would potentially face safety threats by introducing a building full of renters from diverse backgrounds. Furthermore, this development would undermine the primary motivation for many parents who purchased property in this area.
2. Despite being a relatively safe and friendly community, GREEN has experienced several security incidents in recent years, ranging from break-ins in ground-level apartments to car theft and package theft. As an ungated residential area, ground-level condos are particularly vulnerable. Currently, residents are proactive in looking out for each other and remaining vigilant regarding unfamiliar individuals in the neighborhood. However, the construction and subsequent occupancy of the proposed building would introduce numerous unfamiliar faces and frequent turnover, exacerbating existing security challenges.
3. The proximity to nature is a cherished aspect of living in GREEN. It is disheartening to witness yet another natural area being sacrificed to make room for additional buildings, especially considering that Polygon has already developed multiple apartment buildings and townhouses nearby. Preserving these natural spaces is essential to maintaining the unique character and appeal of our community.
4. The addition of another high-rise building would inevitably result in increased noise levels. GREEN is currently known for its tranquil atmosphere, where a late-night walk only yields the sound of one's own footsteps. With a substantial increase in adult occupants, the likelihood of late-night parties or loud music due to varying lifestyles would become a significant disturbance to the current residents of GREEN and LedgeStone.

Therefore, I vehemently oppose the selection of this location for the proposed rental building, and I implore you to consider the voices of the current owners and residents. Many of us invested our hard-earned money in this property due to its natural beauty, safety, and family-friendly environment. The introduction of this new development would undeniably diminish, if not completely eradicate, these advantages.

Thank you for your time and consideration.

Sincerely,

Vicky

FIPPA Sec. 22 (1)

**From:** S Alcos FIPPA Sec. 22 (1)  
**Sent:** Tuesday, June 27, 2023 12:38 AM  
**To:** LegislativeServices  
**Subject:** Re-zoning of 7388 Southwynde Ave, Burnaby  
  
**Categories:** PH - Info Complete, Public Hearing

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Re: Rezoning of 7388 Southwynde Ave from RM2 to RM2r

I am writing to oppose the re-zoning of the site addressed as 7388 Southwynde Ave from RM2 to RM2, RM2r, P5. Though I am not opposed to the development of the property, I am questioning the need for re-zoning. The purpose of the application states the request to build a 6-storey multi-family non-market rental building with Child Care facility.

Having a building 6-storeys does not preserve nor complement the existing buildings in the area. Existing buildings on Southwynde Ave (Ledgestone I and II) are 3 storeys of livable space. Buildings on Byrnpark Walk (Green) are varied heights but because some buildings are on "the slope", the architecture blends with the surroundings. Newly built Byrnpark Drive development is 5 storeys, most of which are on varied slope.

Buildings in this area have allowed for rental units so there is a combination of both owner-used and rental properties. Would this combination also not work for the proposed site?

With regards to the proposed childcare facility, my request is to analyze this portion of the plan carefully. I understand that Child Care availability is in high demand and I am sure that many of my current neighbours would welcome such a facility close by. My concern is the traffic situation in the neighbourhood. Though Byrnpark Dr ends in a culdesac close to the proposed building, that area sees frequent traffic because of the parking entry for the Green complex as well as street parking usage. Southwynde Ave, despite the stop signs at both ends of the street, is "high" traffic as it is used as a route to the residences in the area, as well as access to Taylor Park School, BC Hydro offices, and Edmonds SkyTrain Station, and alternate connector from the Marine Drive area and upper Edmonds Community.

Any new development in the area will increase the density within the community. My suggestion is to keep the proposed building at the same height as Ledgestone I and II to prevent overcrowding of the area and also to help mitigate the traffic congestion that could likely arise.

Thank you for considering my comments.

Regards,  
Sheila Alcos  
Owner and Resident  
Ledgestone I (7488 Southwynde Ave)

**From:** Manuel Archila FIPPA Sec. 22 (1)  
**Sent:** Tuesday, June 27, 2023 6:59 AM  
**To:** LegislativeServices  
**Subject:** Inquiry Burnaby Zoning Bylaw 1965, Amendment Bylaw No 15, 2023 - Bylaw No 14578  
**Categories:** Public Hearing, PH - Info Complete

Hi,

Please see below my questions for the public hearing about the CD Comprehensive Development District planned on 7388 Southwynde Avenue (Rez #22-02):

I am a neighbour living on 7488 Byrnespark Drive. I have the following concerns about this potential development:

1. Construction equipment would certainly pose an increased safety risk to neighbours, how would the City of Burnaby mitigate this risk?
2. Will the City of Burnaby allow construction crew vehicles to be parked on the cul-de-sac at the north end of Byrnespark Drive while obstructing maneuvering for existing residents and emergency vehicles? If so, how is the City of Burnaby going to provide safe vehicle entry and exit to 7488 Byrnespark Drive during construction? The ramp access through Southpoint Drive is in some instances unsafe to use because oncoming vehicles driving over speed limit and blocked visibility caused by unlawful vehicle parking. I have witnessed near-miss collisions due to this unsafe condition. More uncontrolled traffic will likely increase the risk of vehicle collision.
3. The proposed development is going to attract more traffic to this area, how will the City of Burnaby address the increased safety risks on Taylor park and Taylor Park Elementary caused by vehicles normally driving over the speed limit? which will only increase with higher traffic volume.
4. Will the City of Burnaby remove the parking along Byrnespark Drive? This street is narrow along the curve when vehicles are parked on both curbs, and drivers often drive down the slope over the speed limit. In this situations I have witnessed several near-miss collisions. It can be expected this will get worse with increased traffic volume.
5. How will the City of Burnaby address the impacts of future temperature heat waves in our neighbourhood which will be worsened by tree removal on the proposed site? less trees equals lower air quality and less shade from soaring temperatures.
6. Are the existing sewage and stormwater drain pipes along Byrnespark Drive designed to safely convey the excess discharges from the proposed development and future developments without creating a flow backup up to 7488 Byrnespark Drive?
7. A six-storey building on the proposed site is going to cast shadows, reducing sunlight entry to the neighbouring buildings affecting our well-being and mental health, such building is going to reduce the views from adjacent buildings. Why is a relatively taller building being developed at this site?

Regards,

Manuel Archila



**From:** FIPPA Sec. 22 (1)  
**Sent:** Tuesday, June 27, 2023 8:52 AM  
**To:** LegislativeServices  
**Subject:** Concerns Regarding Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 15, 2023 - Bylaw No. 14578  
  
**Categories:** Public Hearing, PH - Info Complete

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Dear Burnaby City Council,

I hope this email finds you well,

I am writing to express my concerns about the proposed construction of a non-market rental building in the area that is currently home to a significant number of trees. As a concerned resident and advocate for environmental preservation, I strongly believe that this project poses several potential risks and drawbacks that need to be carefully considered.

First and foremost, the presence of a lush and thriving tree population in our neighborhood is invaluable. Trees provide numerous environmental benefits, such as improving air quality, mitigating noise pollution, and enhancing the overall aesthetic appeal of the area. They also serve as habitats for various wildlife species, contributing to the biodiversity of our ecosystem. Clearing a significant portion of these trees to make way for a building would irreversibly impact the natural beauty and ecological balance of our community.

Furthermore, the loss of mature trees can have detrimental effects on the local climate. Trees play a crucial role in reducing the urban heat island effect by providing shade and evaporative cooling. By removing this natural shade canopy, we would expose our community to increased temperatures, leading to higher energy demands for cooling and a diminished overall quality of life.

In addition to the environmental concerns, the proposed non-market rental building might also bring about other undesirable consequences. Increased construction activities could result in noise pollution, traffic congestion, and dust accumulation, further disturbing the tranquility of our neighborhood. Moreover, the potential increase in population density may strain existing infrastructure, such as transportation networks, schools, and healthcare facilities, leading to potential overcrowding and a decrease in the overall livability of our community.

Additionally, the proposed construction may result in a mismatch between the intended purpose of the building and the needs of the community. It is crucial to ensure that any housing development aligns with the demographic and socioeconomic requirements of the area. Failing to consider these factors could potentially lead to underutilized or ill-suited housing units, defeating the purpose of the project and wasting valuable resources.

As a responsible and forward-thinking society, it is vital that we strike a balance between urban development and environmental preservation. I urge you to explore alternative options that would allow for sustainable and eco-friendly development while safeguarding our precious tree cover. Perhaps there are underutilized spaces or existing structures that could be repurposed to meet the demand for housing without sacrificing our environment.



I kindly request that you consider these concerns seriously and involve community members in the decision-making process. By working together, we can find solutions that benefit both the residents in need of affordable housing and the preservation of our natural surroundings.

Thank you for your attention to this matter. I look forward to hearing your thoughts and engaging in further discussions to ensure the best outcome for our community.

Best regards,

Taryn Stemler

Owner of 202 - 7488 Byrnepark Walk, Burnaby, BC, V3N 0B3

FIPPA Sec. 22 (1)