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> -----Original Message-----  
> From: Becky Coles [FIPPA Sec. 22 \(1\)](#)  
> Sent: Tuesday, June 27, 2023 1:12 PM  
> To: LegislativeServices <[LegislativeServices@burnaby.ca](mailto:LegislativeServices@burnaby.ca)>  
> Subject: Input re: 7388 Southwynde Avenue  
>  
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>  
>  
> With regards to the above I have apprehensions regarding the proposed rental apartments.  
> I feel very fortunate to live in a community where the children all play together outside and there is a strong community feeling amongst the residents. We live in a peaceful spot with views towards the ravine and current park land proposed for redevelopment.  
>  
> Whilst I recognise the need for social housing a six storey building would impact the community by towering above the existing residences, detract from the value of the area and create increased traffic with subsequent safety concerns for the children playing. On street parking will be severely affected both during and post construction and traffic for daycare also poses further daily disruption and safety concerns.  
>  
> Should the rezoning and redevelopment be approved I request further consideration is given to limit the height to 4 storeys and greater solutions explored for impact on neighbourhood parking and safety.  
>  
> With regards,  
>  
> Rebecca & Markus Westby  
>  
>  
>

**From:** Becky Coles [FIPPA Sec. 22 \(1\)](#)  
**Sent:** Tuesday, June 27, 2023 1:51 PM  
**To:** LegislativeServices  
**Subject:** Re: Input re: 7388 Southwynde Avenue

**Categories:** Public Hearing

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Rebecca Westby  
302- 7428 Byrnespark Walk, Burnaby, V3N 0B4

Sent from my iPhone

> On Jun 27, 2023, at 13:30, 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.

>

> The City of Burnaby respectfully acknowledges that Burnaby is located on the ancestral and unceded homelands of the *hənq̓əmiñəm* and *Sḵwxwú7mesh* speaking peoples.

>

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**From:** Jacey Luo FIPPA Sec. 22 (1)  
**Sent:** Tuesday, June 27, 2023 1:39 PM  
**To:** LegislativeServices  
**Subject:** Opposition to the Location of a Non-market Rental Building, 7388 Southwynde Ave  
**Categories:** Public Hearing, PH - Info Complete

Dear Council Members:

I am writing to express my deep concerns about the proposed construction of a six-story non-market rental building.

First and foremost, I would like to emphasize that my opposition is not rooted in an objection to affordable housing or the need for non-market rental units. I understand the importance of providing affordable housing options for those in need. However, I believe that the proposed location for this development is not suitable.

The security risks are a significant concern. Our community already has many non-market rental buildings, and the frequent occurrence of entire 6-story buildings being rented out will lead to a substantial turnover of residents. I am wondering whether the distribution of affordable housing is balanced in Burnaby or if it is concentrated in a particular area. From a statistical standpoint, higher population mobility increases the likelihood of security risks in that area. The planned location is less than 500 meters away from an elementary school and daycare. The frequent turnover of a large number of tenants can increase security risks in the community, which may have an impact on the safety of our children. Hence, this proposed location is not suitable.

Moreover, the sudden influx of a large population for residential purposes puts additional strain on the local ecosystem. Just under 400 meters away from this location, a large cluster of newly completed condos, Byrnespark by Polygon, has been established recently. Increased human activities, such as infrastructure development, transportation, and resource consumption, further degrades the environment. The extensive use of green space for construction not only diminishes the natural beauty of our surroundings but also disrupts the delicate balance of the ecosystem. Green spaces play a crucial role in maintaining biodiversity, providing habitats for wildlife, and promoting overall environmental well-being. Therefore, it is not appropriate to further increase the residential density in this area in the short term.

As a resident of Burnaby, I firmly believe that our mayor and council members will prioritize the safety of residents and well-being of community in any development decision. Therefore, I kindly request City of Burnaby to

1. Consider alternative solutions which can address these concerns effectively.
2. Review and publicly disclose the distribution, locations and plans of non-market rental building in Burnaby to residents.

I appreciate your attention to this matter.

Best regards,  
Rui Zhen Luo  
416 - 7418 Byrnespark Walk, Burnaby

**From:** CB 72 FIPPA Sec. 22 (1)  
**Sent:** Tuesday, June 27, 2023 2:10 PM  
**To:** LegislativeServices  
**Subject:** 7388 Southwynde Avenue PUBLIC HEARING June 27, 2023 comment - Joseph Band  
**Categories:** Public Hearing, PH - Info Complete

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**RE: 7388 Southwynde Avenue PUBLIC HEARING June 27, 2023 comment - Joseph Band**

Dear Burnaby City Council,

Please do not permit the construction of a six-storey development at this cul-de-sac at 7388 Southwynde Ave. This does not serve the already dense community of families in the neighborhood.

Parking is already a problem in this corner, and the fast drivers passing through are making the area unsafe for families right now.

In addition, six-storeys would alter the appeal of the area for the worse, as it would block the sunlight to Byrnpark walk.

Thanks for your service to Burnaby City,

Joseph Band - Resident  
215 - 7488 Byrnpark Walk, Burnaby, BC V3N 0B6

**From:** L Jason FIPPA Sec. 22 (1)  
**Sent:** Tuesday, June 27, 2023 2:35 PM  
**To:** LegislativeServices  
**Subject:** Opposition to the Proposed Location of the Six-Story Non-Market Rental Building  
**Categories:** PH - Info Complete, Public Hearing

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Dear City Council Members:

I am writing to express my deep concerns about the proposed construction of a six-story non-market rental building, 7388 Southwynde Ave.

The security risks are a significant concern. The planned location is less than 500 meters away from an elementary school, Taylor Park Elementary. Frequent movements of a large number of tenants in the area could potentially weaken the safety and security of our communities, which may have an impact on the safety of residents, especially our children. Therefore, the proposed location for this development is not suitable.

Another major concern is this development increases the risk of safety hazards. The Byrnespark Dr is closed at one end with a cul-de-sac, just beside the proposed building site. The addition of a six-story building will undoubtedly result in an influx of vehicles and exacerbate traffic congestion and parking situations, especially during snowy conditions. The resulting traffic or parking chaos may impede emergency vehicle access, posing a threat to public safety.

A six-story structure surpasses the surrounding buildings. Its' height and scale will not be in harmony with neighborhood and the Byrne Creek Ravine Park, which is right next to the subject site. It will create an oppressive atmosphere. This not only affects the aesthetic appeal of the area but also impacts on residents' cherished quality of life.

Moreover , it is not appropriate to further increase the residential density in this area in the short term. A large cluster of apartments, Byrnespark by Polygon, near this location has just been established. I am deeply concerned about the significant loss of green space due to ongoing construction activities and the subsequent influx of a large population for residential purposes. This situation has a detrimental effect on the surrounding ecosystem.

Therefore, I kindly request you to reassess the construction plans for the six-story non-market rental building and consider alternative solutions which can address these concerns effectively.

Thank you for taking the time to review my concerns.

Regards,

Zeng Chun Luo  
7418 Byrnepark Walk, Burnaby

FIPPA Sec. 22 (1)

**From:** Leon Tichonow FIPPA Sec. 22 (1)  
**Sent:** Tuesday, June 27, 2023 2:42 PM  
**To:** LegislativeServices  
**Subject:** Zoning bylaw amendment at 7388 Southwynde Ave

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

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To whom it may concern,

I am writing to express concerns regarding the housing project planned for 7388 Southwynde Avenue. For the record, I am in full support of these types of projects and see the need for them.

Firstly, I would like the planners to carefully consider the population you are intending this project for. I believe that underserved communities need to be close to services in a way that does not require personal transportation. This location is not within walking distance to clinics, social services, grocery shopping etc. I would like the planners to consider an alternate location in order to serve the tenants better.

Secondly, should the plan be executed, the building itself is of concern to me. I feel that a 6 storey building is disharmonious to this neighbourhood. A four storey building would be more appropriate and not overshadow its neighbours.

Please take the time to truly and carefully consider the most appropriate location for the population you mean to serve with this housing project.

Sincerely,

Leon Tichonow

FIPPA Sec. 22 (1)

403-7418 Byrnepark Walk  
Burnaby, B.C.  
V3N 0B3

**From:** Dawn Dixon FIPPA Sec. 22 (1)  
**Sent:** Tuesday, June 27, 2023 2:44 PM  
**To:** LegislativeServices  
**Subject:** Proposed amendments to Burnaby Zoning Bylaw 1965 and proposed retention and protection of historic property seeking Heritage Designation.

**Categories:** PH - Needs Addit'l Info, Public Hearing

To the Mayor and Council and Legislative Services of the City of Burnaby at 4949 Canada Way, Burnaby, BC V5G 1M2,

I am writing you today with a deep and painful heaviness in my head, in my heart and most assuredly, in my Soul with the thought of there being even a consideration of the City erecting a 6 story building in this already over-flowing, once thought, quiet and peaceful community of Byrne Park.

My name is Dawn Dixon and I am a Registered Nurse who chose to move into this community back in September 2005. I am one of a Handful of original owners in my Townhouse Complex of Ledgestone 2 Strata Lot #1429. I have been through a slough of changes over the past 18 years starting with the construction of The GREEN complex then the Fortification of Green due to issues with leaky condo issues it has endured. We have also had our own fair share of Leaking units and subsequent scaffolding detail covering our complex at various times throughout the years having being built by ADERA, the same Developers who built Green, then Mismanaged by the same "Property Management Company", that I have since been informed has a family connection with Adera, and seem to conveniently manage all there New properties...for awhile at least, but I digress.

What brings me to writing you this letter today is my absolute Panic and Fear that I have neither seen nor heard from you, my Council Members, my Representatives for my great City of Burnaby. Where were you to ask us about how WE feel about having this building erected here? Where were you to ask us about how WE feel about the SIX stories? The HUGE increase in population in this tiny, quiet corner of our Universe? The 37 Children who will Likely Play, Scream and Cry outside in the Fire Lane where the Loud Sound TRIANGULATES and REVERBERATES off of and into every unit's windows like a pinball working it's way up and down through the Machine! I ask you now, have You, any one of You or even Two of You ever come here to assess this site to consider these facts? To consider our Right to "Peace and quiet"?

As a member of the BC Government, I Know you must be familiar with the Tenancy act and the Strata By-laws of of Province. This is a Direct Quote from the Website for Government of BC regarding Quiet Enjoyment under the Tenancy Act.



"As part of the tenancy agreement, tenants have a right to peace, quiet and privacy in their homes – a right that comes from the common law principle of quiet enjoyment. That means every tenant has the right to:

- **1.Reasonable privacy**
- 
- **2.Freedom from unreasonable disturbance"...**
- 
- **3.Use of common areas (like hallways, yards or laundry facilities) for reasonable and lawful purposes, free from significant interference**

## **Landlord's Responsibilities**

A landlord must provide quiet enjoyment to all tenants. Upon getting a disturbance complaint from a tenant, the landlord must take steps to fix the problem.

For example, a landlord may need to speak to a tenant about noise if it bothers neighbouring tenants. In this type of a situation, the landlord should:

- Talk to the disruptive tenant(s) about the problem
- Let the tenant who complained know what's being done to address the issue
- Follow up with the disruptive tenant in writing (e.g. a "breach letter") to explain:
  - The details of the problem
  - The reasonable amount of time allotted to resolve the problem"

With that, I Strongly Urge the Council and Legislative Services to Reconsider the location of the building the have currently proposed to build on the Lot located at 7388 Southwynde Avenue Immediately. If this project continues and the childcare facility is placed as planned, from the NUMEROUS, Conversations I have had with the Many members in this local community, I can say with Utter Certainty guaranteed Commitment, there Will be a Plethora...actually make it scads and scads of letters of noise complaints coming your way starting day 1.

Please do not misinterpret this letter to mean that we do not welcome another housing project that may be a better suited for this community. One that is not 6 stories and has a child care facility but rather a seniors and disability/rehabilitation care centre where the residents could use the park trails in their recovery therapy or rehabilitation therapy/treatments.

Please at least Consider other options. There are so many.

I Sincerely Thank you for you time. I am available for a chat anytime and look forward to the meeting later this evening.

See you then!

Kind Regards,

Dawn L Dixon RN BScN

FIPPA Sec. 22 (1)

FIPPA Sec. 22 (1)

**From:** Jordan B FIPPA Sec. 22 (1)  
**Sent:** Tuesday, June 27, 2023 2:49 PM  
**To:** LegislativeServices  
**Subject:** 7388 Southwynde Avenue  
  
**Categories:** Public Hearing, PH - Needs Addit'l Info

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Hi,

I would like to say no to the proposed development to 7388 Southwynde Avenue. It should be built off Kingsway Ave as this does not fit the local neighbourhood culture and will have a negative impact on the surrounding environment.

Thanks,  
Jordan B