

December 14, 2020

City of Burnaby  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M2

Rez Ref # 20-16  
Bylaw # 17252

Re: M'akola Development Services - Rezoning Application  
for 6588 Byrnpark Drive, Burnaby, B.C.  
TO BE READ ON HEARING DATE DECEMBER 15 2020

Zoning Application FROM:

CD Comprehensive Development District (based on RM2, RM2r,  
Multiple Family Residential District and Edmonds Town Centre Plan  
as Guidelines and in accordance with the development guidelines  
prepared by the City

Zoning Application TO:

Amended CD Comprehensive Development District (based on RM2,  
RM2r Multiple Family Residential District and Edmonds Town Centre  
Plan as guidelines and in accordance with the development plan  
entitled "Byrne Park - Site 3 - Building" prepared by IBI Group )

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**To All Public Hearing Officials,**

Firstly, while notice has been given for changing the zoning  
application, as cited above, it is noted that the former developer who  
bought the land and made zoning application in November 2017,  
failed to bring forth a development.

This parcel of land, according to City by-laws, had to be sold back to  
the City of Burnaby before any further development plan would be  
considered.

This is an important clause in City of Burnaby legislation.

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- **1. Was the development plan submitted by the M'kola Development Services considered by Planning and Development *before* this parcel of land was officially bought back by City of Burnaby from the failed development company that bought the parcel in 2017?**

**The dates of sale and adjustment for new ownership are under public scrutiny.** A clear answer must be presented publicly forthwith before any sale and approval of 6588 Byrnpark Drive development plan, with or without zoning adjustment, can proceed.

- **2. City of Burnaby has never delivered a promised completed Environmental Assessment of this entire area, as per the \*Edmonds Town Centre Plan September 26, 1994. \* Page 7 First Paragraph.**

While this oversight agrees with those Councillors who are approving this rental development, it does not agree with the **706** people who do not approve of the development and signed a petition in 2017 when the idea was first brought forward.

<https://www.petitions.net/save-our-forest>

These petitioners have commented on the fact that this area of the City is not close to any Skytrain Stations. Public transportation does not service the corner of Byrnpark Road and Southridge Drive (notably without a bus shelter) on a frequent enough basis to support a housing project.

It was entirely obvious that developers were not successful selling this property to the public in 2017. That failure to sell is remarkable since Burnaby remains at a period when ownership of any land in the City should be most desirable. The land of course, was a former garbage dump. Methane gas still emanates from that area on rainy days.

- **3. There has been no increase in a visible police force in this area. The City of Burnaby Recycling is contacted on a weekly basis to retrieve mattresses and other large household garbage items (refrigerators, freezers etc.) regularly dumped up and down Byrnpark Drive. With the onset of Covid-19 there is even less police force available to monitor and enforce the No Dumping bylaws.** Incidentally, it is a witnessed area for drug dealers who stop their vehicles to do their trade at the side of the Byrnpark Road. Byrnpark Road does not benefit from an abundance of streetlights. It is doubtful that more will be added.

The take away of these events leading up to the re-zoning approval requested by M'akola Development, in summary, is that although the area is neglected and could not be sold for housing, the area is "good enough" for renters and low income housing.

This notably under serviced part of the city is a throw away to those people who cannot afford anything else: but will be charged for city services that are not presently being delivered adequately. It is a shameful cash grab by all those that benefit from the sale; of which the terms of sale from the last developer to this "new" developer are not apparently legal.

AND what is also NOT LEGAL is that the promised Environmental Assessment (specified in point #2.) of this parcel of land sold to M'akola Development has never been performed OR published by the City of Burnaby.

It is unfortunate that the City of Burnaby keeps trying to sell this parcel in an underhanded manner.

Wendy Taylor  
34-7345 Sandborne Avenue,  
Burnaby, B.C. V3N 4W6

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**From:** WENDY TAYLOR  
**Sent:** December 14, 2020 5:52 PM  
**To:** Clerks  
**Subject:** Letter for Delivery to the PUBLIC HEARING FOR REZONING APPLICATION # 20-16  
**Attachments:** City of Burnaby - Rezoning to M'akola Development.pdf  
**Categories:** Yellow Category, Public Hearing

**Rez Ref #** 20-16  
**Bylaw #** 14252

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Dear City Clerks,

Please time stamp the .pdf formatted letter attached when received.

Please print and deliver the letter titled City of Burnaby - Rezoning to M'akola Development to the **Public Hearing Committee for Rezoning Application #20-16** *before input is closed at 5:00 p.m. on Tuesday December 15th 2020 .*

Thank you.

Senders Name and address is:

Wendy Taylor  
34-7345 Sandborne Avenue  
Burnaby, B.C. V3N 4W6

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Rez Ref # 20-16

Bylaw # 14252

Date: December 14, 2020  
To: Mayor and Council, City of Burnaby  
Subject: 6488 Byrnepark Drive (Rezone 20-16)

I am writing to you today because I am concerned about the proposed development on 6488 Byrnepark Drive.

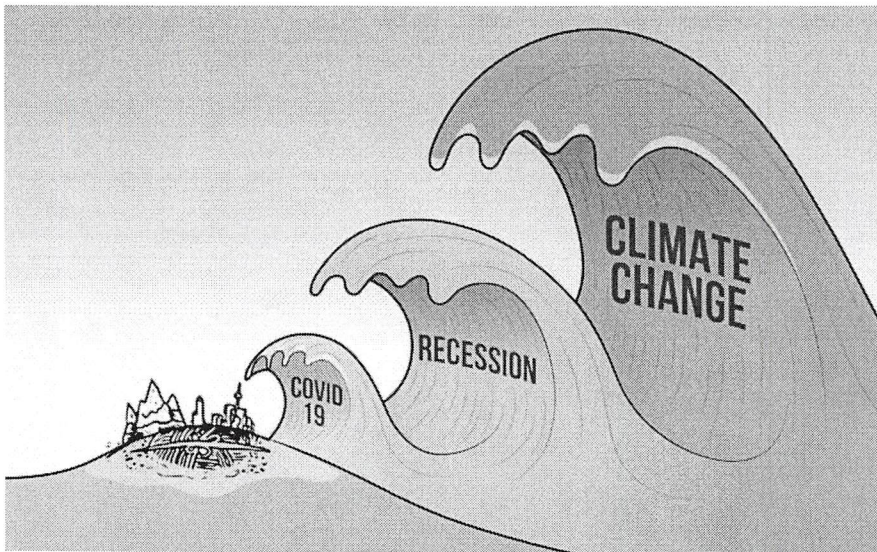
On September 9, 2019 the City of Burnaby declared a Climate Emergency. This declaration acknowledges the urgent need to limit the impacts of climate change and to develop a plan to achieve carbon neutrality by 2050. Shortly after, Council endorsed a Climate Action Framework which includes the Seven Big Moves. The third *move* is to promote a "Healthy Ecosystem", which includes an initiative to "Expand and enhance the urban forest on public land" as one of the *quick starts*.

Early this month, I noticed a re-zone board go up on a section of treed land that is owned by the City of Burnaby (6488 Byrnepark Drive). Section 2.0 (Policy Framework) of the Nov 18, 2020 Council Report indicates which policies align with this development, but it completely ignores the Climate Action Framework or the Climate Emergency. I urge Council to consider this oversight and re-evaluate this development (and any other proposed development in a forested area) through a Climate Action lens. There are limited treed lands in Burnaby and even fewer which are owned by the City. We, the residents of Burnaby, elected you to be stewards of our City. We trust that you consider all initiatives you endorsed, and present any conflicts in a transparent and defensible way. City-owned treed lands are an opportunity for many initiatives, including climate mitigation.

The proposed lot is a dense forest that seems like an extension to the adjacent Byrne Creek Park, a healthy forest with a salmon-bearing stream. I've seen barred owls and bats come out of this lot. I am concerned that the addition of sparse boulevard trees cannot replace the self-sustaining habitat that 6488 Byrnepark Drive currently provides.

Thank you for your consideration.

Stephen Clark



<https://www.linkedin.com/pulse/stop-using-covid-19-excuse-stall-climate-change-gerri-ward>