

From: [Frank Mesich](#)
To: [LegislativeServices](#)
Subject: Zoning Application
Date: Thursday, August 17, 2023 1:41:57 PM

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Mosaic Avenue Developments Ltd.-----7532, 7544, 7556, 7568, and 7580 Bevan St; 6199 Marine Drive.

The developer listed above, through, and has made a request to the City Of Burnaby to amend the zoning for the above listed properties.

The intention is to amend the land zoning so as to be able to construct 92 CMHC market median rental townhouses and 91 market rental townhouses. A total of 183 townhomes and at least twice as many people, on property that is presently zoned for 6 single family homes, as listed above. This is no small rezoning. It is a major change. This will impact the community closest to it. No condition or limitation is mentioned on how long they would be totally rental homes. Perhaps there is one recorded somewhere. Now please tell us exactly why you did not consult us in this planning process when the impact can be so great. This is not a slight error. It is a rather a large unacceptable shameful way to ignore the citizens when the impact on them and their community is going to be profound.

This housing development will have even greater impact on the Riverside Community. It will, yet again, cloud our community.

You did not consult with the Riverside Community about the impacts of this this development. Why? Don't we matter?

The parcel of land in question is located on a sloped hillside and primarily faces the unique Burnaby community of Riverside. Riverside is zoned Agricultural 2. Riverside is a small community of land owners, many of whom work with the land to produce on site, vegetables for sale to retailers and restaurants, and,/or they are greenhouse growers. And it contains several well respected and widely recognized Lower Mainland seasonal plant sellers and a grower of exotic plants. The rest of the land consists of homeowners. And Riverside is a partial green refuge for Byrne Creek and Jerry Rodgers Creek that flow through and home to many wild animals, birds and aquatic life. Burnaby has a duty to protect the area and maybe you thought of this but certainly never told us. It seems you did not take this into consideration.

And the development land in question is now primarily forested with aged and aging trees and undercover. And is part of the headwaters for Jerry Rodgers Creek and home to many local birds, wildlife and stream living and stream using animals. With the change in zoning many of the animals, birds, insects, trees old and new will be gone forever and will be replaced with a fabricated young, and green looking vegetation. Yet lacking the natural ambiance it has displaced and will be of limited value in respect to the lands natural wildlife and its heritage. The animals will be gone. Jerry Rodgers Creek will be polluted with salt and chemicals. I wonder did you know there were once two windmills in that location?

Lost will be a valuable piece of land that presently represents and displays Burnaby's natural history. And is accurately written about on the City of Burnaby website on the page titled TREE. Where it says: ***All about Beautiful Trees—How We're protecting them and what you can you do to help. And it goes on to say under the title of: Our Urban Forest. Preservation of treed spaces throughout our City is a vital part of our identity. Forward thinking, policies, replanting.***

And year round care have provided us with an urban forest environment that allows our community and wildlife to thrive. This requested change in zoning and land use goes exactly against City policy about TREES. It seems you do not care.

The citizens of Riverside have always been open and welcoming of the Mayor and Councillors, MLA, and MP's. We hosted on 10th Avenue a town meeting and many successful candidates get our support.

The local Riverside park, is used by neighbourhood residents and residents from the newly created housing development on South Wynde Avenue and new Byrne Park condos. Do these people have play equipment to help them stay closer to home? Perhaps not because they drive to play in a park around needles and used

condoms.

The park forested area is primarily visited by drug dealers and users and homeless people. As well there's a homeless community at the end of 10th Avenue on the other side of Marine Way. They boldly wander the neighborhood looking for something to steal. It has been reported to the RCMP, and to appropriate City Hall authorities. Verbal abuse is exchanged between the homeless people and residents. These people need places to live, the environment needs protection but you opt to kill the environment change the community, and let the homeless remain outside.

Tell us the rational and solid evidence Burnaby has to build in this area. You should have done that already but you did not. It is too long a walk up hill to skytrain so that should be no factor. It isn't close to shopping or schools so the residents will need cars,

so there will be more traffic and more cars parked on the streets.
How much more traffic?

Please show us evidence you created about how it will impact the citizens of Riverside. Please tell us the plans if there are any, to mitigate the impact of this development into our community. We will have increased traffic, more speeding, as we are still a short cut route for daily commuters.

Development in New Westminster near the 22nd Street Skytrain and on Fenwick will have major impact on Riverside. How will Burnaby help the residents of Riverside to cope with increased, population and automobiles? I don't know. Do you? I am betting you don't. Is there a study? Do one and show us the results. Will traffic just become a complete mess with cars parked everywhere like it already is further up the hill.

We have painted lines as sidewalks. Ditches and recognized fish habitat streams and creeks used by a variety of aquatic mammals, and other animals. You have in your grasp the potential to mess up not only the environment of the property for re-development, but the Riverside community, established streams and natural habitats. It would be nice to know that you have taken all this into consideration and it would be nice if you told us.

Did you consider issues impacts on Riverside? Did you ever plan to tell us? I don't think so.

My vote as a Burnaby Riverside resident is NO to this development because you left too many things undone. If you really want to initiate this project then tell us how you plan to mitigate the impact, you have not done so because you can not.

Regards,

Frank Mesich, 6088 12th Avenue, FIPPA Sec. 22 (1)