

c/o City Clerk
City of Burnaby
4949 Canada Way
Burnaby, BC, V5G 1M2

November 24, 2023

Re: Public Hearing - REZ #23-06 - Portion of 6800 Lougheed Highway

Your Worship and Council,

We are Luigi, Elena, and Luigi Giuseppe Sulmona. Since 1966, we have owned and occupied 7071 Greenwood St., which is located in close vicinity to the Applicant's site.

We have reviewed this Application, and we request you consider our inputs, as follows:

1. Environmental Approvals

Due to the historical uses of the adjoining site at 7000 Lougheed, which occurred well before the Applicant's site acquisition, serious environmental findings have been documented (B.C. ENV Site Registry #1154) that may affect the Applicant's site (Site Registry #16209). As we too are a potentially Affected Party under Site Registry #26217, the need arises for all parties to work cooperatively to achieve an agreeable remediation strategy for the entire area. Moreover, it is our expectation that, in keeping with the Council's prevailing environmental protection priorities, the broadest interests of community stakeholders must be first met to avoid any known contaminants from entering the biosphere.

Moreover, given the inherent obligations as a responsible landowner, it is our view the Applicant has yet to meet the well-defined environmental prerequisites as identified in the Staff Report. Together with the many technical requirements for an acceptable development, the remediation strategy for the entire area will require provincial regulatory acceptance. We do expect the Applicant will eventually find solutions to these environmental challenges in a manner that has no adverse community impact.

We trust that the Council appreciates the significance of these environmental matters for both current and future residents of the Bainbridge Urban Village. We only ask for your patience as comprehensive solutions are developed that safeguard the environment and people.

2. Off-Site Perimeter Improvements

Neither the Staff Report nor the Applicant's submission file on the Public Hearing record contains reference to when the entire site perimeter will be completed. As site subdivision is a condition precedent for this Phase I to proceed, Council can and respectfully should introduce a formal prerequisite that requires the Applicant to address the following public safety concern.

We are concerned about pedestrian safety arising from the lack of a continuous sidewalk across the Applicant's site frontage on Greenwood St.. While the Staff Report refers to the Master Engineering Plan, the details of which are absent on the public record, it is worth noting that with the continuation of industrial uses on Greenwood St., large trucks frequent this area which routinely and improperly block the roadway when maneuvering into the adjoining warehouse driveways. The dangerous circumstances for pedestrians in this area will only get worse should the adjoining application at 7000 Lougheed be approved by Council and later constructed in a manner that contemplates direct resident access onto Greenwood St. as well.

As abundantly evident from the following current photo that identifies the Rezoning proposal on the site's perimeter fence, the situation for pedestrians is already precarious and cannot wait a decade or more for this Applicant to complete future phases of this MasterPlan site.



We suggest that a progressive development strategy should prioritize completeness of all pedestrian infrastructure from the outset. Respectfully, we are of the view that failing to do so diverges from the City's goal to establish safe and secure mobility as set out in the City's recent Strategic Transportation Plan. Moreover, the staff recommendations for the Applicant's site identifies various TDM and related initiatives that may be undermined by this lack of a completed sidewalk on Greenwood.

As these improvements well align with the broader redevelopment plans for entirety of the north side of Greenwood Street, the only real questions are when will the full perimeter improvement happen, and whether the community will continue to tolerate the serious risk to pedestrians for want of near-term investment. Ultimately, we are of the view that demanding action now from this Applicant presents to Council a unique opportunity to expedite a crucial community safety project.

We are optimistic the Applicant will respond affirmatively to these safety concerns.

To conclude, we recognize the merit of this Application in broadening housing options and enriching community spaces. However, Council may wish to seek further clarification from the Applicant on how this Phase I undertaking will optimally serve the public's broadest interests with respect to the concerns identified above.

Thank you for your consideration.

Joe Sulmona

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Copy

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