

September 16, 2024

Erin Rennie  
Senior Planner  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2

Dear Ms. Rennie and Burnaby 2050 Planning Team,

We are a group of concerned homeowners writing regarding Burnaby's Official Community Plan and the proposed change of use for properties along the West side of Claymore Place and adjoining lots on Lyndhurst Street. Referring to the currently published Draft OCP Land Use Map, it appears these single-family residential properties are proposed for redesignation as Institutional use. As these properties overlook Lyndhurst Elementary, it is assumed this change is to allow for school expansion to accommodate expected growth in the area. However, we don't believe this to be in the best interest of the community.

The lots in question are all included in the Province's TOA Map as Tier 2 housing, within 400 meters of Burquitlam Skytrain Station. Given the proximity to this Skytrain station, these properties present a significant opportunity to support transit-oriented development areas. TOA principles emphasize the need for high-density housing near transit hubs, promoting sustainable living, reducing traffic congestion, and improving access to essential services. The area across Claymore Place from these lots up to North Road is proposed for 30 story high-rises with commercial opportunities. This is line with current development in the adjoining area of Coquitlam from North Road to Clark and will help to build a walkable community near this transit hub. It seems a missed opportunity to not include these adjacent properties for higher-density housing as well.

In alignment with the city's stated goal to create walkable, connected neighborhoods, redeveloping these properties for higher-density residential use would not only provide much needed housing, but also promote sustainable urban growth. Residents in this area could walk to nearby amenities and transit, reducing the city's reliance on car travel. Claymore Place is already a very popular spot for Evo carshare users because of the very easy walk to the Skytrain. Access to additional housing in this area at the top of Still Creek would be a tremendous benefit for transit users.

We understand the current Lyndhurst Elementary building is inadequate to accommodate the dramatic change in housing density proposed for the Sullivan Heights area. Even with the recently announced expansion of nearby Cameron school, additional elementary school spaces will be needed, and Lyndhurst is a logical choice based on the community growth proposed within its catchment and its current population. However, we don't think these properties to the East of the school are well-suited geographically for its expansion. The steep topography of the properties in question, especially in relation to the current school property, poses significant challenges for potential institutional use. Attached, please find a couple of pictures to illustrate the geographic concern. We strongly suggest the city conduct a detailed feasibility study to assess if these properties are suitable for non-residential use before considering such a drastic zoning change.

Should the city proceed with the Institutional designation, we ask for clear communication to be established between the City and homeowners, including a timeline and the potential impacts on future development. Engaging homeowners in discussions about the future use of their land is essential to ensure fair treatment and informed decision-making. As the rest of this neighbourhood is growing, these homes are at risk of being “orphaned” or becoming run down, if there is ambiguity or delay moving forward with the Institutional use of this land.

In conclusion, we are asking the City to designate the properties on the East side Claymore Place and the West end of Lyndhurst Street as High Density in the OCP, consistent with our neighbours, to better support a livable and transit-oriented community. We would be happy to discuss this with you in person. If you would like to arrange a visit, or even just chat, we can be reached as a group through Michelle Biagini at Redacted as per FIPPA S.22 or **Redacted as per FIPPA S.22**

Sincerely,

Concerned residents of Claymore Place and Lyndhurst Street

Michelle & Oriano Biagini	2619 Claymore Pl	<b>Redacted as per FIPPA S.22</b>
Jack Ng	2643 Claymore Pl	<b>Redacted as per FIPPA S.22</b>
Rowena Shek	2643 Claymore Pl	<b>Redacted as per FIPPA S.22</b>
Yu-Hsien Lin	2667 Claymore Pl	<b>Redacted as per FIPPA S.22</b>
Giovanna & Alberto Cappelletti	2691 Claymore Pl	<b>Redacted as per FIPPA S.22</b>
Jane Harada	2731 Claymore Pl	<b>Redacted as per FIPPA S.22</b>
Pat Prentice	2761 Claymore Pl	<b>Redacted as per FIPPA S.22</b>
Lisa Matilda	2730 Claymore Pl	<b>Redacted as per FIPPA S.22</b>
Ila Applebee	2642 Claymore Pl	<b>Redacted as per FIPPA S.22</b>
Nathan Ng	2618 Claymore Pl	<b>Redacted as per FIPPA S.22</b>
Lisa Zhang	2618 Claymore Pl	<b>Redacted as per FIPPA S.22</b>
Jack Zhang	9909 Lyndhurst St	<b>Redacted as per FIPPA S.22</b>
Danielle DeVries	2625 North Rd	<b>Redacted as per FIPPA S.22</b>

*CC: Mike Hurley, Mayor; Burnaby City Council; Katrina Chen, MLA Burnaby-Lougheed; Ishver Khunguray, Secretary-Treasurer SD41; Josephine Redada, Director Capital Projects SD41*