


Note from Legislative Services: The petition contains a total of 93 signatures. Due to a privacy notice not being included on two pages, there are an additional 28 of signatures not included on the public record.

May 1, 2025

Mayor and Council of Burnaby,
4949 Canada Way
Burnaby, BC
V5G 1M2


Juli Halliwell
Corporate Officer
City of Burnaby
4949 Canada Way
Burnaby, B.C. V5G 1M2

2025-05-08

Dear Mayor, Council Members, and Planning Staff,

Petition: Request to Remove Premature Institutional Land Use Designation for Residential Properties South of Union Street (Adjacent to Alpha Secondary School)

Dear Mayor Hurley and Members of Council,

We, the undersigned residents of North Burnaby, write to express both our appreciation and our continued concern regarding the current draft of the Burnaby Official Community Plan (OCP).

1. Appreciation for Park Designation Removal

We sincerely thank City staff and Council for listening to residents' concerns and removing the proposed **Park** designation from residential properties **north of Union Street** in the latest proposal. This change has brought significant relief to local homeowners and tenants, removing uncertainty around future use, impacts on property value, and fears of expropriation. It is also appropriate given City staff's assessment of an abundance of recreation space per capital in the Northwest quadrant when justifying the cancellation of the \$240M Confederation Park Community Centre project in 2025.

2. Ongoing Concern – Proposed Institutional Designation for Homes South of Union

Despite that welcome change, the draft plan continues to propose **institutional** designation for 35 residential homes **south of Union Street** next to Alpha Secondary. Research by neighbours have led us to conclude that this change is **highly premature**.

As mentioned in our previous letter dated February 3, 2025, neighbourhood representatives spoke with Ishver Khunguray, Secretary-Treasurer of the Burnaby School District in early 2025 (after the Board refused to meet), who confirmed the following:

- The District has **no current funding or approved plans** to acquire land near Alpha.
- There is **no land acquisition included in the District's capital plans**.
- The Province may not fund land expansion for Alpha Secondary for **25, 50, or even 200 years** — if ever.
- The **Burnaby School District's 2023 Long Range Facilities Plan (LRFP)**, adopted by the Board, clearly identifies the long-term requirement to create " **a third high**

school located North of Lougheed Highway situated South of Burnaby North and Alpha Secondary". Expansion of Alpha is **not mentioned or considered** as a future solution, confirming that acquisition near Alpha is **not part of the District's long-term strategy**.

- The District is actively pursuing **vertical expansion** (2–5 storeys) across multiple schools as a **more realistic and efficient way** to accommodate future student needs — recognizing that land is scarce and costly.
- No detailed analysis has been completed to determine whether:
 - The **underused eastern portion** of the Alpha site could accommodate more school functions (e.g., parking, play courts), freeing up the flatter western portion of existing School lands for potential expansion.
 - The **3–5 metre elevation drop** between the school and neighbouring homes could make extending the school into those residential properties **technically or economically unfeasible**. Prior to Alpha Secondary being built, the current school property was actually hundreds of residential properties. The existing steep grade drop is likely the reason for the Province to not acquire the residential properties south of Union Street in the first place – it's simply technically illogical to extend a school building into the steep slope.

3. Community Impact & Risks of Premature Redesignation

At the City's Brentwood open house, planning staff reiterated:

- There is **no confirmed plan or timeline** for land acquisition.
- Any future acquisition of the lands, if redesignated, would be between the property owners and the Province.
- Meanwhile, existing uses for up to 6-unit density is still allowed.
- Staff can not confirm whether or not they have completed any analyses of slope on these properties.

These comments **confirm the significant uncertainty** that this redesignation would create for homeowners, residents and renters. No satisfactory answers were given on the following questions posed by residents:

- **What happens if we want to sell the property designated institutional if the Province is not ready to pursue acquisition at that point?** Homeowners could be left in limbo — private buyers will unlikely purchase these properties due to uncertainty on if and when the Province may acquire the land, especially when homes without this uncertainty are always available on the market. One only needs to examine the lack of budget and capital funding for the Surrey school district – the fastest growing community in BC – to estimate the Province's "readiness".

- **Is it logical for any homeowner or builder to reinvest millions to redevelop older homes to 6-unit housing given the risk of future expropriation and this level of uncertainty**, when this risk doesn't exist on all neighbouring properties?

This creates a scenario where residents may be **trapped in depreciating, unsellable homes** with no support, despite having done nothing but live and contribute to the community. **This is the most stressful and destabilizing outcome possible** for any property owner or tenant.

4. Council Must Recognize the Broader Impact

This is not an isolated issue. The **same premature redesignation to Institutional** use has been applied to **hundreds of homes across Burnaby** that happen to be situated adjacent to a school on a map, regardless of actual planning need or feasibility, including:

- Confederation Park Elementary School neighborhood
- Gilmore Community/Elementary School neighborhood
- Aubrey Elementary School neighborhood
- Parkcrest Elementary School neighborhood
- Westridge Elementary School neighborhood
- Lyndhurst Elementary School neighborhood
- Armstrong Elementary School neighborhood
- Mary Avenue Park neighborhood
- Ernie Winch Park neighborhood
- Lakeview Elementary School neighborhood
- Morley Elementary School neighborhood
- Glenwood Elementary School neighborhood
- Chaffey-Burke Elementary School neighborhood
- Cascade Heights Elementary School neighborhood
- Gilpin Elementary School neighborhood
- École Inman Elementary School neighborhood
- Douglas Road Elementary School neighborhood

Council must take this seriously. The OCP's land use changes should not cause wide-scale confusion, anxiety, or negative financial impacts to residents — especially not based on unsubstantiated assumptions or "what ifs" with no concrete plans.

5. Concerns Over Consultation Process

We must also express our concern over the **lack of direct consultation with affected residents**, despite the foreseeable negative consequences of this proposed land use change.

- At no point during the OCP process have City staff **directly contacted** or proactively engaged homeowners impacted by this change.

- Outreach has only been conducted at a **broad city-wide level**, appropriate for general policy changes but **inadequate** for a targeted redesignation that threatens to affect the long-term use, value, and certainty of specific homes.
- Most neighbours only learned of the changes **by word of mouth**, not from the City.
- Despite several letters sent to Council, only Mayor Hurley opened his door to meet with residents with what appears to be obligated staff on October 1, 2024, and staff have never reached out to follow-up — even after acknowledging receipt of our February 3rd letter and stating to Council that they would connect with us.
- The final Phase 4 survey is another example of flawed engagement:
 - It contains broad, positive-sounding policy statements, and respondents are asked to click “yes” to agree.
 - Only if respondents click “no” are they allowed to leave comments.
 - This design makes it impossible to express nuanced or conditional support and appears designed to elicit one-sided approval.

We urge each Councillor to try the survey yourselves to see the issue firsthand.

6. Our Request

This situation is **unjust and entirely preventable**. We respectfully ask Council to **direct staff to remove the proposed Institutional land use designation** from residential properties south of Union Street adjacent to Alpha Secondary School. Instead, we ask that these homes to **remain designated residential** at densities deemed appropriate by Council and City staff upon careful analysis.

The proposed institutional designation is **premature, unsupported by planning or capital studies**, and **creates real consequences** — while delivering **no guaranteed benefit**. Our neighbourhood is not opposed to delivering the required infrastructure to support a growing population, but we ask that the City only consider necessary changes when there are actual plans from the Province to prevent unnecessary and unintended harm to residents. The OCP is expected to be reviewed every 5 years as required by the *Local Government Act* s.473.1(5) after every new Housing Needs Report is received. Therefore, plenty opportunities exist in the future to propose redesignation to institutional use, **if and when** deemed necessary **after careful analysis and real commitment** with funding and capital plan from the Province, to eliminate this level of uncertainty and stress to residents. We urge Council to protect residents from avoidable harm while remaining flexible to real needs in the future should they ever arise with proper planning, studies, and funding.

Thank you for your consideration.

Respectfully submitted,
North Burnaby Residents Near Alpha Neighbourhood

Petition: Request to Remove Premature Institutional Land Use Designation for Residential Properties South of Union Street (Adjacent to Alpha Secondary School)

Privacy statement (as required by the City of Burnaby)

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of the public record. Personal information is collected, used and disclosed in accordance with the *Freedom of Information and Protection of Privacy Act* of British Columbia.

The undersigned have reviewed and support the neighbourhood petition regarding "Request to remove premature Institutional land use designation for residential properties south of Union Street (adjacent to Alpha Secondary School)" dated May 1, 2025:

#	Name(s)	Address	Signature
1	JHAYR Nouali	4766 UNION ST	Redacted as per FIPPA S.22
2	XingChao Chen	4760 Union St	Redacted as per FIPPA S.22
3	CINDY BANNER	4774 Union Street	Redacted as per FIPPA S.22
4	Dorothy BANNER	4774 Union St.	Redacted as per FIPPA S.22
5	DINO BORDON	4770 UNION ST.	Redacted as per FIPPA S.22
6	DAVID FONG	4752 UNION ST	
7	LONG JU ZHONG	4746 UNION ST	
8	PETER LIU	4740 UNION ST	
9	ELIZABETH JUNG-LIU	4740 UNION ST.	
10	Zanica Blomquist Zanica Blomquist	4738 UNION	
11	PER JENSEN ORENDA JENSEN	4736 UNION 4736 UNION	
12	JULIE JENSEN	4736 UNION	
13	PER JENSEN BRUNDA JENSEN	750 BETA AVE	
14	TIM & DOROTHY MA	4771 UNION ST.	

Petition: Request to Remove Premature Institutional Land Use Designation for Residential Properties South of Union Street (Adjacent to Alpha Secondary School)

Privacy statement (as required by the City of Burnaby)

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of the public record. Personal information is collected, used and disclosed in accordance with the *Freedom of Information and Protection of Privacy Act* of British Columbia.

The undersigned have reviewed and support the neighbourhood petition regarding "Request to remove premature Institutional land use designation for residential properties south of Union Street (adjacent to Alpha Secondary School)" dated May 1, 2025:

#	Name(s)	Address	Signature
15	Elizabeth Cheung Gerald Cheung	4726 Union St BBY, BC.	Redacted as per FIPPA S.22
16	LAM, Albert	4716 Union St Bky	
17	Wendi Sun, Xi Wang	4712 Union St, BBY	
18	Radomir Kenic	4779 Union St	
19	Kenic	4779 Union St	
20	Kenny Leung	4783 Union St	
21	Susie Chaney	4783 Union St, Burnaby	
22	Momo Wang	4747 Union St, Burnaby	Redacted as per FIPPA S.22
23	Sinead McGowan	4717 Union St. Burnaby	Redacted as per FIPPA S.22
24	Gordon Wu	888 Be for Ave	Redacted as per FIPPA S.22
25	ESTHER LIN	4775 UNION ST	
26	YING HANG LI	4676 UNION ST	
27	WING YAN LI	4676 UNION ST	
28	Marie Tan	4676 Union St.	

Petition: Request to Remove Premature Institutional Land Use Designation for Residential Properties South of Union Street (Adjacent to Alpha Secondary School)

The undersigned have reviewed and support the neighbourhood petition regarding "Request to remove premature Institutional land use designation for residential properties south of Union Street (adjacent to Alpha Secondary School)" dated May 1, 2025:

#	Name(s)	Address	Signature
29	ROBERT MATHEWSON	4670 UNION ST	Redacted as per FIPPA S.22
30	SHIRLEY MATHEWSON	4670 UNION ST	
31	HUO LAN ZHONG	4688 UNION ST	
32	JIMMY PHAN	4688 UNION ST	
33	BIPIN MEHTA	4663 UNION ST	
34	FRAN SZETO	4637 Union St	
35	Jingju Pham	7788619896	
36	Redacted as per FIPPA S.22	4631 Union St 4619 Union St	
37	Rosanne D'Almeida	4601 Union St	Redacted as per FIPPA S.22
38	MICHAEL CHEN	4639 UNION ST	
39	RITA PARMAR	4625 UNION ST	
40	ASHA RANA	4625 UNION ST	
41	Marcus Schulte	4653 Union St	
42	Christina Low	4653 Union St	

Privacy statement (as required by the City of Burnaby)

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of the public record. Personal information is collected, used and disclosed in accordance with the *Freedom of Information and Protection of Privacy Act* of British Columbia.

The undersigned have reviewed and support the neighbourhood petition regarding "Request to remove premature Institutional land use designation for residential

Petition: Request to Remove Premature Institutional Land Use Designation for Residential Properties South of Union Street (Adjacent to Alpha Secondary School)

properties south of Union Street (adjacent to Alpha Secondary School)" dated May 1, 2025:

#	Name(s)	Address	Signature
43	MART TOGA	4668 GEORGIA ST, PBY	Redacted as per FIPPA S.22
44	DANOR TOGA	4668 GEORGIA ST, PBY	
45	JOHN LUM	4656 GEORGIA ST, PBY	
46	GEE KONG WAO	4606 GEORGIA ST	
47	Annita Ranallo	4616 Union St	
48	CARTER CHAN	4634 UNION ST	
49	HELEN CHEN	4634 UNION ST	
50	PHUC THI NGUYEN	4660 UNION ST	
51	Matthew Lam	4652 Union St	
52	Milos Gordic	750 Alpha Ave	
53	Chantal Gordic	750 Alpha Ave	
54	RODERICK LAM	729 BETA AVE	
55	Gora Chou	4644 Georgia St	
56	Sam CHENG	4650 Georgia St	

Privacy statement (as required by the City of Burnaby)

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of the public record. Personal information is collected, used and disclosed in accordance with the *Freedom of Information and Protection of Privacy Act* of British Columbia.

The undersigned have reviewed and support the neighbourhood petition regarding "Request to remove premature Institutional land use designation for residential properties south of Union Street (adjacent to Alpha Secondary School)" dated May 1, 2025:

Petition: Request to Remove Premature Institutional Land Use Designation for Residential Properties South of Union Street (Adjacent to Alpha Secondary School)

Privacy statement (as required by the City of Burnaby)

By signing a petition that is submitted to a public body, your personal information including your name, address and other personal contact information becomes part of the public record. Personal information is collected, used and disclosed in accordance with the *Freedom of Information and Protection of Privacy Act* of British Columbia.

The undersigned have reviewed and support the neighbourhood petition regarding "Request to remove premature Institutional land use designation for residential properties south of Union Street (adjacent to Alpha Secondary School)" dated May 1, 2025:

#	Name(s)	Address	Signature
85	CHRIS FTERGIOTIS	4620 UNION ST. BBY	Redacted as per FIPPA S.22
86	Eileen Chow	830 Alpha Ave	
87	Clarissa Muljono	4608 Union St BBY	
88	Poalhyat R Hunda	4645 Union St	
89	Gurpat Hunda	4645 Union St	
90	ARWINDER.	4623 UNION ST	
91	DILBAG SHONOL	4645 UNION ST	
92	Arwin Hunda	833 BETA AVE	
93	Redacted as per FIPPA S.22	833 BETA AVE	
94			
95			
96			
97			
98			

Table 3: Draft OCP Updated Schedule for Project Completion

Date	Activity
April/May 2025	Phase 4 engagement on the draft OCP
June 2025	Receive engagement and Community Assembly feedback Update OCP to respond to feedback
June/July 2025	Legal review of the OCP
July 2025	Finalize Regional Context Statement
September 2025	OCP to Council for First and Second Reading
September/October 2025	Public Hearing
October 2025	OCP to Council for Third reading
November 2025	Regional Context Statement to Metro Vancouver Board for acceptance
December 2025	OCP to Council for final reading and consideration for adoption

6.0 FINANCIAL CONSIDERATIONS

Sufficient funding for all OCP-related work in 2025 is included within the Planning & Development department operating budget in the 2024-2028 Financial Plan.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

ATTACHMENT

Attachment 1 – Draft OCP Part A and B
Attachment 2 – Draft OCP Part C and D
Attachment 3 – Draft OCP Part E
Attachment 4 – Draft OCP Appendix

REPORT CONTRIBUTORS

This report was prepared by Hay Go, Planner 1, Shirley Zhong, Planning Assistant 3, and reviewed by Sarah Crawford, Planner 3, Johannes Schumann, Director Community Planning, and Lee-Ann Garnett, Deputy General Manager Planning and Development.