

# D. J. Crockett

Suite # 104  
3709 Pender Street  
Burnaby, BC  
V5C 2L2

May 27, 2016

Office of the City Clerk  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M2  
Attention: Burnaby Zoning Bylaw 1965

Rez Ref # 14-12  
Bylaw # 13601

Dear Council,

RE: Amendment Bylaw No. 19, 2016  
Bylaw No. 13601,  
Rezoning Reference: # 14-12

I am writing to you with respect to the potential impact of the purposed changes to the Rezoning Bylaws to permit the construction of a four-storey mixed-use re-development at 3700 Hastings Street on the property owners of Lexington North at 3709 Pender Street, Burnaby.

Lexington North is a 21-unit Townhouse complex located directly to the south of the proposed development. As such, these owners are the most likely to be affected by this amendment. The purpose of this letter is not to block re-development of this area but to insure that it has the least negative impact as possible. The concerns about the re-development of this project are twofold, privacy and parking.

Lexington North has five units with patios/decks at- and below-grade level and 5 units with rooftop decks, patios, and garden areas, which face north toward the proposed re-development. The units with at grade-level patios will be the most affected by the placement/design of the parking and service entrances. Hopefully, the design of this building will take care to minimize the impact of traffic, service vehicles, and odors/waste from recycling areas. The five units with rooftop decks, patios, and garden areas will be most affected by the placement of decks and windows facing south on the building.

With respect to the impact of increased demand for parking, it is likely that most of the new vehicles brought to this site by this re-development in terms of residents, business owners, and customers but not accommodated on this site will end up being parked on Pender Street. The concern is that Pender is a street that is already burden

with many demands. It serves as an alternative arterial route for buses and private vehicles during the frequent traffic incidents along the Hastings Street corridor. It also serves as a parking resource during community events such as the Burnaby Grio, the 'Hats Off' celebration, and the P.N.E during the summer months. Any additional traffic/parking will stress an already stretched resource.

We hope that the Council of the City of Burnaby will take into considerations our concern before approving this rezoning amendment and re-development project.

Sincerely,



D. J. Crockett

Delivered by e-mailed

