

From: Sylvia Dixon
Sent: March 30, 2021 11:59 AM
To: Clerks
Subject: Submission re Redevelopment Rezoning # 18-43 Public Hearing March 30, 2021 at 5:00pm
Attachments: IMG_0001.jpg; IMG_0002.jpg; IMG_0003.jpg; IMG_0004.jpg; IMG_0005.jpg
Categories: PH - Needs Addit'l Info, Public Hearing

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Attached files **PROPOSAL FOR REZONING #18-43**

Re: Proposal for Redevelopment Rezoning #18-43:

Further Considerations for Against the Approval for the Development of "Rezoning site": #18-43:

LMS 2195

Re:

Owner – Unit #10 – 7077 Beresford St Burnaby, V 5E4J5 (lms2195)

Resident: Kerry Dixon

Co-owners: Sylvia Dixon, William Dixon

To: Burnaby City Council

March 29 2021:

To whom it may concern:

The factors against the said proposed development in Burnaby: Hondo Redevelopment

Preface -

Changing the Nature of Burnaby:

We are witnessing a rather quick loss of a balanced suburban setting in Burnaby. I was both born and grew up and live as a resident here, and the way in which the developments across the area are proceeding, we are very concerned we will be a full in on an "irreversible urban mess" in under 5-10 years. We need to consider keeping more low rise, and single family homes; shorter towers, with increased requirements for green space, park space, and the planting of trees etc. The adding of 40 floor developments as they have been ongoing, will destroy the balance in Burnaby faster than any other type of plan. Sun will end reaching the ground of some streets forever.

The Hondo Development plan: Nowhere near enough space.

The "Environment": more than just wildlife, a human nature's way of living.

- 1.) Environmentally, continued development (such as this 40 floor tower on a very small piece of land, with limited space between nearby buildings and within sight of the Byrne Creek watershed), which effects not only life in already existing, (better planned?), more reasonable sized developments of the area, and are permanent decisions that will change the nature of Burnaby as well as the effect on "nature and wildlife" in Burnaby. It will be changed into not into the "new modern city" as it should be, but a mid 20th century idea of what the planet and people can withstand: this is short very sighted.**

We need more space between high rises, AND we need to slow this chainsaw of developments across Burnaby, while we have a chance, perhaps a moratorium on buildings over 30-35+ floors, to study effects on the quality of life, compared to a vision of Burnaby just 25 years ago.

Effect on quality of life as in this case, where an already existing building is so close to the new tower, the view will now be into another's private home. This is not something Burnaby until the last 5 years ever had many issues with, for example: the Willingdon Ave projects of the '80s were staggered, provided with greenspace, in such a way that this was not so stark.

We ask council to seriously consider where this is all going, if these sorts of cram it in, take the money developments are rubber stamped, before a revision of the kinds of good practices regarding bylaws for planning, such as:

Re-requirement of much greater green space, planting of trees, and park space around such a building, similar to the concepts in bylaws when, in the Willingdon Ave. area buildings of the 1980s and 90s included:

- Shorter towers with a limit of the number of blocks or where seasonal shadows may be cast; concept of large yards, to spread out towers from one another, allowing the planting of trees.
- That shorter towers placed less densely will mean more manageable effects of the increased population (less traffic, control of pop. Density through height limits, places for the endangered songbirds to live and sing.
- The loss of the ability of sunlight to make it to the streets is increasingly compromised, and unhealthy to humans and can increase SAD. This, such as near Metropolis, which had created an area built for community use on the south side of the mall, which is now fronted by several 40 floor high-rise buildings that block out the sun from that recreational area many days and hour of the year; (part of that developments plan to build community via providing: an area for summer band stands, and other special events, now sitting in the shadows many hours of the year, due to these huge high rises.
- There is simply not enough surrounding land (on this project's overall area) for landscaping, greenspace, park space, which goes against a well thought through, 1970s bylaw in which limits to the length of shadows cast near Imperial St., Nelson Ave to Willingdon Ave, as well the requirement of said greenspace etc.
- Overpopulation of the area, putting stress on the schools, the parks, civic and public centers. Who is expanding these facilities capacity? Please do not say the taxation, as I walk on cracked sidewalks, overflowing garbage bins on streets and parks, and we have to raise complaints about upkeep city trees near our property. If this tower is not stopped, redesigned, it will in 10 years be an example of the wrong way to develop.
- Too dense: this set of neighbourhoods, are distinct, but becoming less so and over run by overly dense, continuous over development. This type of development of course will affect natural setting of the area negatively due to density.
- Traffic both short and long term will mean Ron McClain park (and other parks and homes in the surrounding area) will suffer further effects and this area will be no longer be a quieter corner of Burnaby. Those corners are disappearing altogether if we do not act.
- Environmental issues caused by the density of increased traffic (like endless rush hours), a projected increase of cars, use of public transit and strain on other forms of commuting to parking within this dense hub, effects once again the decreasing quality of life, in Highgate, and the South slope. We are struggling to absorb the effects of the ripsaw of new towers!

- **This kind of environmental effect hurts humans.** Examples are: noise pollution, air pollution, ground pollution, less trees and birds, less light, more traffic, less parking and increases the rate, bulk of sewage. It all goes somewhere. "The planet" remember?
- **Concern over the removal of both old growth trees near the property line, which some of exist in the Burnaby heritage building on Beresford St., and create both a noise and pollution filter from Kingsway.** This stand of trees extends across Beresford St, into the Park walkway of the old inter-urban. **How or will these trees be protected?**
- **Any further development in this area near High Gate/Edmond's Town Center, must consider the environmental impact (and this includes its effects on residents), especially there are issue pushing bigger developments closer to the Ron McLain Park watershed, a recovering salmon stream.** Just the additional traffic, and human density factors are considerable in the adding another 40 floor high rise so close to the stream, aquifer systems, to the park around the water shed and its wildlife, heritage settings will be unhelpful in its recovery and preservation.
- **The environmental impact needs serious restudy.** It begs the question, of how much, and of what kind of development is in fact good for neighbourhoods, good for families, in particular this area!
- **Density of people:** how *320+ suites, at 1 car per suite, in a ½ block setting, means serious changes in the neighbourhood, further what we are experiencing already.
- **Consider: Nearly 1500 new units are planned in the Concordia development, at Metropolis, just blocks away, WHERE ARE THE CARS AND POLLUTION GOING TO GO? We have an answer for this: Straight down Kingsway.**
- **Outside of what winds up in the air, the run off, of petroleum products, salts, detergents etc., from the roads (which is significant), will be one step closer to out of control. And if we simply allow 40 floor buildings to stretch in every direction along this region, the effects will be devastating.** Think of trying this 25 years ago? Precedents must be reversed.
- **Remember when freeways were rejected by Vancouver?** We need to reject the need for them in Burnaby by a moratorium on more new towers over 30+ floors and how much land any projected building must allow between them and other adjacent buildings.

Endless maxing out of land in the Kingsway, Edmonds corridor. Where does it end?

2.) Disruption to the residents: in adjacent, homes, towers, those who live in the area in general.

Disruption to residents via the noise, disruption of traffic, utilities, inconveniences including an increase, as well as disruption of local traffic both during and after the project is significant due to the small parcel of land to be used. Also, property value loss (due to a building be built so close one will have reduced to no personal privacy in your suite, if one wishes to open their blinds!), years of pollution as well as a later permanent increase of pollution overcrowding (without impact studies) from the complex proposed, with some 320+ suites. The extreme amounts of traffic added to this tiny block will cause a form of bedlam, untypical of Burnaby from deconstruction in preparation and construction in this area of another yet ultra-tall high-rise will cause considerable pressure on the area's infrastructure.

- **This high rise is too close to the 7077 Beresford St. and its Greenford Ave. properties.** This leads to a severe loss of privacy, particularly at suites near 7077 Beresford St.
- **If allowed to proceed, there are real dangers of damages to the retaining walls, membranes at LSM2195, as well as the simple obvious fact, it is really just a small single lane road that separates them. Really a lane; ½ of which will disappear!**
- **It is too close to existing tower and townhomes.**

- We can see in cities elsewhere in the world where this style of design has been taken, including in Vancouver city, where people lose their privacy from a building being too close. Granted, some buildings in this area that are part of the same property development are close, but that is not the same situation.
- In order to take stock in the Highgate, the Edmonds Town Center, we need to slow down and develop new guidelines so that developers have more requirements and responsibilities to not stack every business, townhome & tower possible, but as said: greenspace, parks, and adequate space in general for the size of project.
- Greenford Ave and Beresford will be 50% consolidated into the development property, meaning less convenient parking and traffic options for the current residents.
- This area, has withstood massive number of huge developments, and we contend a wide environmental study needs to take place to assess what these type of projects will mean in the area, and how best to incorporate what kind of projects from here on.
- Aside of the run off, noise, disruption from construction of another ultra-tall high-rise will exert pressure on the area's infrastructure and facilities, including shopping, schools, and other public amenities. Effects on adjacent heritage house, and the large stand of trees within and along it; and trees along the developments edge
- Blocking out of sunlight from the ground level in this neighbourhood is another factor beyond environmental impact that stretches for blocks at certain times of the year. This can affect human mood, therefore consideration of these matters above must be mitigated. Endless growth for the sake of maximizing use and profit of each parcel of land is not what the Burnaby I grew up in, was all about.
- Our parks are becoming increasingly difficult to park or enjoy already many days of the year.

After all: The wildlife indigenous to Burnaby is already under threat, by endless development and reduces the quality of both the life of the wildlife and humans.

This also must be factored in now if it is to have any hope of being a thought, and data driven process. We and the Burnaby way of life, which has and should be a balance of all such factors needs serious period of review. After the last decade, a major period of growth, studies on these issues should be undertaken to assure we understand the implications of a development's affect.

Council needs to find and plan some new boundaries, so we understand impact and control such effects, as here, where an area has been under continuous development for many years now, there must be a reconsidering of balance and planning for the effects of high density.

3.) Just traffic and population: where are the people and cars going to go? Tunnels?

The impact on traffic, is an increasingly desperate factor in this Kingsway corridor and the number of traffic of all kinds will increase by several percent from this one high-rise locally. Longer rush hours, more dirt and pollution in the summers, especially.

- The capacity for all forms of travel will be further strained as well as the use of current schools, parks, and community and other civic centres, adding roughly 600 new residents to an already very dense area, which will make shopping, using these public facilities increasingly difficult, in a way that needs a moratorium against these type of oversized, luxury high-rise developments continuing in this area without a break, until a study can be done on multiple impacts.
- Crime, will further increase

- Parking, driving around the area, whether to shop, or to commute is getting ridiculous already. By putting another 40+ floor high rise lumped in this burgeoning cluster of condos, will reduce the quality of life for all the resident in this neighbourhood.
- The road that will be consolidated into the development will affect current residents' options and convenience.

4.) A Further Tilt Away from Affordable Housing in this Area, as no low cost housing not a significant component of this project.

- An increasing percentage of such projects in this area are unconcerned with social housing, and until that is addressed it is not ethical to simply proceed.
- Unaffordable housing is a trend that this project will make a slap in the face to the need for low income housing, and drives up the percentage of high end housing with no offset at all.
- Another tower in Highgate, yet of 40some floors, 320 or more new units priced out for many residents of the area, will further decrease rental availability in the area.
- Buildings sit empty. Homes or investments?

5.) Focus: In the 1970s, and 1980s, there was a limit to the height of high-rises, (so sunshine can reach the street at some point), and a necessity for plenty of green space, trees and park area adjacent to new high-rise projects, to separate the buildings and to keep Burnaby's spirit of a balanced blend of residential, from single family homes, condo developments and retail to commercial space alongside a viable suburban lifestyle: not downtownism. We've reached the limit. Time to plan for comfort, health, and balance.

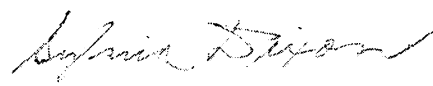
If the current trend in Burnaby is not checked by By-Laws, and provide a delay for study, so there can be a review of how best to proceed with creating more new developments, or there will be a solid line of shadow cast for blocks in all directions, along Kingsway's corridor from 40 + story high-rises, Highgate to Central Park. This as they are taking such a high percentage of available property in this gold mine of a living space, that we may not ever see the sun on the streets of the south slope again.

That Burnaby City, has allowed many, many developments for years now in all corners, yet along this series of neighbourhoods, we are already noticing as residents, not only the obvious issues of over development, but the poorly thought out ways in which space can be redeveloped.

Signed:

Kerry Dixon


Sylvia Dixon


William Dixon

