

Sec. 22 (1)

**From:** Sec. 22 (1)  
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Office of the City Clerk:

I write in opposition to the proposed Bylaw Amendment No. 17, 2021 - Bylaw 14354. I am a long time Burnaby resident and owner in the LMS 428 Strata - The Parkhill, at 7108 Edmonds St. My Strata is 10 storeys and opened in 1992. I have witnessed many changes and new developments in my neighbourhood over the years. Some good and some not so good.

I have reviewed the projected plans by Square Nine Burnaby Development Ltd., for the proposed 29-storey high-rise market strata and rental building. The project is proposed for the property along 18<sup>th</sup> St where it intersects with 18<sup>th</sup> Avenue. Residential houses will be leveled for this project. I find this property size too small for an ambitious project of this nature and it is not in keeping with the style of the neighbourhood. Along 18<sup>th</sup> Ave there are several low rise multiple family residences. This tower will alter the appearance of the area and likely increase crime as high-rises tend to lure criminal activities with the prospect of more underground vehicles to break into. Towers of this size should be limited to the newly planned Southgate area which is currently under development. This tower size is ill suited to this area and small lot size, a smaller low rise housing development should be considered or better still convert the property into an extension of the adjacent Poplar Park.

Ever since the tower "Reflections" on the south side of 18<sup>th</sup> St and Edmonds St, and "360" along 18<sup>th</sup> Ave near Griffiths opened, the traffic and congestion in the area has increased. A pedestrian controlled traffic signal was added a few years ago at Edmonds and 18<sup>th</sup> St as pedestrians and vehicles could not get safely cross Edmonds St. Motor vehicle accidents were occurring. Edmonds St traffic keeps increasing as the area expands and develops. The corner of 18<sup>th</sup> St and 18<sup>th</sup> Ave now has a three way stop as traffic has increased along 18<sup>th</sup> Ave due to "rat runners" trying to avoid Edmonds St. There are already traffic calming speed bumps along 18<sup>th</sup> Ave to slow the traffic. Street parking is limited and restricted in this neighbourhood, and often taken up by SkyTrain users. On garbage collection days, the streets are already lined with many recycling bins and the large green municipal bins. A new complex of this size will require many bins and just add to the unsightly street clutter and congestion on the several days of the week the garbage is collected.

Residents of this area have been subjected to several months of road construction (still ongoing) to accommodate the necessary water main improvement project. The heavy machinery, noise, pollution, dirt and road access disruption has been very trying. If this condo project goes ahead, the area will again be disrupted for a protracted time period with more

heavy machinery, noise, pollution, dirt and road access restrictions all for what? an unsightly oversized tower that looms over a small piece of property.

Poplar Park is a small community family park. This condo project will abut the park and will require some old tall trees to be removed from the land before development can start. Families with small children utilize the park and use the laneway which the Square Nine developer refers to as 19<sup>th</sup> St - despite there being no signs to confirm that. The lane is a dead end which ends with the park on the east side. Children safely learn to ride their bikes there without fear of traffic, and people are often seen practicing Tai Chi in the laneway. This will all change should the development go through as the developer plans to use this laneway as a private driveway to access their underground parkade. Using this lane as an access road will increase vehicle noise for us at the very near neighbouring Parkhill. People using Poplar Park will not enjoy the peace and quiet they now do with vehicles entering and exiting along the lane constantly. How can this developer make this laneway his own access road? He is using a public lane because the proposed property site is too small to have a parking entrance from a City street. Is the developer buying this lane property?

Green space and open air are essential in neighbourhoods, especially for those living in multi-family complexes which often have no private yards. This complex will likely increase this small park's usage as it's condo dwellers look to escape to some green space. This tower is tall and will loom over Poplar Park and completely change the atmosphere of the park. It will definitely detract from the sense of a small safe family community park. This new complex will be so close to both 18<sup>th</sup> St and 18<sup>th</sup> Ave roadways due to the small lot size, it will not enhance the area at all and will look squished on the small property. It will also be very close to my building, The Parkhill, dwarfing us and blocking some views. From what I read in the project plans, the developer is planning a four (4) level underground parkade, this further reinforces the site is too small for this project if four levels of parking are required to accommodate vehicles. What impact will a four level underground parkade have on the nearby ground structure and environment? Can the area infrastructure support this development? We do live in an earthquake zone. Some units in the development plans look to be very small, further confirming the developer is overstretching his (her) aspirations. Build an oversize tower and squish people into tiny uninhabitable 400 sq ft units! We need family sized units not tiny single occupant units.

I hope my concerns are taken seriously and that this is not a done deal. I am very opposed to this development, it is far too large for the lot size and will not enhance the neighbourhood at all. It would be better suited to a larger sized property. This strikes me as a developer get rich quick scheme with no real thought or desire to enrich the neighbourhood with suitable, community friendly affordable housing. Metrotown has been overbuilt resulting in a traffic congested mess of ugly glass towers, don't let this happen to this neighbourhood.

Respectfully,

April Negrin

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