

Sec. 22 (1)

From: Manoj Nair Sec. 22 (1)
Sent: July 26, 2021 12:10 PM
To: Clerks
Subject: Opposing the Rezoning & Development proposal for a 29-story building
Categories: Yellow Category, PH - Needs Addit'l Info, Public Hearing

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Please note that I and my other tenants in 7179 18th Ave are Opposing the Rezoning & Development proposal for a 29-story building on the corner of 18th ave and 18th street by Square Nine Burnaby Development Ltd.

Rez Ref # 19-70

This is not being thought through.

Bylaw # 14354

The proposed development is for a 29 storey high-rise, strata and rental.

Now the 18th Street and Edmonds Street area is already congested and a traffic mess.

The road infrastructure in our neighborhood was designed over 30 years ago for much less density.

Zoning Change Concerns.

1) The infrastructure in this neighborhood was not built for high density, 18th Ave was dug up multiple times to deal with drainage into Byrne Creek since the last two high-rises; 7088 18th Ave (Park 360 = 214 units/32 storeys) and 7090 Edmonds (Reflections= 218 units/29 storeys) Street were built. Plus with Kings Crossing to our north (803 units 3/30 storey high-rises) and several low rise developments, our immediate neighborhood has added over 1500 new residences in the last 10-12 years. The roads were not built to handle the traffic we have now.

2) *Loss of sunlight*. After the two high-rises, Park 360 and Reflections were built, we lost over an hour of sun on winter afternoons.

This neighborhood was not designed for any more high-rises to our immediate south.

3) The Byrne Creek ecosystem east of Griffiths around 18th Ave has been impacted with runoff from the streets due to fewer trees.

4) SouthGate City is another major planned development to our south, east of Byrne Creek Secondary north of 10 Avenue. They are saying "20 new high-rises" over the next 15 years. That is another 4,000+ new housing units planned 4 blocks to our east. That will have a longer term impact on traffic on Griffiths, 14th and 10th Ave, but it's a done deal. <https://southgatecity.com/>

I strongly oppose this project.

Sincere regards

Manoj S. Nair
Canford Corner
7179 18th Ave Burnaby

Sec. 22 (1)

From: Manoj Nair Sec. 22 (1)
Sent: July 26, 2021 12:59 PM
To: Clerks
Subject: Re: Opposing the Rezoning & Development proposal for a 29-story building
Categories: Yellow Category, PH - Info Complete, Public Hearing

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Manoj S. Nair
UNIT 15
CANFORD CORNER
7179 18TH AVE
BURNABY BC V3N1H2

On Mon, Jul 26, 2021 at 12:22 PM Clerks <Clerks@burnaby.ca> wrote:

This is to acknowledge receipt of your email. It has been forwarded appropriately to our Administrative staff in charge of Public Hearings.

All comments received require the sender's full name, first and last, and residential address including suite number. Please provide at your earliest convenience.

Thank you.

City of Burnaby

Office of the City Clerk

Phone: 604-294-7290

City of Burnaby | Corporate Services | Office of the City Clerk

4949 Canada Way | Burnaby, BC V5G 1M2

Our Vision: A world-class city committed to creating and sustaining the best quality of life for our entire community.

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Sec. 22 (1)

From: Sharon Storey Sec. 22 (1)
Sent: July 26, 2021 1:59 PM
To: Clerks
Subject: High rise

Rez Ref # 19-70
Bylaw # 14354

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Sharon Jensen #33 7279 18 th ave bby bc v3n 1h2 Sec. 22 (1) please don't put a high rise by our park it is already very busy street because of sky train lots of young family in neighbourhood!

Sent from my iPhone

Allen Hutton
7304 14th Ave.
Burnaby, BC
V3N 1Z4
Sec. 22 (1)

July 26, 2021

City of Burnaby
Office of the City Clerk
4949 Canada Way
Burnaby, BC V5G 1M2

Mayor and Council

Attention: Ms. Blanka Zeinabova

Subject: Rez. # 19-70

Dear: Sir/Madam

I am opposed to this rezoning. UBC has recently released a report concerning the geographical and the geological instability of the lower mainland (Burnaby Now Dec. 1, 2020).

The pit that has been allowed to be excavated on Fourteenth Avenue on between Fifteenth Street and Eighteenth Street, the sight were the BC Housing project The Cedar Place was located, is the water collection basin for the Byrne Creek ravine, as well as the head waters of the creek.

You can easily observe the changes in the creek bed over the last thirty years as a result of the development that has been brought into the area; the ground water that used to feed the creek has diminished greatly. The pond that was created about a hundred years ago on my cousin's property to catch fish has all most disappeared.

We live in an environment and we have to live within that environment.

Yours truly,

Allen Hutton

Sec. 22 (1)

From:	Serine Zhang	Sec. 22 (1)	Rez Ref # 19-70
Sent:	July 26, 2021 2:29 PM		Bylaw # 14354
To:	Clerks		
Subject:	Square Nine Bby Development Ltd 7109 Eighteenth Ave and /7358/60/76/78 Eighteenth Street		

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Hello,

I'm emailing you to object to the rezoning & Development proposal for a 29-story building near Canford Corner. This would negatively impact the surrounding buildings, ecology, and traffics. We don't need anymore high-rise to increase the already congestive traffic streets. Furthermore, any high-rise proposals will not only effect sunlight of the surrounding but also destroys the natural habits of nearby creeks and trees. The city of Burnaby is responsible for maintain its ecological systems and resistantial environments.

Best,

Serine Zhang (Resident of Canford Corner)

Sec. 22 (1)

From: Kevin Sec. 22 (1)
Sent: July 26, 2021 2:39 PM
To: Clerks
Subject: Regarding Public hearing Tuesday July 27 @ 5pm

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Concerns: Multi-Family Residential REZ#19-70

I would like to participate in the re-zoning hearing for the corner of 18th Ave and 18 Street.

The proposal for a 29-storey high rise by Square Nine Bby Development Ltd., is very disturbing.

We are very concerned about having a 29-storey high rise development 150 meters south of our complex.

The main reason most owners purchased at Canford Corner was to live in a lower density neighborhood.

When I moved into this neighborhood in 2002, it was over 50% single-family dwellings. I watched the construction of the two newer duplexes on 18th Street just south of the Parkhill backing on to Poplar Park. They replaced two single-family homes not that long ago and since then over 40 single-family dwellings within 500 meters have been torn down and replaced with several low-rise strata complexes over the last 2-10 years.

With all the new units added, the 18th Street and Edmonds Street area is already congested. The road infrastructure in our neighborhood was designed over 30 years ago for much less density.

Here are my immediate concerns about the proposed zoning changes.

1) The infrastructure in this neighborhood was not built for high density. 18th Ave was dug up multiple times to deal with water mains and drainage into Byrne Creek since the last two high-rises; 7088 18th Ave (Park 360 = 214 units/32 storeys) and 7090 Edmonds (Reflections= 218 units/29 storeys) Street were built.

Plus with Kings Crossing 300 meters to north (803 units 3/30 storey high-rises) and several low rise developments, our immediate neighborhood has added over 1500 new residences in the last 10-14 years. 18th Avenue was not built to handle the traffic we are getting now.



- 2) *Loss of sunlight*. After the two high-rises, Park 360 and Reflections were built, we lost over an hour of sun on winter afternoons. This low-rise neighborhood bounded by Edmonds/16th Street, and 18th Ave/18th Street was not designed for any more high-rises to our immediate south. There is already significant loss of sunlight in winter due to those 2 recent high-rise projects.
- 3) The Byrne Creek ecosystem and salmon habitat east of Griffiths from Edmonds to 18th and 17th Ave has already been impacted by higher density.
- 4) We object to the zoning change to allow a 29-storey high-rise on the corner of 18th Ave and 18th Street. This block cannot support higher density, the traffic on 18th Ave and 18th Street is already a problem. On Griffiths from Edmonds to SouthPoint it is already congested. At rush hour it is very difficult to turn onto 18th Ave from Griffiths, pedestrians have been injured and killed at that intersection.
- 5) It does not seem reasonable for the City of Burnaby to allow zoning changes that would permit 3 city lots currently with 3x duplexes for a total of 8 units, to be replaced exponentially(x25) with a 29-storey, 200-unit high-rise complex.

Thank you.

Kevin Cudihee
7179 18th Ave
Burnaby, BC
V3N 1H2.