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Sent: November 09, 2022 8:08 PM
To: LegislativeServices
Subject: Webform submission from: Public Hearings #142

Categories: PH - Info Complete, Public Hearing

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Submitted on Wed, 11/09/2022 - 20:07
Submission # 142

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14525

Submission

Concord Pacific should not be allowed to build another tower until two of the following measures are taken place: Modify Kingsway to handle the additional traffic around the area, improve transit in the area and spread the density.

If you look at North Road for example at Coquitlam, the entire stretch from the south end to the Burquitlam Station end of the road is always busy. With the malls, numerous condos and transit in the area, the place is perpetually busy. No measures to alleviate traffic were introduced in that area nor any other options than driving were created. Driving around in the area is a nightmare and walking is also unpleasant. The mall's traffic, the businesses' traffic, the transiting traffic, and the condo residence traffic created a witches cauldron of traffic that smart planning could have prevented. The same will happen to the Metrotown area and the first nail in the coffin will be this tower as the area becomes more dense.

This can be prevented ofcourse if proper planning for traffic occurs including having more transit options or spreading out the density. Unless Burnaby is planning to become as dense as Hong Kong, it doesnt have to have massive density near Metrotown because the area has tons of lowrise commercial lots that can handle condo buildings. There is no need to build something as huge as the phase 1 tower. Massive density plus lack of transit, such as more buses, will create the massive traffic problem I described in the paragraph above. Hong Kong is livable because of its transit options. Burnaby will not be if it continues to become dense and not have any more transit options. It will be forever gridlocked and productivity/profits will be lost.

This new tower should not be approved because of the problems it has now. No plan for Kingsway to handle the added traffic, no new transit options and the area has low density commercial space that can help spread the density around instead of concentrating it in one place. I hope my view will be considered when deliberating whether to approve the permit Concord Pacific or not.