

From: Madeleine Leonard
Sent: November 14, 2022 9:09 PM
To: LegislativeServices
Subject: Proposed amendment No.38.2022 Bylaw No. 14524

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Dear Mayor Hurley and Council Members,

I have recently become aware of a building proposal for the commercial lot at the corner of Griffiths and Rumble.

By some oversight, The Village neighbourhood, adjacent to this property, was not notified. I have been informed that the proposal includes a rental low rise and a 22 story Strata development. I was also told that the planned exit for underground parking would be on Prenter Street. All of this information is concerning. I know our neighbourhood would welcome a new development on that corner, low rise is great, but a 22 story highrise would stand out like a sore thumb! There is no other spot to build more highrises to balance the appearance of it . This area has been developed entirely as medium density and is only 20 -25 years old. Maybe 10 or 11 stories wouldn't be so visually jarring.

Whatever is decided, the most serious concern is the increased traffic this development will produce.

I am sure you are aware that this building proposal is right beside a greenspace that protects Powerhouse Creek. This is a year round creek that contributes to the Burns Creek watershed, a very sensitive Salmon spawning creek. Many people have worked very hard to bring this water system back to health.

But you may not be aware that there is a children's playground and a preschool/daycare on the corner of Magnolia and Beresford. As Prenter Street is a dead end, new traffic would then have to turn up Magnolia, to get to Beresford. I think you can see that having their underground enter from, and exit on to, Griffiths would avoid a lot of problems, The new residents would already have a traffic light at Beresford to give them a safe opportunity to turn left or right on Griffiths. The Eighteen Trees strata, next North of the proposed buildings, has the same arrangement for traffic flow. The overflow parking on Prenter St. is already fully occupied by the current residents of this area; I humbly suggest that parking for 2 cars for each new unit should be provided in the building plan, as well as guest parking within that Property's boundaries.

I thank you for giving me this opportunity to convey my concerns to you, and appreciate your consideration of the same.

with my Best Regards,

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November 14 2022