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To: [LegislativeServices](#)
Subject: Public Hearing for 2300 Madison Avenue and BC Hydro 165 Right-of-Way.
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To Burnaby Council,

In regards to rezoning the site address 2300 Madison Avenue. Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 10, 2023 - Bylaw No. 14566. Zone change from M1 Manufacturing District and M2 General Industrial District; to CD Comprehensive Development District, RM4r Multiple Family Residential District, and the Brentwood Town Centre Development Plan.

I have 4 concerns regarding this project and hope the Council, Developers, and Designers will address.

No. 1. Earth settlement and sinkholes. As recent events at and around 4161 Dawson St. have shown; ground movement and settlement appear to occur due to nearby site digging and construction at Gilmore Place. Through the media I have read that the City of Burnaby is pursuing a lawsuit against the developer Onni and other Designers and Consultants for sidewalk and road deformation. There is also potential that this settlement may be a factor in the water main pipe burst at 4118 Dawson St. condo tower and townhouses. These occurrences happened at the sametime causing unsafe pedestrian walkways and displaced an entire condo of owners from their homes. I want more care and planning put into this new development at 2300 Madison Ave with these previous lessons learned.

I know these things can get messy. So when things do go wrong, it helps to have clear accountability on potential damages and on costs involved either directly or indirectly due to site digging. Will the developers agree to 100% accountability financially? And do they have to the capital to support this responsibility?

No. 2. Increased resident traffic on Madison Ave. We currently have 3 condo towers plus townhouses all exiting and entering through a 2-lane Madison Ave. between Dawson St. and the roundabout at Still Creek. From renderings of the Emerald Place development from Polygon Development, it appears the planned 4 condo tower plus townhouses all exit/enter on a private road that connects to this same 2-lane Madison Ave. That would be more than a 133% increase in traffic. I would like to propose an alternate or an added exit/enter onto Dawson St or Alaska St for this development. Or eliminating parking along Madison Ave to introduce 4-lanes which will not only ease residential traffic but also aid the local business access.

No. 3. Increase density not matching increase in community development. I do understand and respect the challenges of housing; and the need to increase density. However this must be balanced with developing the community as a whole. Community centres, park space, local business development, schools, libraries, walkways, plazas; these are just as important for a community as adding residences. If you build only residences, then you are building a **suburb** where people go to sleep. You are not building a **community to LIVE in**.

City of Burnaby's own website uses the words, "sense of community", "green space", "public square", "green public plaza". I have yet to see any of these in the current developments and very little in the past 10 years. So where's the "sense of community"? Well, there is none because Brentwood has become a **suburb of residences**.

A large nearby park will make the area more walkable/pedestrian friendly and big enough to handle all the Brentwood residences. It would minimize the need to drive somewhere green such as Central Park.

No. 4. CN railway conflict. There is an operating railway that runs parallel to Alaska St., approximately 40' below road grade. Keeping in mind what was stated above as No.1, I hope that the design allows the CN railway and residential development to co-exist in a non-harmful manner. This means earth settlement, noise, vibration, train clearances all need to be taken into account.

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