



May 30, 2023

Mayor & Council  
c/o Legislative Services  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2

Via Email: [legislativeservices@burnaby.ca](mailto:legislativeservices@burnaby.ca)

Dear Mayor and Councillors,

**Re: Public Hearing – Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 9, 2023 - Bylaw No. 14565; Rez. #20-32  
7252, 7264, 7282 Kingsway and 7255 Edmonds Street**

We are the owners of 7188 Kingsway, a mixed-use development consisting of 5 commercial retail units and a 146-unit seniors' retirement rental residence known as Mulberry PARC built in 2005.

We were recently notified of an upcoming public hearing regarding City's proposed Kingsway and Edmonds Conceptual Master Plan.

As an immediate neighbour to this proposed development, we are requesting additional dialogue with Burnaby Planning Department to address the concerns outlined below:

Our concerns include:

1. The concept proposes an east-west thoroughfare connecting the proposed development to Acorn Avenue. The path of travel would be across our existing driveway at the southern portion of our property. While there is an easement agreement with adjacent Lot 192 (City-owned) permitting use and enjoyment of Lot 192 owner and agents, the easement does not allow use as this concept proposes.

At present, our driveway provides grade visitor parking, commercial loading uses for our kitchen deliveries and refuse & recycling collection, and also regular and frequent resident move-ins. In addition, it is the access/egress route from our underground parkade for residents, staff, and visitors. Both the number of users and the average age of users (senior residents aged 88+ years) raise grave concern that City would consider this east-west connection. It should be removed from the concept. See Figure A on the next page.

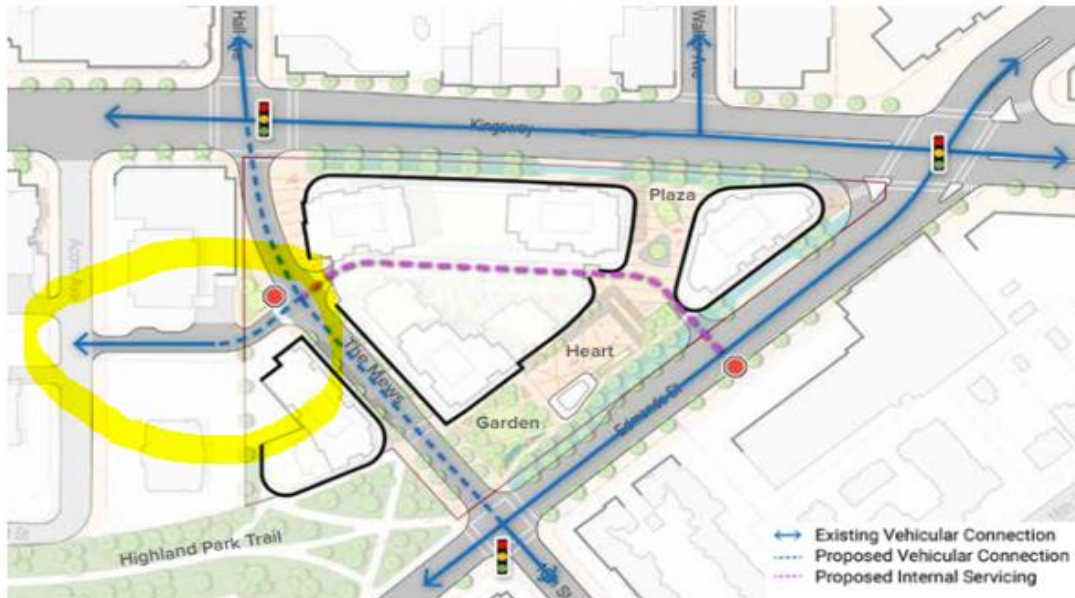


Figure 66. Vehicular movement

FIGURE A

2. Density and Height – with consideration to the neighbouring area, we believe the 5-tower concept with heights of 52, 50, 39, 38, and 33 stories are out of context with existing development in the surrounding area. The density, heights, and shadow lines all warrant additional study and consideration prior to advancing to 2<sup>nd</sup> reading. See Figure B below.



FIGURE B



In summary, we request further study and dialogue with Burnaby Planning prior to this bylaw being considered for 2<sup>nd</sup> reading.

Regards,

Russell Hobbs

Vice President & Director - PARC Retirement Living

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Cc: Rainer Muller, Owner & Founder PARC Retirement Living  
Johannes Schuman – Director Planning City Burnaby  
Jesse Dill – Senior Planning City Burnaby