

From: WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>
Sent: Thursday, June 8, 2023 7:08 PM
To: LegislativeServices
Subject: Webform submission from: Public Hearings #422
Categories: Public Hearing, PH - Info Complete

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Submitted on Thu, 06/08/2023 - 19:07
Submission # 422

Submitted values are:

Name
Tony Stairs

Address
308-7337 MacPherson Ave
Burnaby . V5J 0A9

Email address
FIPPA Sec. 22 (1)

Rezoning application or bylaw number
14577

Submission
The proposed changes have my support.

Rez Ref # 22-01
Bylaw # 14577

From: WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>
Sent: Saturday, June 10, 2023 7:31 PM
To: LegislativeServices
Subject: Webform submission from: Public Hearings #423

Categories: Public Hearing, PH - Info Complete

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Submitted on Sat, 06/10/2023 - 19:30
Submission # 423

Submitted values are:

Name
Tim Lo

Address
71-7388 Macpherson Ave
Burnaby. V5J0A1

Rez Ref # 22-01
Bylaw # 14577

Email address
FIPPA Sec. 22 (1)

Rezoning application or bylaw number
14577

Submission
Hello,

I received the notice of public hearing regarding the zoning amendment for 7118 and 7280 MacPherson Ave. While I do not object more housings in the area, I fully object the proposal of building a six-storey apartment building. It is just too tall. It will look super odd at that area as all the buildings are just at maximum of 4 storey high, not to mention that it is also at the top of the hill... With 1 building right there that is 2 levels higher than the rest, it will stand out like a sore thumb. Not to mention that Beresford and MacPherson are both single lane traffic with entrance to a high school parking lot. Higher density residence will add traffic on an already congested road, during rush hours, especially when school is in session.

As for the non-market rental building, I hope it is a co-op housing and not housings for people who take drugs, etc... Our neighborhood, while not expensive like West Vancouver, so far, it is not super dangerous. While homeless and drug addicts are not necessarily dangerous, people associated with them are bad news. Drug dealers and crime follow drug addicts and drug addicts leave needles everywhere. I know this because my wife's work place had housing built for drug addicts, behind a school, and needles could be found regularly around the neighborhood. Our neighborhood is a neighborhood full of children, please do not put drug addicts there. Thank you,

From: Sherry Chen FIPPA Sec. 22 (1)
Sent: Saturday, June 10, 2023 8:44 PM
To: LegislativeServices
Subject: Written response to Burnaby Bylaw 1965
Categories: PH - Info Complete, Public Hearing

Rez Ref # 22-01
Bylaw # 14577

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Good day,

This is my response to the Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 14, 2022 - Bylaw No. 14577.

First of all, I am concerned the six story building is too tall for our neighborhood. The tallest apartment/ condo we have within 5km (and beyond) are four levels. If a six story building is built, it will stick out like a sore thumb to the rest of the community. Not only will it not look harmonious, but will also feel similarly to a monster house towering on the regular sized houses in the vicinity. The reason I chose this neighborhood to raise a family is the absence of tall buildings like those skyscrapers looming all over Metrotown. Having a six story building right next to us is disrupting the peaceful view of our neighborhood.

Secondly, the non-market rental building. I'm not sure what that entails. If it's a co-op building like the one we already have in the neighborhood, I am fine with it. However, if it's one of those modular housing for low income housing, I am not okay with it. When I work in a residential neighborhood in Vancouver with a primary and secondary school. It was all peace and quiet, until a modular housing for low income was built next door. I used to go out for a walk during lunch time but since the folks next door moved in, I stopped going for my walks. The reason is that, injected needles and used condoms were carelessly discarded on the sidewalks around the building. I also felt terrible for the school children on the same street as many walks by these biohazard. Moreover, there were constant presence of police and ambulance at the front door of the low income housing. It makes people around it nervous as we don't know why there were so many law enforcement visits since they moved in.

I understand people with low income are not all drug addicts. Unfortunately, drug dealers might follow the drug addicts to their new area so they can continuously sell drugs to them.

If this were the case, not only will I work next to a problematic building, I will live next to one. And it's next to the school my children go to. I may have to move and be forced out of my own neighborhood that I've built a life in if the nightmare I described above becomes true.

Therefore, I would like to have someone explain to me what their plan is with the non-market rental building. And preferably not have it built next to my family if the explanation is not satisfactory.

In conclusion, I oppose to the Bylaw amendment as it directly affects my living conditions.

Sincerely,

Sherry
7388 MacPherson Ave, Burnaby.

1/1

T/54

From: Mike Knauer FIPPA Sec. 22 (1)
Sent: Sunday, June 11, 2023 12:51 PM
To: LegislativeServices
Subject: REZ. #22-01 - 7718 and 7280 Macpherson Avenue
Categories: PH - Info Complete, Public Hearing

Rez Ref # 22-01
Bylaw # 14577

Good morning,

I am writing to express my support for the proposed rezoning at 7118 and 7260 Macpherson Avenue. I currently reside in the adjacent building at 7388 Macpherson Avenue.

After reviewing the drawings Issued for Suitable Plan of Development dated March 2023, I believe this project is a good overall fit for the neighbourhood in regards to height and massing. I appreciate that the 6-storey building has been angled away from the adjacent development to alleviate privacy overlook issues. The mature trees at the Northern PL of 7388 Macpherson Avenue will also assist in mitigating this potential issue. I don't anticipate shadows to be a substantial issue to adjacent or future developments due to the orientation of the buildings on site.

Living in this neighbourhood for two years, I believe there are some substantive site issues which I hope this proposed development can address. The intersection at Beresford Street and Macpherson Avenue is dangerous in its current condition as a pedestrian controlled crossing only. With the foreseeable increase in traffic at this corner, I would strongly recommend that this intersection be fully signalized. The pedestrian crossing is currently not sufficient, and there is opportunity for the proposed development to mitigate this dangerous condition.

The street condition along Macpherson illustrates a treed boulevard which currently does not exist. Please ensure that native drought resistant species are proposed, as the neighbourhood has several mature non-local tree species on the boulevards which are experiencing issues with fungus and uprooting in wind storms. Please consider rain gardens and passive stormwater mitigation measures for these areas. As a substantial number of existing trees will be removed along Macpherson and Kenneth for this development, please ensure a high replacement ratio and consider large caliper trees as a partial requirement.

Please show on all Site Plans the intended location for Large-Item Pickup for residents. This is an essential Solid Waste and Recycling service that should be spatially accommodated on Site Plan drawings.

Please consider public electric car charging along Kenneth Avenue as a Rezoning requirement.

In regards to the building materials, cementitious board and plank are less suitable for ground floor high traffic areas. Consider extending the extent of the brick to encompass more high traffic areas on the first floor. Specific areas requiring additional protection are entrance lobbies, townhouse entrance, parkade entrances, and exterior amenity walls.

Please consider roughing-in chases for heat pump installation on a per unit basis, if not required by the building code at this time.

Please also consider a guest suite, workshop, bike maintenance area, and roof gardens.

In exchange for these extensive amenities and site improvements, I believe that the neighbourhood could support higher density at the corner of Beresford Street and Macpherson Avenue.

I believe, overall, that this project will be a net benefit to the neighbourhood. Thank you so much for your consideration, and I look forward to seeing the project move forward.

Mike Knauer

FIPPA Sec. 22 (1)

2/2