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To: [LegislativeServices](#)
Subject: Webform submission from: Public Hearings #445
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Submitted on Mon, 06/26/2023 - 18:20
Submission # 445

Submitted values are:

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FIPPA Sec. 22 (1)

Rezoning application or bylaw number

22-01

Submission

Dear Burnaby City Council,

I would like to formally submit my comments to the proposed amendments to Burnaby Zoning Bylaw 1965 in regard to the redevelopment of 7118 and 7280 MacPherson Ave.

I would like to start by first saying that I do agree that this parcel of land should be redeveloped as the structure that is currently in place is abandoned, outdated, and is in need of extensive repairs as can only be judged from the outside view. Redevelopment of these two lots would greatly improve the appearance of this area and increase property values of the neighborhood as a whole.

Where I disagree with the application, however, is through the construction of "a six-storey apartment building". The existing apartments, townhomes, and single-family homes that neighbour this property within a 3 km radius max out at four stories. The construction and placement of a six-storey building would drastically contrast the current makeup of this neighbourhood and negatively impact the surrounding outlook of neighbours to the property. It would cause obstruction to the view of neighbours, and tower over other properties causing privacy concern issues for current residents. I don't believe that this a fair consideration of residents and homeowners of the neighbourhood that purchased property expecting construction of buildings to coincide with the existing composition of the neighborhood. I don't believe that the construction of an apartment so large should only benefit the developers in that they can now sell to more potential buyers and make more of a profit at the expense of current residents' enjoyment of their own homes.

I would also like to pose the question, does Burnaby have the infrastructure – roadways, school placements, hospital space, waste removal facilities, etc. to support the sudden influx of new residents that large developments such as this will bring? My view on this is no. Perhaps it is time that we focus on allowing our city infrastructure to catch up to all of these new residential developments, instead of allowing them to expand all at one time. Some food for thought.

I hope that you will take these comments into consideration.
Thank you very much for your time.