

**From:** Redacted as  
per FOIPPA  
**To:** [LegislativeServices](#)  
**Subject:** REZ#20-09-3777 and 3791 Kingsway  
**Date:** Tuesday, January 23, 2024 10:00:29 AM

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Dear Legislative Services and Council Members,

Comments on REZ #20-09-3777 and 3791 Kingsway.

I hope this email finds you well. My name is David, a resident of 5515 Boundary Road, situated across the street from the proposed redevelopment multi-unit high rise at 3777 and 3791 Kingsway.

I appreciate the opportunity to provide input on this development that will impact our community. I am writing to share my thoughts, both my support and concerns regarding the mentioned proposal.

I am supportive of the imperative need for housing and the broader goal of enhancing our cities for the future. It is commendable to witness initiatives addressing the housing needs of the growing population.

However, I have identified some concerns that I believe warrant consideration. Specifically, the proposed Phase 2 (Boundary North), featuring structures up to 64, 60, and 52 stories, raises apprehensions regarding the potential casting of unwanted shadows onto neighboring properties. Additionally, the foundation requirements for such towering structures pose potential risks, including sidewalk and street deformations, as evidenced by previous instances, such as and not limited to those observed at "Gilmore Place."

Furthermore, the anticipated impact on traffic is a significant concern, especially considering the current congestion levels on Kingsway and Boundary throughout the day. The influx of new residents is likely to place additional strain on the existing infrastructure, particularly in meeting the demands for retail and commercial services. This strain is already evident in the current state of retail stores on Kingsway, characterized by lengthy queues and a lack of available parking.

With the introduction of new high-rises, it's crucial to ensure ample retail space, particularly for grocery stores. More competition can lead to lower prices, benefiting the community. The development plan must address this by providing expanded retail spaces, prioritizing competition, and promoting affordability in the grocery sector.

Thank you for taking the time to consider my input on this matter. Let's build a future-

ready Metrotown-Downtown hub where residents can easily access work, leisure, dining, and living amenities all in one place, enhancing the value of our neighborhoods.

Sincerely,

David Yan 2509-5515 Boundary Road