

From: Redacted as per FOIPPA
Section 22
To: [LegislativeServices](#)
Subject: Re: Comments for REZ #20-09-3777 and 3791 Kingsway
Date: Tuesday, January 23, 2024 11:43:13 AM

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Hello,

As a sustainability researcher and resident in the neighbourhood of the proposed rezoning called "Central Park Commons" (REZ #20-09-3777 and 3791 Kingsway), I am very concerned about the issues this extremely high density development may cause. Please see below my household's comments.

1. The density and massing is dramatically out of proportion with the neighbourhood.

- Buildings loom over much smaller scale, but still dense, Joyce Collingwood developments and Kingsway corridor-- which this project is really part of.
- Building heights are appropriate for those adjacent to a SkyTrain station, but they are more than 10 minutes walk from a station. The developers seem to imply a future station may be built, but this cannot be asserted. TransLink will never build a new station here as clearly shown in Translink's plan for 2050. Patterson and Metrotown are already too close.
- Buildings are extraordinarily close to each other, blocking light, views, and air flow, and severely reducing privacy for everyone nearby. They appear to be much closer than anything permitted previously. Why should these towers be an exception?
- They significantly block view of the mountains from Central Park, notably from Swangard Stadium.
- They do Not protect the historic landmark – the TELUS boot will not be visible on the skyline.
- When Vancouver permitted the Wall Centre across the street on Boundary, they respectfully limited the size to be compatible with the Boot. Now this new proposal is a slap in the face at residents of Vancouver, who will be most impacted by this project.

2. Significant impact on health, especially deterioration of air quality and noise.

- Simply assessing the SkyTrain noise is not enough.
- Canyon effect of towers on both sides of an ambulance route to Burnaby Hospital and very busy truck route, where vehicles must accelerate uphill after stopping at the light.
- Air quality and noise impacts of developing high density along arterial routes is a significant and underaddressed issue. If we are going to start taking these

seriously, here is a good precedent -- the intersection of two important truck routes and a Skytrain route.

- The impact on the wildlife and other non-human life in Central Park and the entire area will be enormous and needs to be reassessed and seriously considered.

3. Unaddressed impacts on traffic, especially bicycle, pedestrian, and public transit traffic.

- As above, the project is NOT very close to SkyTrain. It will generate significant new vehicle usage -- especially garage entries and exist adjacent to a regionally important cycle route.
- In addition, residents without cars will seriously impact the already heavy burden carried by the area's transit, namely Joyce Skytrain station and buses R4, 19, and 28 which are all already significantly busy, especially during peak hours. Bus stops in the area are also already inadequate.
- The bicycle route is already incomplete in this area, resulting in often-dangerous interactions between cyclists, scooters, and pedestrians. It appears the proposal will further constrain these important active-transportation routes. The buildings -- especially Phase 2 -- would need to be much further set back from the street to be safe.

Requests:

- Undertake air quality impact assessment.
- Undertake noise impact assessment (from trucks and ambulances on Boundary as well as SkyTrain).
- Undertake assessment of bicycle and pedestrian impacts.
- Design in proportion to Joyce Collingwood neighbourhood and Kingsway corridor. Design in proportion to current and future capacity of the Joyce Skytrain station and the adjacent buses and bus stops.
- Protect presence of historic landmark on skyline (TELUS building).
- Protect views of mountains from Central Park.
- Obtain real input from the City and residents of Vancouver, since impacts of projects are disproportionately on the Vancouver side. We have not received the timely notifications of this project the developer claims.
- Take steps to ensure **holistic sustainability assessment**: environmental/ecological, social, and economic (not just economic)

Thank you,

Maria

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