

From: Redacted as per FOIPPA Section 22
To: [LegislativeServices](#)
Subject: Re: REZ #20-09-3777 and 3791 Kingsway.
Date: Tuesday, January 23, 2024 11:45:03 AM

From: Marie Corriveau Redacted as per FOIPPA Section 22
Sent: Tuesday, January 23, 2024 11:22 AM
To: LegislativeServices <LegislativeServices@burnaby.ca>
Subject: REZ #20-09-3777 and 3791 Kingsway.

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Dear Legislative Service of Burnaby,

I am reaching out to express my thoughts regarding the proposed rezoning known as "Central Park Commons," specifically REZ #20-09-3777 and 3791 Kingsway. Kindly acknowledge receipt of this correspondence.

In essence, I find the current proposal, particularly Phase 2, to be disproportionately large for the surrounding neighborhood, necessitating a reevaluation and redesign.

1. The scale and density of the development are notably incongruent with the existing neighborhood, particularly when compared to the smaller yet densely populated Joyce Collingwood developments and Kingsway corridor, of which this project is a part. The proposed building heights, while suitable for areas adjacent to a SkyTrain station, become questionable when the proximity to a station is over 10 minutes on foot. The uncertain future construction of a new station adds to this concern. The closeness of the buildings to each other obstructs light, views, and airflow, significantly compromising the privacy of nearby residents. Furthermore, the towers obstruct the view of the mountains from Central Park, including Swangard Stadium, and fail to preserve the visibility of the historic TELUS boot on the skyline. A comparison with the Wall Centre project across the street on Boundary, which adhered to size limitations compatible with the Boot, highlights the inconsistency of the current proposal.

2. The development poses significant health concerns, particularly in terms of deteriorating air quality and increased noise levels. Mere assessment of SkyTrain noise is insufficient. The "canyon effect" created by towers on both sides of an ambulance route to Burnaby Hospital and a busy truck route amplifies noise and air quality issues. Developing high density along arterial routes, without addressing these concerns adequately, sets a concerning precedent at the intersection of two important truck routes and a SkyTrain route.

3. The potential impacts on traffic, especially for cyclists and pedestrians, have not been adequately addressed. Despite the project's distance from the SkyTrain, it is likely to generate increased vehicular traffic, especially with garage entries in close proximity to a crucial cycle route.

The existing incomplete bicycle route in the area already results in unsafe interactions between cyclists, scooters, and pedestrians, a situation that may worsen with the proposed development. A safer setback for the buildings, particularly in Phase 2, is necessary to ensure the well-being of active transportation users.

Requests:

- Conduct an air quality impact assessment.
- Perform a noise impact assessment, considering both trucks and ambulances on Boundary and SkyTrain noise.
- Assess the impacts on bicycle and pedestrian traffic.
- Design the project in proportion to the Joyce Collingwood neighborhood and Kingsway corridor.
- Safeguard the presence of the historic TELUS building on the skyline.
- Preserve views of the mountains from Central Park.
- Obtain genuine input from the City and Vancouver residents, as project impacts are disproportionately borne by the Vancouver side. Timely notifications, as claimed by the developer, have not reached us.

I appreciate your attention to these concerns.

Thank you,

Marie Corriveau
3103-5665 Boundary Road