

From: Redacted as per
FOIPPA Section 22
To: [LegislativeServices](#)
Subject: Re: REZ #20-09-3777 and 3791 Kingsway
Date: Tuesday, January 23, 2024 3:03:01 PM

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Hi,

I am writing to provide feedback on proposed development for Telus "Boot" site on Boundary Road (REZ #20-09-3777 and 3791 Kingsway).

As a resident of the area, I am concerned regarding this development:

- 1- The height of the towers proposed is as tall as 63 stories. This is twice as tall as Telus boot and three times as tall as the existing residential towers on Boundary road, Vancouver side.
 - The natural sunlight, views, and airflow, will be significantly degraded for residents including Telus boot residents. This will adversely impact our quality of life and our mental health, particularly during long stretches of rainy weather. The availability of natural sunlight was among the reasons we chose to live here and not in Metrotown or Downtown Vancouver.
 - View of the mountains from Central Park will be significantly reduced and the landscape heavily altered.
 - Telus boot will be encapsulated by new development and not be visible on the skyline.
 - Tower height will be out of proportion with the rest of nearby new towers in Vancouver, all the way to Joyce skytrain station, which are all maximum ~30 floors. This will create a visually unappealing skyline.
- 2- There are 5 towers proposed, adding 2500 homes to the area.
 - This is a significant density increase to an already dense commuting corridor. Boundary road frequently experiences heavy traffic during rush hour as it is used both for personal travel as well as trucking.
 - Building 5 towers is a big project; it will be accompanied by noise, pollution, traffic, and more for several years until development is complete. I have frequently visited the Brentwood area along Lougheed highway and have first-hand experienced the nuisance caused by the 4-tower Concord development since 2019 continuing to date.

Given above concerns, I request your consideration in the height and number of proposed towers.

Thank you.

Ali Mohandes (Address 3304-5515 Boundary Road, Vancouver, BC)