

From: [Mayor](#)
To: [LegislativeServices](#)
Subject: Fwd: Shape"s Brentwood Master Plan
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From: Ronelle Theron Redacted as per FOIPPA Section 22
Date: March 18, 2024 at 1:01:09 PM PDT
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Subject: Shape's Brentwood Master Plan

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Dear Mayor and City Council members,

I am a homeowner and part of the very special community of Brentwood Park. My family is one of many young families who have moved to Brentwood Park over the past few years. We are a close knit, multicultural community with many new Canadians calling Brentwood Park their home. At the center of our community is the elementary school and park where my son goes to school. As you may be aware, Brentwood Elementary school is having to expand to accommodate all the new children in our community and the school will have trouble keeping up with staffing and infrastructure, if the further extreme increase in density goes ahead as planned.

We are currently doing an extensive renovation to our 1950's bungalow home on Highlawn Drive. Many of our neighbors have done costly renovations or new builds over the past few years as well. We are all upset about some of the drastic changes proposed by TAB developers and by the provincial government.

I have been made aware of the 2024 re-application for changes to the 2013 approved TAB site Master Plan. As much as I was happy with the 2013 The Amazing Brentwood plan and the potential of this project to supply much needed housing, I think that there are major concerns with the proposed changes to the plan.

Firstly, in 2013 there was heavy focus on respecting the existing Brentwood park neighbourhood, but almost nothing about this in the 2024 re-application.

The plan to increase the height of the highest towers to 80 and doubling the amount of highest towers (from 2 to 4) seems extreme and quite frankly, I do not think it is safe. We live in an earthquake zone. With buildings that high, if there was ever a natural disaster, fire, terrorist attack or prolonged power outage, people will die, get stuck on 80-storeys of stairs and emergency workers will be put in danger. As you know, many of the 800+ deaths in our province with the heat dome in June 2021, were in Burnaby. These monstrous towers with glass windows, some of them with no air conditioning/heat pumps, could lead to a much bigger death toll with extreme weather.

It is well known that the more concrete and the less natural parks and backyards, the hotter a city gets. In this time of environmental disasters and extreme weather events, it would be folly to approve the new TAB application.

The new plan to increase the height of the 4 towers along Brentlawn Drive (higher elevation on the hill) from 20 to 60 storeys, will ruin our neighborhood. Certain homes will be permanently cast in shadow. I believe that there are laws about casting shadow/stealing natural light from neighbours?

We have been made aware that the big developers are now not obligated to supply as much parking in their buildings as before. Where will all the cars park? People still have cars, even if they live near public transit hubs. That is not going to change in the near future. In addition, traffic is already really bad around TAB with all the construction going on. I do not believe our roads around the area will be able to handle the increased traffic. That goes for all other infrastructure too. All types of community services, including schools and childcare services will be massively overwhelmed.

I have also been made aware of the changes to the zoning in my area. As much as I think that my neighbourhood is due for a change in it's zoning so that we can have laneway homes, duplexes and townhomes, I do not think that allowing 8-storey buildings in the areas surrounding Brentwood Park, called "the lawns" is at all appropriate and would be terrible city planning for many reasons. I will be writing more letters to the city of Burnaby and to my MLA and MP with regards to these changes, forced on our local governments by the provincial government.

I ask you to please not approve the changes to the TAB site master plan. Our neighbourhood will be densified more than almost any other

neighborhood in the country with the current 2013 approved TAB master plan. The re-application plan is simply madness.

Thank you for your consideration.

Kind Regards,

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