

From: Caroline Chan FIPPA Sec 22(1)
Sent: Monday, March 27, 2023 10:47 AM
To: LegislativeServices
Subject: Comments to Council - March 28th

Categories: PH - Info Complete, Public Hearing

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Hello!

This is regarding the re-zoning of 4265 Lougheed Highway.

I live next door in the Madison Centre complex and my concern with a large development on this site is the impact to traffic. Already that stretch of Madison between Lougheed and Halifax is congested during the day.

The garage entrance for Madison Centre is at the corner of Lougheed and Madison. Trying to get out of the garage and onto Lougheed is an exercise in patience because there are so many vehicles coming down from Halifax.

Not much better going in the other direction because there is a lot of volume on Halifax/Douglas. So turning left or right is just a big wait.

Adding years of construction and more households definitely will only exacerbate the issue. What is the city doing to mitigate traffic impacts going forward?

Thank you for your time and consideration!

Caroline Chan
4398 Buchanan Street

FIPPA Sec 22(1)

From: Azy Jamal . FIPPA Sec 22(1)
Sent: Monday, March 27, 2023 5:00 PM
To: LegislativeServices
Subject: Re: Burnabyby Zoning bylaw 1965 Amendment Bylaw No6 2023 Bylaw No.14554

As per your request:

Name/address

Aezmina Jamal

WITHHELD UPON WRITER'S
REQUEST

Joint ownership

Almas Jamal

WITHHELD UPON WRITER'S
REQUEST

> On Mar 27, 2023, at 3:42 PM, LegislativeServices <LegislativeServices@burnaby.ca> wrote:

>

> This is to acknowledge receipt of your email.

> Submissions should contain the writer's full name (first and last), and residential address including suite number which become part of public record. Please reply as soon as possible for Council's consideration. > Thank you.

>

> City of Burnaby

> Office of the City Clerk,

> Phone: 604-294-7290

> City of Burnaby | Corporate Services | Office of the City Clerk

> 4949 Canada Way | Burnaby, BC V5G 1M2

>

> -----Original Message-----

> From: Azmina FIPPA Sec 22(1)

> Sent: Monday, March 27, 2023 3:06 PM

> To: LegislativeServices <LegislativeServices@burnaby.ca>

> Subject: Burnabyby Zoning bylaw 1965 Amendment Bylaw No6 2023 Bylaw No.14554

>

>> Attn: Mayor & council legislative services

>

> As a long time Burnaby resident (tax payer for the past 47 yrs) I'm extremely disappointed to Witness that Burnaby is turning into a busy concrete jungle day by day just like Hong Kong & New York We have enough high rise buildings currently coming up in the Brentwood area and now you are proposing to build more ?

>

> We definitely don't need any more high rises in Gilmore /Halifax corner Burnaby is a nice neighborhood and with more construction in the area there is bound to b more chances of crime, traffic congestion in this concrete jungle It will no longer remain a safe neighborhood for families Hopefully the council will review Burnaby residents big concern in this regard and put a Stop to further high rise developments in Brentwood area!

>

> Surely there are other ways to generate revenue for the city Concerned Resident Azy Jamal

March 25, 2023

To the Members of Burnaby Council

I read in Burnaby Now of March 24 that there is going to be an extensive development in the area bounded by Gilmore (west), Madison (east), Lougheed (south), and Halifax (north). I note the area to be developed is called "Buchanan West."

I would like to remind the council members that I currently live in an existing high rise called "Buchanan West." You will note there are 3 buildings similar in looks on Buchanan Street: the building at 4398 Buchanan St. (V5C 6R7) is known as Buchanan East (built in 2001), the one at 4388 Buchanan St. (V5C 6R8) is known as Buchanan West (built in 2002) (my building), and the one at 4380 Halifax St. (V5C 6R3) is known as Buchanan North (built in 2004).

These are the established names among the residents of the three buildings. In view of this my suggestion is that you rename the new development by some other name. It is regrettable that the developers/planners and the Burnaby Council did not think of the people who live in the area.



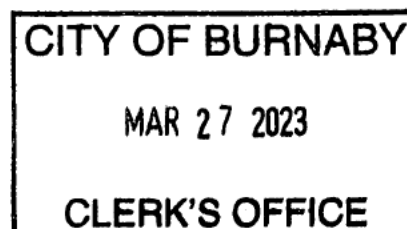
Keiko Parker

4388 Buchanan St., Burnaby, BC V5C 6R8

FIPPA Sec 22(1)

Cc : Thomas Kong, Strata Manager, Wynford, 815-1200 W.73rd Ave., Vancouver, BC V6P 6G5

FIPPA Sec 22(1)



From: WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>
Sent: Monday, March 27, 2023 11:31 PM
To: LegislativeServices
Subject: Webform submission from: Public Hearings #279

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Submitted on Mon, 03/27/2023 - 23:30
Submission # 279

Submitted values are:

Name
Matthew Bray

Address
1788 Gilmore Avenue
Burnaby, V5C 0L5

Email address
FIPPA Sec 22(1)

Rezoning application or bylaw number
14554

Submission
Hi there, I am writing as a new home owner in the Buchanan west building, on the south west corner.

We take possession in a couple months and part of the reason for buying is the lack of high rise building over the staples/cactus area.

Brentwood is being inundated with huge high rises and while it's great to increase the number of people in the area it becomes too much when your value of living decreases with buildings becoming closer and closer as well as infrastructure problems. I currently live in the Escala building on the south corner and face directly into the apartments in the triumph building, we have to keep our blinds closed for 90% of the day for privacy. This isn't what the developers or the architects planned when designing and building this "luxury" high rise. We see units on the triumph that don't ever open there blinds or use there balcony because you are in talking distance from other buildings.

It's not fair to invest and pay so much for the council to want to jam more and more buildings in the area to make more money on the taxes and decrease people's value of living.

Mix it up, if there is a change in zoning then move towards more commercial with low rise residential. Stop the over crowding of area and let us, the residents, be able to breath while not having to worry someone is watching us live our lives in our own space.

Please allow the people in Brentwood the opportunity to keep a high value of living, thus keeping Brentwood as an area that other want to come too.

From: Alan Miller FIPPA Sec 22(1)
Sent: Monday, March 27, 2023 11:55 PM
To: LegislativeServices
Subject: Submission: Notice of Public Hearing. 3/28.23.

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Submission: Re. 3) Burnaby Zoning Bylaw 1965, Amendment Bylaw No.6, 2023 - Bylaw No. 14554. Rez. # 19-35. 4265 Lougheed Highway. Bby.

Burnaby Council must pay attention and appreciate the extent of density they, and developers, are forcing upon many hundreds and thousands of existing local residents; together with the gridlock, and substandard living conditions that could affect all North Burnaby citizens in the future if this bylaw proceeds without due diligence, and caution.

The immediate proposed dense increase in the Buchanan West area; adjacent to Lougheed and Gilmore, of more high-rises is ludicrous. Already thousands of new units are coming on line. An example being at the intersection of Gilmore and Lougheed of hundreds of new units, many dangerously hanging over the pedestrian sidewalk, with increasing uncontrolled noise for residents, and pollution of airspace by building density, and major traffic.

Burnaby Council would be well advised to re-visit, and to remember, the Cities stated vision to its citizens: quote,..."to creating and sustaining the best quality of life for our entire community." This is obviously not the case! High-rises densely spaced a few hundred feet apart, with a few sparse trees and footpaths is no "quality of life."

Consideration would be better given to low-rise development of existing older, and some already vacated properties; with more services and community resources to serve the community; and much more adequate open greenspace between buildings to serve all residents and commuters.

Again, in addition to this, more dense high-rises are planned nearby for the East Buchanan street area at Willingdon - of great concern to residents and the housed elderly; with no visible open space in between buildings, let alone adequate flora, and trees.

Consideration, and research, must be given to climatic Global Warming effects with such densities planned for. Thousands more new incoming residents, commuters, families, dogs, tradespeople, automobiles, service and municipal vehicles will compete for existing access, living space, unadulterated air circulation and green open spaces already at a minimum!

Low-rise commercial development of fewer levels would be a wiser choice to serve the needs of the already huge population and to better utilise necessary space.

To quote, Creating and sustaining the best quality of life, (is paramount.)

Yours sincerely.

Alan Miller.
4400 - Buchanan Street.
Brentwood. Bby.

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From: WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>
Sent: Tuesday, March 28, 2023 12:16 AM
To: LegislativeServices
Subject: Webform submission from: Public Hearings #280

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Submitted on Tue, 03/28/2023 - 00:16
Submission # 280

Submitted values are:

Name
Jendi Logan

Address
1788 Gilmore Ave
Burnaby. V5C 0L5

Email address
FIPPA Sec 22(1)

Rezoning application or bylaw number
14554

Submission

With the already expanding residential development and growth of population here in Brentwood, there is concern about the reduction of commercial property to support the growth and requirements of the population. As well as the disruption of all the construction, to both the residents of the area and also the infrastructure of the buildings that are currently standing. With more and more infrastructure issues causing huge problems (the latest with the Tandem pipe bursting as a prime example). It is one thing to have infrastructure damage to apartment buildings, but the fact that this damage also affects individual units on top of that - that people pay so much to invest in, is disappointing. With so much ground movement that is occurring from all angles of most buildings in the area from the influx of construction, it has effects on apartment buildings well after they are built - I lived in the Juneau building and found multiple highly visible cracks appear just within 5 months from all the construction happening around the building.

With several massive multiple-tower developments already under construction within the small proximity of central Brentwood (Concords Westside Hills, several more Brentwood towers, and the massive Onni developments for example). I question how many more high rises as a community we require in this small footprint of Brentwood, without residents looking into one another's apartments. I speak from experience when I say this greatly affects the quality of living, as I currently live in the Escala building and look directly into the units of the Triumph residents. Because I value my personal space and privacy, I live with most of my blinds down majority of the time, which 90% of others within the Triumph building do also. I do not use my balcony often as it is uncomfortable to say the least when you know you are on view for multiple families as you try to enjoy the evening sun. The people of Brentwood do not buy or live here in this area to live looking directly into another's home. Let's use some of the space for more retail and commercial properties to help better support the growth of the already booming community.

I also write to you as a new home buyer in the area, after doing our due diligence of the area, my partner and I have not long purchased a south west facing apartment unit within the Buchanan West building as our first home. Due to the cityscape views and open space looking out onto the commercial zoned space of Staples, we felt this was a good purchase to make. As mentioned, because we have lived in other apartment units previously that have looked out directly into an adjacent apartment buildings, with little privacy and lack of view, we searched for an opportunity not to have this issue in our forever home when we did buy. We were extremely disappointed to hear that the council was now considering rezoning this lot to high rise, given the view was the entire reason we purchased the property earlier just this year, due to the safety of zoning, allowing for a view that is not another family's kitchen or bedroom in another apartment building.

Please consider what the 'packed in like sardines' living mentally is doing for our community and our quality of living, and allow for more open space and privacy for residents.