

CD-1 Rezoning: 325 East 6th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-18	17:15	CD-1 Rezoning: 325 East 6th Avenue	Oppose	<p>This proposed building poses serious and permanent changes to our livability — particularly for the east-facing units in our building, which currently benefit from:</p> <ul style="list-style-type: none">• Unobstructed, peaceful views of Burnaby• Complete privacy from across the street• Generous morning light <p>These qualities aren’t a luxury — they’re part of why we chose to live here, and why our homes hold the value they do.</p> <p>WHAT’S CHANGING?</p> <p>Currently, the lot at 325 East 6th is home to mature trees that reach up to 8 storeys high. These trees provide a natural privacy screen while still allowing light to filter through.</p> <p>The proposed rezoning would remove all of them and replace them with a dense, multi-storey market housing development. Instead of sky and greenery, our windows will face walls, balconies, and rooftop activity — a drastic change from the quiet, green buffer we have.</p> <p>My Main Concerns:</p> <p>▣ Total Loss of Privacy & Light Removing the trees will open a direct line of sight into dozens of our units — especially on the upper floors. At the same time, the new structure will cast shadows that block critical morning sun, especially in the fall and winter.</p> <p>▣ Increased Noise Pollution We’ve already seen a noticeable impact since the social housing project was completed at the corner of Brunswick and 6th — with sound from the rooftop deck carrying at all hours. This new development, proposed as mostly market-rate housing, could amplify that issue without proper mitigation.</p> <p>▣ Limited Community Benefit Unlike the social housing next door, this new project is largely market housing with only a small percentage set aside as below-market. In exchange, we lose sunlight, privacy, views, and peace — with little in return for the immediate community.</p> <p>I ask City Council to:</p> <ul style="list-style-type: none">▣ Reject the rezoning as-is▣ Require a re-design that steps back the building massing facing our side▣ Preserve or replace the tree buffer with privacy-respecting alternatives▣ Implement rooftop noise controls▣ Offer meaningful community contributions	Jonathan Carter	Mount Pleasant	

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2025-06-19	10:27	CD-1 Rezoning: 325 East 6th Avenue	Oppose	This tower will ruin the feel and look of the neighbourhood, once which was defined by mid rise (4-5 story newly constructed condos). This tower will cast a shadow over the Wohlsein building and adjacent buildings on the north side of 5th, resulting in less sunlight, more traffic, less available street parking and overall is out of place for the block. It will also adversely invade the privacy of those using the roof top patios of their units. These towers belong perhaps on Broadway but not in the proposed location. We do not need another Yaletown in Mount Pleasant.	Chris Cornborough	Mount Pleasant	
2025-06-19	16:55	CD-1 Rezoning: 325 East 6th Avenue	Oppose	I am writing to let you know that I oppose a 20-storey development next to a building that was limited to be 7-stories (including a subgrade level). 311 east 6th avenue was limited to be this size to have a better relationship to adjacent newer developments; the District, the Shine, the Social and the Artist. Why would then a 20-storey building (double the size) be stuffed between 311 east 6th avenue and 349 east 6th avenue? This proposal has no consideration to the character or context of the neighbourhood. This proposal does not support urban design principles of gradual densification and has no regard for a setback or relationship with 311 east 6th avenue, The Wohlsein. Overall, I support a redevelopment of this site, but not the proposed development. The new building should have an appropriate relationship to the recently redeveloped adjacent buildings. Please consider a podium with an outdoor amenity space, limiting the height of this building to no more than 10 stories, a larger setback from 311 east 6th avenue. The ground floor amenity space at 349 east 6th avenue is under-utilized - I have never seen it in use, and it is undesirable. Tying in another ground floor amenity space to this one makes no sense.	Jessica MacDaniel	Mount Pleasant	