

**The following item(s) of
correspondence were received
expressing concern regarding
Rezoning Reference 14-35.**

Arriola, Ginger

From:
Sent: November 24, 2015 1:14 PM
To: Clerks
Subject: concerns on BYLAW NO. 13528 REZONING REFERENCE #14-35

Rez Ref # 14-35
Bylaw # 13528

To whom may concern:

I am a resident of OMA ONE. I have concerns about the plan.
Here is my comments and questions about rezoning on 2338 and 2440 Madison Avenue.

1. I read the plan and see the new building is just opposite to my building.
The distance is less than 50M. It is too close and will block the light and the current view.
2. Madison Avenue is a narrow path. There will about 900 families living around if a new building is complete.
As cars are allowed to park on the street side, the traffic of more than 1000 cars in rush hour is bad.
3. The south end of the proposed pedestrian cycling overpass is full of trees and shrubs.
Who will be responsible to build a real path?
4. What will happen to the power tower in the field of 2440 Madison Ave?
5. There is a rezoning on the corner of Dawson ST and Madison Ave.
I could image the traffic through Madison Ave and Dawson ST will be impacted if the two rezoning is in construction.

I wish my person information is not disclosed.

Yours,

Arriola, Ginger

From: Ann Marie Giesbrecht
Sent: November 24, 2015 2:33 PM
To: Clerks
Subject: Burnaby Bylaw No. 13528, Rezoning Reference #14-35

Rez Ref # 14-35
Bylaw # 13528

To whom it may concern,

I have received notification of a rezoning application in order to build a 41 storey high-rise apartment tower at 2338 & 2440 Madison Ave. I would like to express my concerns over the following issues which will arise during the construction of this tower:

1. Madison avenue is the only access residents of the Oma buildings at 2345 & 2355 Madison Ave have to the entrance of our parkade but also the only access to this site as it is a dead end street. The site for this tower is not large and I am familiar with the amount of construction equipment needed to construct a tower of this size as well as the amount of concrete, dump and delivery trucks coming to and from the site on a continuous basis. Madison avenue is not a large street and is also our only source for street parking. I am concerned about traffic control in this area as well as the street being inhabited with construction equipment & materials on a continuous basis during the construction process (especially if there will be an underground parkade which would require excavation of the site and therefore no laydown area). What is going to be done to address this and ensure we as residents of 2345 & 2355 Madison Ave. and more importantly emergency response service providers will always have vehicular access to our buildings?
2. The proximity of this building to 2355 Madison Avenue and the noise and dust generated during the construction process. Burnaby's noise bylaw 7332 states that continuous construction noise shall not exceed 85 dBA when measured at least 15.2m from the source in a residential, multifamily, etc. district and that non-continuous noise shall not exceed >80 dBA from 7am to 10pm. I believe that the distance between the two properties barely exceeds 15.2m and that the tower will most likely require pile foundations due to the poor soil conditions in the area meaning pile driving which at this close range would well exceed the noise limits stated. Although I do not know the exact number of piles required, due to the height of the building and therefore the loading on the soil, there would need to be a significant number. This is just one example of a construction activity which will exceed noise limits stated in the bylaw and I am sure there are many others. What sound abatement measures will be implemented through the construction process to ensure residents of 2355 Madison Avenue as well as other persons in close proximity to the site are not exposed to noise which exceeds the limits stipulated in the bylaw?
3. Has an Environmental Assessment been carried out in order to minimize adverse effects to the environment at large as well as specifically to the bio-diverse riparian area which borders the site of the proposed development (to the South)?
4. What is the proposed schedule for construction? I am concerned about the amount of dust which will be generated during the construction process and the impact on air quality in the surrounding area. I would like to request that certain activities (i.e. excavation) which create large amounts of dust take place outside of the summer months when residents of 2355 Madison Avenue will likely have windows and doors open.

Thank-you for your consideration of the above mentioned concerns. I look forward to hearing what is being done to address these matters.

My address is 1906 – 2355 Madison Avenue, Burnaby, BC. Please do not disclose my phone number or email address.

Sincerely,

Ann-Marie Giesbrecht, P.Eng.
Structural Engineer

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