

The following correspondences were received with regards to Rez Ref #16-35 presenting writer's questions, concerns and recommendations.

Written Submission

Burnaby Zoning Bylaw 1965
Amendment Bylaw No. 5, 2018 – Bylaw No. 13854

To: The Mayor and Council
c/o Office of the City Clerk
Burnaby, BC.
Clerks@Burnaby.ca

From: Strata NW806 Lot 11
2024 Springer Avenue
Burnaby, BC V5B 3M5

Rez Ref # 16-33
Bylaw # 13854

March 20th, 2018

Subject: Burnaby Zoning Bylaw 1965
Amendment Bylaw No. 5, 2018 – Bylaw No. 13854

I am the owner at NW806 Lot 11 (Strata NW806) and respectfully make the following submission. I have concerns about the 46 storey high-rise construction referenced under Bylaw No. 13854 (46 Storey High-Rise). Specifically, that the construction activity required to develop the proposed 46 Storey High-Rise is going to damage the structures at Strata NW806. Strata NW806 is built on soft ground (unstable, prone to shifting) next to Beecher Creek and is less than 50 meters from the proposed 46 Storey High-Rise.

To address concerns about unintended damage to my property, I respectfully request that the Honorable Mayor and Council only approve this Bylaw contingent on the following conditions:

1. The developer of 46 Storey High-Rise, under supervision of the City of Burnaby hire an independent engineering firm to conduct a pre-development stability assessment of Strata NW806 at their cost.
2. The independent engineering firm, under supervision of the City of Burnaby monitor and mitigate any impacts to Strata NW806 during construction.
3. The independent engineering firm, under supervision of the City of Burnaby conduct a post development assessment of damage to Strata NW806, if any.
4. The developer of the 46 Storey High-Rise to be financially responsible for damage resulting from the development to the satisfaction of the owners of Strata NW806 and the City of Burnaby.

Thank you for this opportunity for making this submission.

Respectfully,


Daisy Wong
604-299-0570

page 1/2

Arriola, Ginger

From: Clerks
Sent: March 22, 2018 8:25 AM
To: [REDACTED]
Subject: FW: Rezoning 16-35 Written Submission - Amendment Bylaw No. 5, 2018 - Bylaw No. 13854
Attachments: Rezoning #16-35 - Written Submission - Amendment Bylaw No. 5 2018 - Bylaw No. 13854.pdf

The email below, received in Clerks Office, is being forwarded for your information.

Office of the City Clerk
City of Burnaby
4949 Canada Way, Burnaby, BC V5G 1M2
phone: (604) 294-7290 | **fax:** (604) 294-7537
Email: clerks@burnaby.ca
www.burnaby.ca

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From: Daisy Wong [REDACTED]
Sent: March-21-18 7:24 PM
To: Clerks
Subject: Rezoning 16-35 Written Submission - Amendment Bylaw No. 5, 2018 - Bylaw No. 13854

Please see the attached Written Submission re: REZONING #16-35 Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 5, 2018 – **Bylaw No. 13854**

Thank you for your assistance with this.

Sincerely,

Daisy Wong
2024 Springer Avenue
Burnaby, BC V5B3M5

Arriola, Ginger

From: Sherman W [REDACTED]
Sent: March 26, 2018 11:30 AM
To: Clerks
Subject: RE: Rezoning #16-35

Hi,

I received a notice of public hearing regarding a potential rezoning on Bylaw No. 13854. I am an owner of unit 1702 of 2200 Douglas Road, Burnaby.

I am writing to express my concerns regarding the subject site at 5180 Lougheed Highway. With the recent ongoing construction of the Brentwood Town Centre area, we can expect advantages of a further developed community to be built around the Brentwood neighbourhood. However, I am concerned about the density of the development in the area. There is currently an anticipated development of condos at the intersection of Douglas Road and Lougheed Hwy. We can expect a drastic increase in the population of the nearby community. Shall this not be a concern for the denser living environment, it would also create significant increased traffic around the neighbourhood. If 5180 Lougheed Hwy is rezoned for development, there is going to be series of condo building lining across the Skytrain line packed densely next to each other between Brentwood and Holdom station. I would be rather concerned about the density of population just between the two stations. Lougheed is a highway and the high speed traffic is a concern on the walking traffic to be expected from the increased population. On the other hand, if the highway speed limit is reduced between Brentwood and Holdom, it is vulnerable to create drastic traffic jam between this short distance.

I am sure the rezoning will create advantage and disadvantage to this neighbourhood in the City of Burnaby. Thank you for your attention regarding my concerns.

It would be much appreciated if you can reply if this written submission is received. Thank you very much!

Best Regards,
Sherman Wong
1702-2200 Douglas Road, Burnaby, V5C0G8

Arriola, Ginger

From: Julia Pop [REDACTED]
Sent: March 26, 2018 6:39 PM
To: Clerks
Subject: NW 806- REZONING #16 - 35 Burnaby Zoning Bylaw 1965- Amendment Bylaw No. 5, 2018-Bylaw No. 13854-Location: 5180 Lougheed Highway, Public Hearing Tuesday March 27, 2018 at 7:00 P.M.
Attachments: NW 806- LETTER TO CITY OF BURNABY MARCH 26, 2018).pdf
Importance: High

Please see attached letter for your consideration:

BY EMAIL

March 26, 2018

To the Mayor Office and City Council of Burnaby
BURNABY, BC
Clerks@Burnaby.ca

Re: REZONING #16 - 35
Burnaby Zoning Bylaw 1965- Amendment Bylaw No. 5, 2018-Bylaw No. 13854
Location: 5180 Lougheed Highway
Public Hearing Tuesday March 27, 2018 at 7:00 P.M.

We are writing on behalf of the Strata Council for Strata Plan NW 806- SPRINGDALE MANOR, 2004- 2090 Springer Avenue, Burnaby, BC V5G 2S8 (complex of 27 townhouses).

The Owners and the Strata Council of Strata Plan NW806 respectfully make the following submission:
Strata NW806 has concerns about the 46 storey high-rise residential building construction referenced under Rezoning #16- 35 Bylaw 1965, Amendment Bylaw No. 5, 2018- Bylaw No. 13854, specifically, that the construction activity required to develop the proposed 46 Storey High-Rise is going to damage the structures at Strata Plan NW806- Springdale Manor. Strata NW806 is built on soft ground next to Beecher Creek and is 30 meters from the proposed 46 Storey High-Rise.

To address these concerns, we respectfully request that the Honorable Mayor and City Council only approve this Bylaw contingent on the following conditions:

The developer of 46 Storey High-Rise, under supervision of the City of Burnaby hire an independent engineering firm to conduct a pre-development assessment of the impact of the construction referenced under Rezoning #16 – 35 at 5180 Lougheed Highway, Burnaby, on Strata Plan NW806, Springdale Manor, located at 2004-2090 Springer Avenue, Burnaby, BC, V5G 2S8, at the developer cost. A report should be presented detailing the impact of such a high construction on the Strata Plan NW 806, built on soft ground next to Beecher Creek.

The independent engineering firm, (hired and paid by the developer) under supervision of the City of Burnaby monitors and mitigate any impacts to Strata NW806 during construction. If any damages were to appear during construction the construction should be stopped and an assessment of the damages at the developer cost should be performed and developer pays for remediation and repairs of the damages to Strata Plan NW 806 to the satisfaction of the Owners of Strata Plan NW 806.

The independent engineering firm, under supervision of the City of Burnaby will conduct a post development assessment and provide a report of damages, repair and recommendations, and an estimated price for the required rework of damages to Strata NW806, if any, at the developer cost.

The developer of the 46 Storey High-Rise to be financially responsible for mitigation of damages, reworks and repairs resulting from the development of the construction at 5180 Laugherd Burnaby, BC to the satisfaction of the Owners of Strata NW806 and the City of Burnaby.

Thank you for this opportunity for making this submission. If you have any questions or concerns regarding this matter, please contact the undersigned at jpop@pacificquorum.com. Phone: 604-638-1970

Yours truly,

PACIFIC QUORUM PROPERTIES INC.

As Agents for Strata Plan NW 806- Springdale Manor

Julia Pop, Property Manager

Julia Pop | Property Manager

PACIFIC QUORUM PROPERTIES INC.

1777 West 75th Avenue

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Arriola, Ginger

From: daniel.deo [REDACTED]
Sent: March 27, 2018 11:05 AM
To: Clerks
Subject: Public Hearing RE: Rezoning #16-35

March 27th, 2018

City of Burnaby Council

Dear Mayor Derek Corrigan and Councillors,

RE: Rezoning #16-35

I am writing you to express my concerns over the proposed rezoning of 5180 Lougheed Highway from M2 General Industrial District to CD Comprehensive Development.

As a resident of Affinity towers, I have concerns over the close proximity of the proposed tower. The construction of a 46 storey high-rise will not only reduce privacy for buildings in the surrounding area but also reduce the amount of sunlight for existing units facing north. As it stands, these units see very little direct sunlight and only during the early morning hours.

While I can appreciate the need to for high-density multiple family development in the area; more suitable ways to address this need are already being considered with the rezoning reference #17-14 and the current construction of two towers under rezoning #15-40, which the Director Planning and Building failed to mention in the background section of their report dated February 28th, 2018.

Thank you for your attention to this matter.

Sincerely,

Daniel Deo

2305-2232 Douglas Road,

Burnaby, BC

Sent from my Samsung Galaxy smartphone.

C

2020 Bellwood Ave, #704

Burnaby, BC, V5B4P8

keripovall@gmail.com

Planning Department

City of Burnaby

4949 Canada Way

Burnaby

March 26, 2018

Rez Ref # 16-35
Bylaw # 13834

RE: REZONING APPLICATION #16-35

This letter serves as a response to the application for rezoning #16-35.

While we acknowledge the need for higher density housing to accommodate housing needs, we question the extent of the height of the proposed development of 46 floors. This will have a significant impact on shadowing and potentially affect the microclimate for residents in 2020 Bellwood who face these buildings directly.

We purchased our apartment in #704, 2020 Bellwood, motivated by the views that extend towards metro town. We have enjoyed the swimming pool with our children in the summer months. This facility will now be heavily impacted by the shadow of this extraordinarily high building that will tower over us.

The application shows little consideration of view corridors and lack of a coherent master plan for placement of higher buildings that will affect the overall skyline. It is notable that the City of Vancouver has specific guidelines in place with regard to the development of higher buildings while there seems to be no equivalent guidelines for the City of Burnaby. More specifically, the City of Vancouver permits higher buildings only with consideration of their purpose in marking the prominence of the Central Business District in the downtown skyline, while also providing opportunities for strategically placed height at two prominent bridge "gateways" to mark the entry into downtown from the Burrard and Granville Bridges.

The application for rezoning #16-35 makes no mention of strategy in terms of placement of these higher buildings. Instead it appears there appears to be haphazard placement of higher buildings within the "High Density Multiple Family Residential" Zone in Brentwood Town Centre. It should be noted that the choice between a 20 story and 46 story building makes a stark difference on the skyline and the human experience of walking in the Brentwood Town Centre neighbourhood.

Considering the extent of the negative impact of the domination of the skyline by this potential development, we question whether the supporting arguments for this application are strong enough to support a building of this height and extent.

In addition to the above points, we would like the following questions to be considered:

- Is there enough data to support the notion that these residences will provide housing to those in need and not used for investment purposes?
- Is there research to show that a buildings of such extreme height are economically optimal: is there evidence to show that building costs decrease in relation to height while efficiency ratios increase?
- Does this development provide on-site open space that represents a significant contribution to the Brentwood network of green and plaza space?

The extreme height of the building proposed in the rezoning application # 16-35 will have a severe impact on our view and quality of life in our apartment in 2020 Bellwood Ave. We are not convinced of the need for this extreme height and are concerned for the cumulative effect on our daily lived experience in our home and neighbourhood.

Yours sincerely

Keri Povall and Ron Uken