

**The following items of correspondence
were received expressing concern
regarding Rezoning Reference #14-03.**

Katy Weston
107 – 4272 Albert Street
Burnaby, BC V5C 2E8
January 25, 2015

City of Burnaby
Office of the City Clerk
4949 Canada Way,
Burnaby, BC V5G 1M2

Rez Ref # 14-03
Bylaw # 13432

To: Mayor and Council

Re: Burnaby Rezoning Bylaw 1965, Ammendment BylawNo. 44, 2014 Bylaw No. 13432, Rezoning Reference #14-03

I am writing to comment and express some concern with regards to the impacts of the proposed rezoning of 4295 Hastings Street from C8 to CD Comprehensive Development District in accordance with the mixed-use commercial and residential development plan prepared by Chris Dikeakos Architects Inc.. My desire is to *provide constructive information and propose modest shifts* in what is allowed within the rezoning to strike a balance between the many competing interests at play.

I recognize and support the general trend towards fostering an enhanced urban village along Hastings Street in Burnaby Heights.

I am not opposed to allowing a mixed use development at 4295 Hastings Street (despite the disruption and noise that ongoing construction will have upon my family and the potential land value impacts upon my home). *My concern is primarily in regards to the allowed height along the back lane of the proposed development and the shadowing impacts it will have upon me and my neighbours.* It is surprising to me that no shadowing models were undertaken in the preparation of this proposal, signalling to me that the shadowing impacts upon the families living north of the Hastings Street were not considered.

In particular I would ask that you consider:

- The shadowing of this development does not just affect a handful of single family homes who enjoy access to natural light from many sides but instead it will immediately *impact twenty two families for many of whom the southern aspect is by far the primary source of natural light* and significantly compromise the long-term liveability of many homes.
- Not only will shadowing of the proposed and future additional developments impact the liveability of the homes in our community, they also compromise our ability to grow food in our shared garden space just off the lane and our ability to maintain vibrant landscaping in our courtyard (also key to the liveability of our homes).
- The urban design trend established in this development will ultimately influence future development along Hastings with similar impacts on the multi-family developments all along Albert Street. These multi-family developments form a key component of the urban village you are creating through your decisions and the liveability of the large number of households living in these developments must be taken into consideration.

[Recipient Name]

January 25, 2015

Page 2

- Shadowing from developments like the new Vancity building on the *south* side of Hastings are mitigated by the wide open space provided by the street right-of-way. The height of developments along the *north* side of Hastings is much more significant as there is only a narrow lane separating new buildings from existing homes in their shadows.

I am sure you are aware that you are not required to approve this application and that in changing zoning, you can not only provide new benefit and options for the developer but you are also free to change or establish new requirements on the development (including height) to maximize the liveability of the citizens impacted by the changes.

I strongly request that you require a shadowing study be conducted prior to approving this to inform recommendations to minimize these impacts. In the absence of a shadowing study, I feel the best way to maximize the success of the urban village (including both the dynamic high street along Hastings along with the liveability of the multi-family homes along Albert) would be to limit the maximum height of new mixed use development on the north side of Hastings (a lower maximum height allowing only 4 stories of development). If a shadowing study was conducted and revealed that five stories directly fronting Hastings with a generous set-back for the fifth story from the back lane would have the same shading impact as a four story development, then that would be a good balance of interests.

I hope you will seriously consider the impacts of the many homes along the lane to the north of Hastings that this and future developments will have and seek to establish an urban form that is consistent with the vision of the urban village while at the same time minimizing shadowing and liveability impacts in the residents to the north.

Very sincerely,

Katy Weston

2/2

Barbara Grant
303 – 4272 Albert Street
Burnaby, BC V5C 2E8
January 25, 2015

City of Burnaby
Office of the City Clerk
4949 Canada Way,
Burnaby, BC V5G 1M2

Rez Ref # 14-03
Bylaw # 13432

To: Mayor and Council

Re: Burnaby Rezoning Bylaw 1965, Amendment Bylaw No. 44, 2014 Bylaw No. 13432,
Rezoning Reference #14-03

I am writing to comment and express some concern with regards to the impacts of the proposed rezoning of 4295 Hastings Street from C8 to CD Comprehensive Development District in accordance with the mixed-use commercial and residential development plan prepared by Chris Dikeakos Architects Inc.. My desire is to *provide constructive information and propose modest shifts* in what is allowed within the rezoning to strike a balance between the many competing interests at play.

I recognize and support the general trend towards fostering an enhanced urban village along Hastings Street in Burnaby Heights. Having lived in the neighbourhood since 2001 I have been enjoying the gradual shifts and increased vibrancy of the neighbourhood that result from careful planning and gradual changes in development.

In that regard, I recognize it would be hypocritical to oppose any form of new development that directly impacts me personally. So in general I am not opposed to allowing a mixed use development at 4295 Hastings Street (despite the disruption and noise that ongoing construction will have upon myself and the potential land value impacts upon my home). *My concern is primarily in regards to the allowed height along the back lane of the proposed development and the shadowing impacts it will have upon me and my neighbours.* It is surprising to me that no shadowing models were undertaken in the preparation of this proposal, signalling to me that the shadowing impacts upon the families living north of the Hastings Street were not considered.

In particular I would ask that you consider:

The shadowing of this development does not just affect a handful of single family homes who enjoy access to natural light from many sides but instead it will immediately *impact twenty two families for many of whom the southern aspect is by far the primary source of natural light* and significantly compromise the long-term liveability of many homes.

Not only will shadowing of the proposed and future additional developments impact the liveability of the homes in our community, they also compromise our ability to grow food in our shared garden space just off the lane and our ability to maintain vibrant landscaping in our courtyard (also key to the liveability of our homes).

The urban design trend established in this development will ultimately influence future development along Hastings with similar impacts on the multi-family developments all along Albert Street. These multi-family developments form a key component of the urban village you are creating through your decisions and the liveability of the large number of households living in these developments must be taken into consideration.

Shadowing from developments like the new Vancity building on the *south* side of Hastings are mitigated by the wide open space provided by the street right-of-way. The height of developments along the *north* side of Hastings is much more significant as there is only a narrow lane separating new buildings from existing homes in their shadows.

I am sure you are aware that you are not required to approve this application and that in changing zoning, you can not only provide new benefit and options for the developer but you are also free to change or establish new requirements on the development (including height) to maximize the liveability of the citizens impacted by the changes.

I strongly request that you require a shadowing study be conducted prior to approving this to inform recommendations to minimize these impacts. In the absence of a shadowing study, I feel the best way to maximize the success of the urban village (including both the dynamic high street along Hastings along with the liveability of the multi-family homes along Albert) would be to limit the maximum height of new mixed use development on the north side of Hastings (a lower maximum height allowing only 4 stories of development). If a shadowing study was conducted and revealed that five stories directly fronting Hastings with a generous set-back for the fifth story from the back lane would have the same shading impact as a four story development, then that would be a good balance of interests.

I hope you will seriously consider the impacts of the many homes along the lane to the north of Hastings that this and future developments will have and seek to establish an urban form that is consistent with the vision of the urban village while at the same time minimizing shadowing and liveability impacts in the residents to the north.

Very sincerely,

Barbara Grant

From: Sunita Romeder
202 – 4272 Albert Street
Burnaby, BC V5C 2E8

January 25, 2015

To: City of Burnaby
Office of the City Clerk
4949 Canada Way,
Burnaby, BC V5G 1M2

Rez Ref # 14-03
Bylaw # 13432

To: Mayor and Council

Re: Burnaby Rezoning Bylaw 1965, Amendment Bylaw No. 44, 2014 Bylaw No. 13432, Rezoning Reference #14-03

I have some concern with regards to the impacts of the proposed rezoning of 4295 Hastings Street from C8 to CD Comprehensive Development District in accordance with the mixed-use commercial and residential development plan prepared by Chris Dikeakos Architects Inc.. My desire is to *provide constructive information and propose modest shifts* in what is allowed within the rezoning to strike a balance between the many competing interests at play.

I recognize and support the general trend towards fostering an enhanced urban village along Hastings Street in Burnaby Heights. Having lived in the neighbourhood since 2007 I have been enjoying the gradual shifts and increased vibrancy of the neighbourhood that result from careful planning and gradual changes in development.

In that regard, I recognize it would be hypocritical to oppose any form of new development that directly impacts me personally. So in general I am not opposed to allowing a mixed use development at 4295 Hastings Street (despite the disruption and noise that ongoing construction will have upon my family and the potential land value impacts upon my home). *My concern is primarily in regards to the allowed height along the back lane of the proposed development and the shadowing impacts it will have upon me and my neighbours.* It is surprising to me that no shadowing models were undertaken in the preparation of this proposal, signalling to me that the shadowing impacts upon the families living north of the Hastings Street were not considered.

In particular I would ask that you consider:

- The shadowing of this development does not just affect a handful of single family homes who enjoy access to natural light from many sides but instead it will immediately *impact twenty two families for many of whom the southern aspect is by far the primary source of natural light* and significantly compromise the long-term liveability of many homes.
- Not only will shadowing of the proposed and future additional developments impact the liveability of the homes in our community, they also compromise our ability to grow food in our shared garden space just off the lane and our ability to maintain vibrant landscaping in our courtyard (also key to the liveability of our homes).
- The urban design trend established in this development will ultimately influence future development along Hastings with similar impacts on the multi-family developments all along Albert Street. These multi-family developments form a key component of the urban village you are creating through your decisions and the liveability of the large number of households living in these developments must be taken into consideration.

1/2

- Shadowing from developments like the new Vancity building on the *south* side of Hastings are mitigated by the wide open space provided by the street right-of-way. The height of developments along the *north* side of Hastings is much more significant as there is only a narrow lane separating new buildings from existing homes in their shadows.

I am sure you are aware that you are not required to approve this application and that in changing zoning, you can not only provide new benefit and options for the developer but you are also free to change or establish new requirements on the development (including height) to maximize the liveability of the citizens impacted by the changes.

I strongly request that you require a shadowing study be conducted prior to approving this to inform recommendations to minimize these impacts. In the absence of a shadowing study, I feel the best way to maximize the success of the urban village (including both the dynamic high street along Hastings along with the liveability of the multi-family homes along Albert) would be to limit the maximum height of new mixed use development on the north side of Hastings (a lower maximum height allowing only 4 stories of development). If a shadowing study was conducted and revealed that five stories directly fronting Hastings with a generous set-back for the fifth story from the back lane would have the same shading impact as a four story development, then that would be a good balance of interests.

I hope you will seriously consider the impacts of the many homes along the lane to the north of Hastings that this and future developments will have and seek to establish an urban form that is consistent with the vision of the urban village while at the same time minimizing shadowing and liveability impacts in the residents to the north.

Very sincerely,

Sunita Romeder

Barbara Henn-Pander
111 – 4272 Albert Street
Burnaby, BC V5C 2E8
January 26, 2015

Rez Ref # 14-03
Bylaw # 13432

City of Burnaby
Office of the City Clerk
4949 Canada Way,
Burnaby, BC V5G 1M2

To: Mayor and Council

Re: Burnaby Rezoning Bylaw 1965, Amendment Bylaw No. 44, 2014 Bylaw No. 13432, Rezoning Reference #14-03

I am writing to offer some feedback with regard to the proposed rezoning of 4295 Hastings Street from C8 to CD Comprehensive Development District in accordance with the mixed-use commercial and residential development plan prepared by Chris Dikeakos Architects Inc.. *I think of this rezoning as a seminal work* for the 4200 block and hope that my comments will allow for modest changes which will keep the whole block “alive” with people who experience a positive living space, and thus thrive and support the other people and businesses in the vicinity.

The high walkability score, access to convenient bus routes and the previous developments in this area have led to a very nice sense of “a good place to raise my kids” without having to be car dependent or seek escape for experiences that sustain me. Much of this has been due to your conscious urban development principles, sensitivity to the business needs of the area, placement of public amenities and it is with these in view that I make the following suggestions for your consideration.

Working from the aspects of the development that would impact my south facing unit most directly to the larger picture, my concerns and suggestions are as follows:

- **Enliven the alley further.** My south facing garden is of very modest proportions, but nurtures an apple tree, a lilac, and various other bird and (nice) bug attracting plants chosen over the years. I and my children spend time in this space, enjoying the greenery and the sunshine which reaches it during the year. The trees spill over the fence, and offer beauty to passersby. People stop and smell the lavender and watch the bees. The proposed 4295 Hastings corner building, if built in a standard “box”, were to be built, there would be no morning sun visible from the back yard or from my living room. If the “high box” trend continued westward, my “green space” would literally become a dead zone. However, *creating a terracing from the alley (the south face could be five stories, with the lower floors becoming progressively lower toward the north, “stairwise”) would lessen the loss of sun and the “fish bowl” feeling of having people almost directly overhead when I am outside. This would also allow for some green space for the residents of the new building to have for themselves on the terraces. Green on both sides as you wander home.*
- **Enliven the pass-through with pedestrian crossings and community in the corridor.** Regarding the pedestrian pass-through allowance on the ground floor, I am concerned that this will be a dead, utilitarian, and unsafe space which will never provide an opportunity for connection with others. (e.g. The pass through in 4365 Hastings, Tramonto, which had the same architect, is a dead space.) *I hope that the pass-through-space can be enlivened by: the businesses offering corner orientation, side entrances into the pass-through, seating or spillover tables in the space; a childcare exit or education*

facility to bring energy; place for buskers; and safe access over the alley with speed bumps and a pedestrian crossing. (With increased traffic from residents and the businesses, there is a much higher potential for auto-pedestrian accidents in this area.).

I hope that this letter contributes to the discussion and is successful in making some minor changes to this overall building plan and those of future developments. I am disappointed that we had such a short time frame in which to consider this proposal and hope that future developments in this area are proposed with more lead time. We would have liked to conduct our own studies and offer more developed practical ideas.

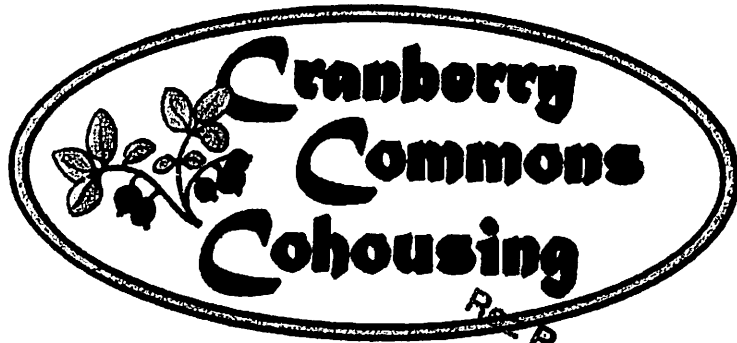
Thank you for your diligence in creating a great community.

With best regards,

Barbara Henn-Pander

Ronaye Matthew
102 - 4272 Albert Street
Burnaby, BC V5C 2E8
January 26, 2015

City of Burnaby
Office of the City Clerk
4949 Canada Way,
Burnaby, BC V5G 1M2



Re: Ref # 14-03
Bylaw # 13432

To: Mayor and Council

Re: Burnaby Rezoning Bylaw 1965, Amendment Bylaw No. 44, 2014 Bylaw No. 13432, Rezoning Reference #14-03

I am writing to comment and express some concern with regards to the impacts of the proposed rezoning of 4295 Hastings Street from C8 to CD Comprehensive Development District in accordance with the mixed-use commercial and residential development plan prepared by Chris Dikeakos Architects Inc.

I live in the multi-family community immediately north of the subject property. We will share the lane with the new proposed development.

The name of our community is Cranberry Commons. We were co-winner of the 2002 Burnaby Environmental Award for Planning and Development, setting the trend in the areas of social, ecological and economic sustainability.

Three important elements contribute to the sustainability of our community:

- Solar panels located on the roof of our buildings, which augment the heating of our domestic hot water
- A common courtyard that functions as a gathering place for residents, which enhances and supports social connection and provides a safe play space for the children in the community
- Edible landscaping throughout our common and private outdoor areas as well as a community vegetable garden

I recognize and support the general trend towards fostering an enhanced urban village along Hastings Street in Burnaby Heights. Having lived in the neighbourhood since 2001 I have been enjoying the gradual shifts and increased vibrancy of the neighbourhood that result from careful planning and gradual changes in development.

My concern is primarily in regards to the allowed height along the back lane of the proposed development and the shadowing impacts it will have upon me and my neighbours. It is surprising to me that no shadowing models were undertaken in the preparation of this proposal, signalling to me that the shadowing impacts upon the families living north of the Hastings Street were not considered.

1/2


It is unknown to us how the proposed development will impact our ability to access sunshine for our solar panels, gardens and common courtyard, as well as how it will impact the quality of light in our homes.

I strongly request that you require a shadowing study be conducted prior to approving this to inform recommendations to minimize these impacts, which could mean adjusting the building heights in order to support the long term sustainability of this neighbourhood.

I hope you will seriously consider the impacts on the many homes along the lane to the north of Hastings that this and future developments will have and seek to establish an urban form that is consistent with the vision of the urban village while at the same time minimizing shadowing, liveability, and long term sustainability impacts on the residents to the north.

I thank you in advance for your consideration.

Regards,

A handwritten signature in black ink, appearing to read "Ronaye Matthew". The signature is fluid and cursive, with a large initial "R" and a stylized "M".

Ronaye Matthew

Stewart, Gillian

From: Lili Deng
Sent: January-26-15 8:22 PM
To: Clerks
Subject: Burnaby Rezoning Reference #14-03

Lili Deng
112 – 4272 Albert Street
Burnaby, BC V5C 2E8
January 26, 2015

City of Burnaby
Office of the City Clerk
4949 Canada Way,
Burnaby, BC V5G 1M2

Rez Ref # 14-03
Bylaw # 13432

To: Mayor and Council

Re: Burnaby Rezoning Bylaw 1965, Ammendment BylawNo. 44, 2014 Bylaw No. 13432, Rezoning Reference #14-03

I am writing to comment and express some concern with regards to the impacts of the proposed rezoning of 4295 Hastings Street from C8 to CD Comprehensive Development District in accordance with the mixed-use commercial and residential development plan prepared by Chris Dikeakos Architects Inc.. My desire is to *provide constructive information and propose modest shifts* in what is allowed within the rezoning to strike a balance between the many competing interests at play.

I recognize and support the general trend towards fostering an enhanced urban village along Hastings Street in Burnaby Heights. So in general I am not opposed to allowing a mixed use development at 4295 Hastings Street (despite the disruption and noise that ongoing construction will have upon my family and the potential land value impacts upon my home). *My concern is primarily in regards to the allowed height along the back lane of the proposed development and the shadowing impacts it will have upon me and my neighbours.* It is surprising to me that no shadowing models were undertaken in the preparation of this proposal, signalling to me that the shadowing impacts upon the families living north of the Hastings Street were not considered.

In particular I would ask that you consider:

- The shadowing of this development does not just affect a handful of single family homes who enjoy access to natural light from many sides but instead it will immediately *impact twenty two families for many of whom the southern aspect is by far the primary source of natural light* and significantly compromise the long-term liveability of many homes.
- Not only will shadowing of the proposed and future additional developments impact the liveability of the homes in our community, they also compromise our ability to grow food in our shared garden space just off the lane and our ability to maintain vibrant landscaping in our courtyard (also key to the liveability of our homes).

- The urban design trend established in this development will ultimately influence future development along Hastings with similar impacts on the multi-family developments all along Albert Street. These multi-family developments form a key component of the urban village you are creating through your decisions and the liveability of the large number of households living in these developments must be taken into consideration.
- Shadowing from developments like the new Vancity building on the *south* side of Hastings are mitigated by the wide open space provided by the street right-of-way. The height of developments along the *north* side of Hastings is much more significant as there is only a narrow lane separating new buildings from existing homes in their shadows.

I am sure you are aware that you are not required to approve this application and that in changing zoning, you can not only provide new benefit and options for the developer but you are also free to change or establish new requirements on the development (including height) to maximize the liveability of the citizens impacted by the changes.

I strongly request that you require a shadowing study be conducted prior to approving this to inform recommendations to minimize these impacts. In the absence of a shadowing study, I feel the best way to maximize the success of the urban village (including both the dynamic high street along Hastings along with the liveability of the multi-family homes along Albert) would be to limit the maximum height of new mixed use development on the north side of Hastings (a lower maximum height allowing only 4 stories of development). If a shadowing study was conducted and revealed that five stories directly fronting Hastings with a generous set-back for the fifth story from the back lane would have the same shading impact as a four story development, then that would be a good balance of interests.

I hope you will seriously consider the impacts of the many homes along the lane to the north of Hastings that this and future developments will have and seek to establish an urban form that is consistent with the vision of the urban village while at the same time minimizing shadowing and liveability impacts in the residents to the north.

Sincerely,

Lili Deng

Stewart, Gillian

From: Allan Davison
Sent: January-26-15 11:02 PM
To: Clerks
Subject: Re: Attn Mayor and Council re Rezoning Reference #14-03

From: Allan Davison
Sent: January-26-15 3:59 PM
To: Clerks
Subject: Attn Mayor and Council re Rezoning Reference #14-03

Rez Ref # 14-03
Bylaw # 13432

Dear Mayor and Council,

I'm writing to express concern and apprehension regarding the outcome of this rezoning request.

- (1) The decision will affect the immediate and future well-being of a considerable handful of residents in the immediate vicinity.
- (2) More importantly, it will establish, for all residents of areas of Burnaby undergoing welcome commercial development, a precedent. That is an important precedent that maintains or alters the current balance between the legitimate interests of residents in a liveable suburban home, and the (equally legitimate) need of commerce, and the business we support, to make a profit.
- (3) Burnaby Mayor and Council, have not always been perceived in the media as favourable to individuals and smallholders. However your opposition to pipeline development has been widely lauded, both by media and persons in the street. Appropriately your approval rating has risen visibly. Like others I have talked to, I hope that you will continue to be on our side in the pipeline issue.

In the smaller issue that is before you now, I hope you can decide in a way that maintains and even increases the popularity that you currently enjoy.

For these reasons I would ask that Mayor and Council be careful, in any variance of current regulations, to make a judgement on the side of caution.

Allan Davison

4272 Albert St #401
Burnaby BC V5C2E8

Resident of Burnaby. taxpayer, and voter since 1971

Ian Mothersill

108 – 4272 Albert Street Burnaby, BC V5C 2E8

January 27, 2015

City of Burnaby
Office of the City Clerk
4949 Canada Way,
Burnaby, BC V5G 1M2

Rez Ref # 14-03
Bylaw # 13432

To: Mayor and Council

Re: Burnaby Rezoning Bylaw 1965, Amendment Bylaw No. 44, 2014 Bylaw No. 13432, Rezoning Reference #14-03

I have a few questions I would like to ask about the laneway behind and sidewalk around this proposed development, assuming it goes ahead.

In the last few years there have been some excavations and repairs in the laneway and on the sidewalk where the lane enters Madison Street. These were done for soil testing for the lot at 4295 Hastings. The repairs to the lane surface and sidewalk were of a temporary nature, or at least that is how they have turned out, as they have degraded since the repair works was done. This has resulted in 'potholes' and loose gravel in the lane. The potholes make it difficult for some cars, especially newer model smaller cars which have lower ground clearance for the front bumper, to enter the lane without scraping. One such vehicle is our family's 2012 Hyundai Accent, which is unmodified. If I don't enter the lane on a particular angle, the front will scrape. The loose gravel is also a hazard for bicycles which must use the laneway to access the underground parking.

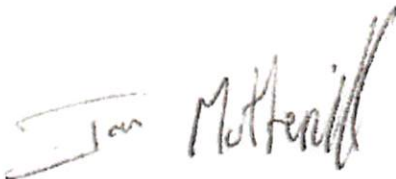
My questions are:

- Will the laneway be repaved by the developer from the sidewalk at Madison Ave west to behind the Cafe Classico at 4263 Hastings street with a road-quality, durable surface? This would recover / repair the areas damaged by excavations that were done for soil testing and remediation on the lot at 4295 Hastings. Repaving like this is what Cranberry Commons did (or paid to have done) after our building was built in 2001.
- Will the developer or the city reconstruct the sidewalk at the entrance of the laneway to Madison Avenue, to a standard similar to the laneway opening onto Rosser Street behind the Tramonto building in the 4300 block of Hastings Street?

My guess is that completion of these works would be standard practice, but I would like to ask to be sure.

I hope to be at the Council meeting this evening. I wanted to send these questions in advance so they can be answered at the meeting. My hope is that they will be short and positive answers.

Yours,



Ian Mothersill

Ian Mothersill

108 – 4272 Albert Street Burnaby, BC V5C 2E8

January 27, 2015

City of Burnaby
Office of the City Clerk
4949 Canada Way,
Burnaby, BC V5G 1M2

To: Mayor and Council

Rez Ref # 14-03
Bylaw # 13432

Re: Burnaby Rezoning Bylaw 1965, Amendment Bylaw No. 44, 2014 Bylaw No. 13432, Rezoning Reference #14-03

I am writing to comment and express some concern with regards to the impacts of the proposed rezoning of 4295 Hastings Street from C8 to CD Comprehensive Development District in accordance with the mixed-use commercial and residential development plan prepared by Chris Dikeakos Architects Inc.. My desire is to provide constructive input and propose modest shifts in building massing for this proposed development, which I expect will influence other future developments on the North side of the 4200 block of Hastings. I hope that this input will be considered in the deliberations for what is allowed within the rezoning to strike a balance between the many competing interests at play.

I recognize and support the general trend towards fostering an enhanced urban village along Hastings Street in Burnaby Heights. Having lived in the neighbourhood since 2001, I have appreciated the gradual shifts and increased vibrancy of the neighbourhood that result from careful planning and gradual changes in development. I think the City's planning has supported the evolution of a walkable street retail environment for Burnaby Heights that stretches from approximately Ingleton Ave in the west to Beta Ave in the east. I have always felt that a big part of what makes the area attractive is the variety of building heights, shapes and styles in these blocks.

I recognize it would be hypocritical to oppose any form of new development that directly impacts me personally. So in general I am not opposed to allowing a mixed use development at 4295 Hastings Street, despite the disruption and noise of a second construction project (likely coming soon after completion of construction at 4305 Hastings) will have upon my family and the potential land value impacts upon my home. *My concern is primarily in regards to the allowed height along the back lane of the proposed development and the shadowing impacts it will have upon me and my neighbours.*

In particular I would ask that you consider:

- The shadowing of this development and future developments on the north side of the 4200 block of Hastings does not just affect a handful of single family homes who enjoy access to natural light from all sides but instead it will directly impact 15 units in Cranberry Commons (4272 Albert St) and Villagio (4234 Albert St) which face onto the back lane and significantly compromise the long-term liveability of these homes.
- The urban design trend established in this development will ultimately influence future development along Hastings with similar impacts on the multi-family developments all along Albert Street. These multi-family developments form a key component of the urban village you are creating through your decisions and the liveability of the large number of households living in these developments must be taken into consideration.

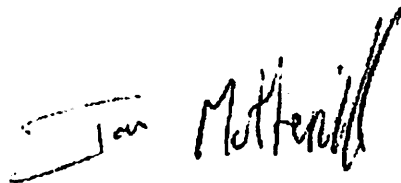
- Not only will shadowing of the proposed and one assumes future developments impact the liveability of the homes in our community, this shadowing will also compromise our ability to grow food and maintain the landscaping in our garden spaces on the north side of the lane and our ability to maintain vibrant landscaping in this area.
- Shadowing from developments like the new Vancity building on the *south* side of Hastings are mitigated by the wide open space provided by the street right-of-way. The height of developments along the *north* side of Hastings is much more significant as there is only a narrow lane separating new buildings from existing homes in their shadows.
- The setback of the multi-family residences from the back lane is less than the setback for detached homes, and many of these units are taller than detached residential homes in the area. This means that if four and five storey buildings are built on the north side of 4200 block Hastings with the back of the building at maximum allowed height with about a 20 foot setback from the property line in back lane, a "tunnel effect" where the back lane will rarely see direct daylight will be created. This back lane will need to support significant residential and business traffic for vehicles and pedestrians, but with limited direct sunlight it will tend to accumulate moisture and in wintertime snow, ice and frost. This will negatively impact the safety and livability of the laneway. Over the 14 years I have lived at 4272 Albert St, I have seen a small version of this effect in the back lanes behind the buildings on the north side of the 4200 and 4300 block of Hastings Street, including behind the four storey Tramonto building in the 4300 block.

I am sure you are aware that as the developer is requesting a change in zoning that there is an opportunity to create in a unique design that supports the vibrancy and variety of the Heights community. This could provide new benefit and options for the developer. You are also free to change or establish new requirements on the development (including height and massing) to maximize the liveability of the citizens impacted by the changes.

I strongly request that you require a shadowing study for this proposed building and potential similar future buildings on the North side of Hastings in the 4200 block. Hopefully this study will inform recommendations to minimize these impacts. In the absence of a shadowing study for the block, I would like to suggest that the Mayor and Council and planning department strongly consider allowing a one storey increase in building height along Hastings street, in exchange for a one story reduction in building height along the back lane. It should be possible to do this so that the amount of buildable / sellable space in the building is the same, while providing for improved views for residents of the new buildings, more interesting and varied architecture along Hasting Street, and a more open-air and safer feel in the back lane. I feel that there will be minimal if any impact difference between a four storey streetfront and a five storey streetfront on the north side of Hastings street.

I hope you will seriously consider the impacts of the many homes along the lane to the north of Hastings that this and future developments will have and seek to establish an urban form that is consistent with the vision of the urban village while at the same time minimizing shadowing and liveability impacts for the residents, workers, and customers on the north side of Hastings and the residents on the south side of Albert Street.

Very sincerely,



Ian Mothersill

Fran and John
109 – 4272 Albert Street
Burnaby, BC V5C 2E8
January 27, 2015

City of Burnaby
Office of the City Clerk
4949 Canada Way,
Burnaby, BC V5G 1M2

27 January 2015

Rez Ref # 14-03
Bylaw # 13432

To: Mayor and Council

Re: Burnaby Rezoning Bylaw 1965, Amendment Bylaw No. 44, 2014 Bylaw No. 13432, Rezoning Reference #14-03

I am writing to comment and express some concern with regards to the impacts of the proposed rezoning of 4295 Hastings Street from C8 to CD Comprehensive Development District in accordance with the mixed-use commercial and residential development plan prepared by Chris Dikeakos Architects Inc. My desire is to *provide constructive information and propose modest shifts* in what is allowed within the rezoning to strike a balance between the many competing interests at play.

I recognize and support the general trend towards fostering an enhanced urban village along Hastings Street in Burnaby Heights. Having lived in the neighbourhood since 2001 I have been enjoying the gradual shifts and increased vibrancy of the neighbourhood that result from careful planning and gradual changes in development.

In that regard, I recognize it would be hypocritical to oppose any form of new development that directly impacts me personally. So in general I am not opposed to allowing a mixed use development at 4295 Hastings Street (despite the disruption and noise that ongoing construction will have upon my family and the potential land value impacts upon my home). *My concern is primarily in regards to the allowed height along the back lane of the proposed development and the shadowing impacts it will have upon me and my neighbours.* It is surprising to me that no shadowing models were undertaken in the preparation of this proposal, signalling to me that the shadowing impacts upon the families living north of the Hastings Street were not considered.

In particular I would ask that you consider:

- The shadowing of this development does not just affect a handful of single family homes who enjoy access to natural light from many sides but instead it will immediately *impact twenty two families for many of whom the southern aspect is by far the primary source of natural light* and significantly compromise the long-term liveability of many homes.
- Not only will shadowing of the proposed and future additional developments impact the liveability of the homes in our community, they also compromise our ability to grow food in our shared garden space just off the lane and our ability to maintain vibrant landscaping in our courtyard (also key to the liveability of our homes).

1/a

[Recipient Name]

27 January 2015

Page 2

- The urban design trend established in this development will ultimately influence future development along Hastings with similar impacts on the multi-family developments all along Albert Street. These multi-family developments form a key component of the urban village you are creating through your decisions and the liveability of the large number of households living in these developments must be taken into consideration.
- Shadowing from developments like the new Vancity building on the *south* side of Hastings are mitigated by the wide open space provided by the street right-of-way. The height of developments along the *north* side of Hastings is much more significant as there is only a narrow lane separating new buildings from existing homes in their shadows.

I am sure you are aware that you are not required to approve this application and that in changing zoning, you can not only provide new benefit and options for the developer but you are also free to change or establish new requirements on the development (including height) to maximize the liveability of the citizens impacted by the changes.

I strongly request that you require a shadowing study be conducted prior to approving this to inform recommendations to minimize these impacts. In the absence of a shadowing study, I feel the best way to maximize the success of the urban village (including both the dynamic high street along Hastings along with the liveability of the multi-family homes along Albert) would be to limit the maximum height of new mixed use development on the north side of Hastings (a lower maximum height allowing only 4 stories of development). If a shadowing study was conducted and revealed that five stories directly fronting Hastings with a generous set-back for the fifth story from the back lane would have the same shading impact as a four story development, then that would be a good balance of interests.

I hope you will seriously consider the impacts of the many homes along the lane to the north of Hastings that this and future developments will have and seek to establish an urban form that is consistent with the vision of the urban village while at the same time minimizing shadowing and liveability impacts in the residents to the north.

Very sincerely,

Fran and John Tanner

2/2

Joyce Cameron
402 – 4272 Albert Street
Burnaby, BC V5C 2E8
January 27, 2015



City of Burnaby
Office of the City Clerk
4949 Canada Way,
Burnaby, BC V5G 1M2

To: Mayor and Council

Re: Burnaby Rezoning Bylaw 1965, Amendment Bylaw No. 44, 2014 Bylaw No. 13432, Rezoning Reference #14-03

I am writing to express my concern regarding the possibility of reduced sunlight which may result and impact the complex I live in if 4295 Hastings Street is rezoned from C8 to CD Comprehensive Development District in accordance with the plan prepared by Chris Dikeakos Architects Inc.

Cranberry Commons Cohousing Community is a multi-family community that will share the back lane with the proposed development. It is my understanding that no shadowing models were undertaken in the preparation of this proposal. In the absence of this information, we do not know how the proposed development will impact our access to sunshine for our solar panels, gardens and common courtyard, as well as how it will impact the quality of light in our homes.

Cranberry Commons was a co-winner of the 2002 Burnaby Environmental Award for Planning and Development. Our complex was built with consideration and care for social, ecological and economic sustainability.

I appreciate the City of Burnaby's concern for liveable, resilient communities that is expressed in the *Burnaby Social Sustainability Strategy*. The Heights is a great mix of residences and businesses and has become an increasingly vibrant neighbourhood in recent years. That vibrant mix will continue if carefully planning takes into consideration the liveability requirements of residents.

I strongly request that City Council require a shadowing study prior to approving this development. Such a study can inform recommendations to minimize these impacts, which may mean adjusting the heights of this and future developments in order to support the long-term sustainability of the Heights neighbourhood.

Yours truly,

Joyce Cameron

Stewart, Gillian

From: Ian Mothersill
Sent: January-27-15 8:55 AM
To: Clerks
Subject: January 27 Council Meeting - Rezoning Reference #14-03
Attachments: Rezoning Reference #14-03 4295 Albert St.pdf

Rez Ref # 14-03
Bylaw # 13432

Hello,

Attached is a letter to Mayor and Council outlining how I believe myself, my family and my neighbors will be affected by the proposed building at 4295 Hasting St, and suggesting an approach to mitigate these effects.

Thank you for processing this as appropriate, including passing this on to the Mayor and Council, planning and engineering departments.

Ian Mothersill
#108 - 4272 Albert St
Burnaby, BC V5C 2E8

Stewart, Gillian

From: Marlene Leggatt
Sent: January-27-15 11:55 AM
To: Clerks
Subject: Re: Burnaby Rezoning Bylaw 1965, Amendment Bylaw No. 44, 2014 Bylaw No. 13432, Rezoning Reference #14-03

To: Mayor and Council.....I am concerned regarding the height of the building along our back lane and the impact the shadowing will have on -

(1) our solar roof panels

(2) our community vegetable garden and other landscaping plants and trees in our lane way

area

Another concern I have is the future increase traffic in back lane. Presently, a number of cars now travel much too fast. I hope this new building has plans to install speed bumps in the lane way to slow any traffic to a reasonable level.

Thank you for your consideration,
Marlene Leggatt
101 4272 Albert Street
Cranberry Commons
Burnaby B.C.
V5C 2E8

Rez Ref # 14-03
Bylaw # 13432