
From: David Hutniak
Sent: July 24, 2020 1:53 PM
To: Clerks
Cc: David Hutniak
Subject: 4275 Grange Street Public Hearing July 28 2020
Attachments: City of Burnaby 4275 Grange Street Public Hearing July 28 2020.pdf

Categories: Blue Category

Rez Ref # 18-64
Bylaw # 14180

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Dear Mayor Hurley and Council,

My name is David Hutniak and I am the Chief Executive Officer of LandlordBC, the professional industry association representing owners and managers of rental housing across BC. I am writing to you on behalf of our 3300 members to offer our strong support for the above-captioned rental project. I direct you to the attached letter. Thank you in advance for your serious consideration.

Best regards,

David Hutniak
Chief Executive Officer
LandlordBC - BC's top resource for owners and managers of rental housing
Phone: 604.733.9440 ext. 202 | Fax: 604.733.9420 | Mobile: 604.644.6838
Email: davidh@landlordbc.ca
Website: www.landlordbc.ca



#areyouregistered Go To Landlordregistry.ca

LANDLORDBC

BC's top resource for owners and managers of rental housing

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1210 - 1095 West Pender
Vancouver BC V6E 2M6
Phone: 604.733.9440
Fax: 604.733.9420
Toll free in BC: 1-888-330-6707

Victoria

830B Pembroke Street
Victoria BC V8T 1H9
Phone: 250.382.6324
Fax: 250.382.6006
Toll free in BC: 1-888-330-6707

July 24, 2020

Mayor Hurley and Council
City of Burnaby

Sent via email: clerks@burnaby.ca

Subject: 4275 Grange Street Public Hearing

Dear Mayor Hurley and Council,

My name is David Hutniak and I am the Chief Executive Officer of LandlordBC, the professional industry association representing owners and managers of rental housing across BC. I am writing to you on behalf of our 3300 members to offer our strong support for the above-captioned project, which in addition to bringing market strata homes to the community, will also deliver 32 secure purpose-built rental homes providing below market rental homes into perpetuity. We also note, and this is especially important to our organization and members, that this project will not result in the demolition of any existing purpose-built rental stock in the community and, as a consequence, there's no tenant displacement involved with this project.

The consequences and impacts of an inadequate rental supply and persistently low vacancy rates should be well known to your worship and council. In the context of the application before you, I would like to take this opportunity to reiterate some of them:

- Household formation will be delayed as young people are unable to find suitable rental accommodation.
- Job-creating investment is put at risk when companies consider the adequacy of the housing stock in making locational decisions and find limited choices and an aging stock.
- There is an increasingly limited ability to house new immigrants - a major component of our labour force - as the bulk of new-comers seek rental housing.
- Opportunities for compact urban development are lost, as rental development, which typically promotes intensification by occurring in more built-up areas close to and thus supporting public transit, is forgone.

LANDLORDBC

Vancouver
1210 - 1095 West Pender
Vancouver BC V6E 2M6
Phone: 604.733.9440
Fax: 604.733.9430
Toll free in BC: 1-888-330-6707

Victoria
830B Pembroke Street
Victoria BC V8T 1H9
Phone: 250.382.6324
Fax: 250.382.6006
Toll free in BC: 1-888-330-6707

- Competition for existing affordable rental units intensifies, giving tenants at the lowest end of the income spectrum little choice or no choice - homelessness and the resultant pressure on shelters and other social services will increase.

All levels of government must take ownership of the inadequate rental supply problem by recognizing that you have the power to improve the investment climate so that rental development is viable and robust. Rental development targeting middle and above middle-income renters is not some flawed strategy. The reality is that it adds to the overall stock, putting downward pressure on rents and freeing up more affordable units as higher income tenants move into the new supply. With a functioning market for rental development, the cost of developing strategies to directly address rental affordability becomes less prohibitive for the community and government. While I appreciate that market rental is not part of this overall project, this project nevertheless does demonstrate the core argument I am advancing. That is, the market strata portion of this project is facilitating a partnership between the proponent and a non-profit housing provider to provide 32 below market family-centric rental homes into perpetuity. This project represents a major win for renters in the City of Burnaby.

The right level of rental supply is crucial to stabilize rent. Historically across Canada's top 14 markets, a rental vacancy rate in the range of 3% has been accompanied, on average, by zero real rent increases - that is, nominal rent rising at the rate of inflation. The upward pressure on rents intensifies significantly the closer the vacancy rate gets to 1% and even more so when the rate falls below 1%. Notably, real rent generally declines when the vacancy rate climbs above 3%. So, housing policy that ultimately raises a market's vacancy rate above that threshold will generate meaningful rent relief. In fact, we believe that it would be far more effective policy than rent control - which only helps existing tenants and discourages new rental supply.

Your worship and council, it is your challenge and opportunity to ensure that the existing investment environment promotes a sustained and healthy rental development market so that we increase vacancy rates and improve the cost of rental housing in our community. And that is why you should approve this project. Thank you.

Sincerely,



David Hutniak
Chief Executive Officer
LandlordBC

3/3

From: Allan jang
Sent: July 25, 2020 6:55 PM
To: Clerks
Subject: 4275 Grange St

Categories: Blue Category

Rez Ref # 18-44
Bylaw # 14180

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To Whom It May Concern.

We have serious reservations regarding the redevelopment of 4275 Grange St into a 31-storey high-rise building as well as a 5 storey rental building.

It's going to be at least a 5 year battle dealing the all kinds of construction vehicles, parking availability, noise levels at possibly 6 or 7 in the morning. What about the dust levels for the surrounding residential buildings?

Also don't like to idea of having line-ups dump trucks and mixers along Grange St where there are numerous families walking to and from school as well as walking to local businesses.

As well 4266 and 4288 Grange across the street gets a lot of visits from Emergency Vehicles

The risks are too high to have large buildings being constructed near an elementary school.

Sincerely,

Allan Jang

Resident of 5695 Chaffey Ave

From: Gu Sophie
Sent: July 26, 2020 4:20 PM
To: Clerks
Subject: We strongly against CD Comprehensive Development District for 4275 Grange street

Categories: Blue Category

Rez Ref # 18-44
Bylaw # 14180

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Hi:

We are the owners of 4288 Sardis street, Burnaby. We strongly against building 31 layers of high rise at 4275 Grange street, Burnaby.

The following are the reasons:

1. It is very close to our complex and it will block the sun of our building. It is against our human rights to enjoy the sun and it will hurt our health eventually.
2. The density will be 5.13 FAR, and it will be too high comparing with the density of the RM4S 3.6. It will increase the noise and is unsafe to the community.

We hope that you will listen to us and change the plan.

and I am looking forward from you soon.

Cheers,
Sophie Gu
Sent from my iPhone

From: kate lin
Sent: July 26, 2020 6:03 PM
To: Clerks
Subject: 4275 Grange Street development

Rez Ref # 18-44
Bylaw # 14180

Categories: Blue Category

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>
> Dear Sir or Madam:
>
> I am writing with regard to our concerns about our townhouse (4288 Sardis) will be negative impacted of this 31-story building.
>
> The new building is too close to our townhouse. We will completely in the shadow of this building, and especially owners who live on south side. At my house, due to the special design of our building we have the lack of sunlight in our living room and one bedroom. Fortunately, we can enjoy the sunshine in our backyard , kitchen and the another bedroom now. All rooms at my home will definitely be dark after this project. I also consider that no one would like to buy our townhouse if we want to move in the future, and that will cause our townhouse's price goes down sharply. In addition, we can not imagine how it would make a noisy ,messy and dusty environment during this project.
>
> We do believe that the good development of our city can bring many benefits to the community, but we don't believe this development will bring any benefits to us.
>
> We would be greatly appreciated if you pay attention to our concerns.
>
> Sincerely,
> Fang lin
> Huaian Zheng
> 8-4288 Sardis.
>
>

From: 聡子フォーゲル
Sent: July 26, 2020 9:51 PM
To: Clerks
Subject: About rezoning application at 4275 Grange Street
Categories: Blue Category

Akiko Fogel
12-4288 Sardis Street
Burnaby B.C

Rez Ref # 18-44

Bylaw # 14180

July 26, 2020

Dear Mayor and Council,

I 'd like to show my concern about the application for rezoning - address at 4275 Grange Street.

First of all, looking at the map, the high tower construction site is in a state of sharing one block with four properties. On average, two high towers are existing in the surrounding blocks. Considering these two points, it is unlikely that four buildings (4232, 4225, 4288, 4275) can secure sufficient distance from each other in one block.

Besides, the high tower will be constructed on the south side of our building (4288), and if a building on the 4th floor or above is constructed, the sunshine right will be seriously infringed.

Especially in winter, some suites may not be able to get the sunshine at all. In such cases, there are concerns about physical and psychological effects and deterioration of quality of life.

Furthermore, when this townhouse was purchased, there was no possibility that a high tower would be built on the adjacent land, and it was impossible to predict.

The very first purchaser has been receiving sunshine for over 14 years and can't interfere with it.

Also, the value of the market for this building may be reduced by the adjacent construction of the high tower.

This area (south of Grange Street) is currently composed of low-rise houses and detached houses and is a quiet, green residential area. The construction of the high tower differs from the community concept. There is also a risk that the landscape of the community will be significantly impaired. Respect for the community is essential for the town design.

The construction of high towers in this area must not only pursue the interests of some developers or city but the interests of the residents and communities that live here.

For the above reasons, I am against building the high tower.

Respectfully,
Akiko Fogel

From: Rob Nordrum
Sent: July 26, 2020 9:52 PM
To: Clerks
Subject: Letter of support for Rezoning App 18-44 (Comment For Public Hearing July 28, 2020).
Categories: Blue Category

Rez Ref # 18-44
Bylaw # 14180

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Re 4275 Grange Street Rezoning Application

Dear Mayor and Council,

As an owner at 4160 Sardis Street (condominium tower 1 block west of the subject site), I wanted to express my support for this application.

Additional density and quality projects are needed along the Kingsway corridor to further enhance this already desirable neighbourhood. The proximity to rapid transit, amenities, public parks, shopping, and retail makes this area perfect for additional density where even more people can live and call home.

I have no objections to this application and hope Council will give it its support.

Sincerely,
Rob Nordrum

905 – 4160 Sardis Street.

From: Dolores Reichert
Sent: July 27, 2020 10:44 AM
To: Clerks
Subject: Rez#18 - 44

Categories: Blue Category

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I wish to add my concern to the proposed development at 4275 Grange Street. This development will lower property values in the surrounding areas. People have paid top dollars for their properties and will lose at time of sale. Additionally rents are extremely high in this area as we are definitely paying for the view, which your proposed building will also take, meaning that apartment owners stand to lose as well.

I strongly oppose this proposal.

Thanks for your time,
Dolores Reichert
1907 - 4288 Grange Street
Burnaby, BC

Sent from my iPad

From: Mei Xue
Sent: July 27, 2020 11:15 AM
To: Clerks
Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No.20,2020-Bylaw No.14180 (Public Hearing)

Categories: Blue Category

Rez Ref # 18-44
Bylaw # 14180

Dear Sir/Madam,

As the owner of one of the townhouses at the address Sardis 4288, I am writing this email to participate in the public hearing of the project at 4275 Grange Street. I am concerned about the consequences and negative effects that may stem from the development of this project. This concern is based on the following reasons.

- 1) Natural lighting: The 31-storey high-rise is positioned at close proximity exactly south of our complex. Hence, the completed high-rise would severely obstruct the natural lighting of our townhouses, which would have an extremely detrimental effect on our daily lives.
- 2) Noise/Dust: A project such as this will surely last a considerable amount of time. Both the demolition of the old building and the construction of the new one will produce a large amount of dust and noise pollution, resulting in a huge problem and an intrusion into the lives of the nearby residents during the couple of years it takes to finish the project.
- 3) Maximum density: According to the Metrotown Downtown Plan, which designates the high-rise as RM4s, the building is allowed a maximum residential density of 3.6 FAR. However, details about the proposed development show a total density of 5.13 FAR, far exceeding the maximum density allowed. This is a clear violation of the related regulations.

In conclusion, the planned project, in its current form, poses a major problem for the surrounding area, resulting in a steep decline in living standards for residents in our complex, as well as negatively impacting the market value of the townhouses. Unfortunately, in light of the difficulties this project causes and the violation of regulations, I must withhold my permission and ask the council to reconsider their decision until a more suitable proposition has been found for all parties involved.

Thank you for your consideration.

Best regards,

Mei Xue

Sent from my iPad

From: Grace Sun ·
Sent: July 27, 2020 11:22 AM
To: Clerks
Cc: Papa Sun
Subject: Comments of Burnaby zoning bylaw 1965 no 14180 Rez#18-44
Categories: Blue Category

Rez Ref # _____

Bylaw # 14180

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To whom it may concern:

I am writing this email behave of the owners Chao, Wei Li and Sun, Ching-Ho of unit 10-4288 Sardis st. Burnaby for against the construction permission of a single 31 Storey high-strata apartment building and a 5 Storey non market rental apartment building by RWA Group Architecture Ltd.

Thank you.

Sincerely

Grace Sun.

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