

Al Louie

2003 – 5833 Wilson Ave

Burnaby, BC V5H 4R8

July 27, 2020

Office of the City Clerk, Mayor and Council

4949 Canada Way

Burnaby, BC V5G 1M2

**Rez Ref #** 18-44

**Bylaw #** 14180

Re: Rezoning Reference #18-44 / 4275 Grange Street

To the Mayor and Council – Burnaby:

Thank you for providing citizens an avenue to provide input on developments that may impact their neighbourhoods.

A few general comments before my thoughts about the proposed development at 4275 Grange:

**1. The Metrotown Down-town Plan needs to be better paced. Development is out-pacing services and community absorption capacity.**

- Adding too much too soon is what we are seeing now: Station Square multi-tower (1,200+ units), south of Metrotown Station multi-tower (1,500+ units), east of Nelson (1,500+ units), etc.
- New proposed developments West of Willingdon: Wilson Ave (700+ units), Barker (300+ units), and now Grange (300+ units)
- There hasn't been any major improvements to infrastructure: streets, schools, emergency services, cultural (library), sports (Bonsor, Central Park)

**2. New developments and higher zoning is driving much of the land price inflation.**

- The bonanza for land-speculators and developers is making our homes un-affordable. Each bit of added density encourages other developers to bid higher and higher for land, and to build larger buildings to maximize profits. Vancouver is experiencing the same pressure from developers who "piggy-back" onto other developments to justify adding units and floors to their projects.

**3. Building more Units doesn't Make Burnaby more affordable**

- We have seen that building (4,000+ units in Metrotown in the last 10 years) hasn't made homes more affordable. Developers like to say that building more will fix all problems. Has it?

**4. Neighbourhoods shouldn't be constant construction zones for years.**

- Please look at Brentwood, Nelson Avenue, Beresford, and Lougheed Mall. Our fellow citizens in these areas suffer multiple years living in a construction zone.

- Communities are suffering when there is constant demolition, exaction, and construction. The families that built these communities move out to avoid the congestion, chaos, noise, etc. When these buildings are complete (10 + years), the neighbourhoods are left with shiny new glass and cement buildings that do nothing to rebuild the community.
- We shouldn't let this happen to other areas of Burnaby. Developments should be distributed better in terms of geography and time.

As to this specific rezoning request, I am opposed to this proposal to build a 31 storey building "adjacent the prevailing single and two family neighbourhood":

1. Loss of a well kept 75+ unit Strata – replaced with 300+ unit tower
  - The current building provides homes for middle income families needing larger more affordable than those new developments.
  - Allowing developers to raze good well-maintained homes looks like "a solution looking for a problem".
  - **The YWCA component is an excellent addition targeting marginalized lower income families. Bravo.**
2. Neighbourhood Fit/Integration
  - Building height will dwarf the surrounding single family homes.
  - There doesn't appear to be much of a transition and buffer between the 31 storey tower and the surrounding 2 to 3 storey buildings. Are there enough "transitional" town-houses to keep the neighbourhood feel?
3. Local School (Chaffey Burke Elementary) is at or near capacity
  - The local school already has several portables occupying playground/field space.
  - New developments on Wilson, Barker, Kathleen, and Grange (1,000+ units) may add another hundred children to the catchment area.
  - The school will need to be expanded. Yes, it is a provincial responsibility; but it is our kids.
  - Why aren't development density bonuses used to make things better rather than waiting for another government to do their jobs?

Thank you for your time and attention. Let's build wisely.

Sincerely,

Al Louie

**From:** George & Judy Jolly  
**Sent:** July 27, 2020 6:24 PM  
**To:** Clerks  
**Subject:** Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20,2020 - Bylaw No. 14180

18-44

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*Re: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20,2020 - Bylaw No. 14180; Rez. #18-44; 4275 Grange Street; From: RM3 Multiple Family Residential District - To: CD Comprehensive Development District ... development plan entitled "Grange Street Apartments" prepared by RWA Group Architecture Ltd.*

I do not want this zone changed. Specifically, I don't want the height of buildings in this zone to change from the current 3 stories. This section is one of the remaining areas in Burnaby that doesn't allow high-rises. I don't feel it should be included in the "Metrotown Downtown Plan".

"203.4 Height of Buildings: The height of a building shall not exceed 12.0 m (39.37 ft.) nor 3 storeys."

Also, when planning for any changes, off street parking needs to allow sufficient to allow more than 1 vehicle per apartment, home, residence, with additional parking for visitors. With the hope that more people will not drive, doesn't mean they won't need to own a vehicle and they will need parking. Please consider seniors and handicapped individuals in this and all Zoning changes.

Judith & George Jolly, #114-5695 Chaffey Avenue, Burnaby, BC V5H 2S1

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**From:** Rieuwert Buitenga  
**Sent:** July 27, 2020 7:02 PM  
**To:** Clerks  
**Subject:** Public hearings Bylaw 14178 & Bylaw 14180

Reg 18-44

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I would like to express my opposition to Bylaws 14178 & 14180

Bylaw 14178: Why do we need LED lighting on high towers? It's on existing towers, and not only is it ugly, it's a source of light pollution, of which we have more than enough of already. The night sky is all but invisible in Burnaby nowadays.

Bylaw 14180: Currently, the only high rises north of Grange St. are at Central Park Place. We do not need anymore, especially a 31-storey one.

It will dwarf all other buildings in the area and stick out like a sore thumb. This area is already dense enough. Densification is fine in theory but the reality isn't. Passing this bylaw will open the floodgates for similar developments north of Grange, further reducing Burnaby's stock of affordable housing. Please consider current resident's quality of life before lining the pockets of developers, which has been the case all too often, not only in Burnaby, but the whole lower mainland.

Rieuwert Buitenga