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July 28, 2020

VIA EMAIL**File no. 1484.003**

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

Dear Sirs/Mesdames:

**Re: 4275 Grange Street, Burnaby – Rez #18-44
Grange Street Apartments**

We are the lawyers for Hollyburn Estates Ltd. and other related companies (collectively, "Hollyburn").

Hollyburn is the owner of:

1. 4266 Grange Street, Burnaby, which includes a 28 storey residential tower with approximately 450 tenants;
2. 4288 Grange Street, Burnaby, which includes a 25 storey residential tower with approximately 395 tenants;
3. 4211 Kingsway, Burnaby, which includes a 7 storey office tower with approximately 19 office tenants; and
4. 4277 Kingsway, Burnaby, which includes a mall with a square footage of approximately 32,000 sq.ft. and 12 retail tenants;

(collectively, "Burnaby Centre").

Hollyburn has owned Burnaby Centre since 1984 and is a long term member of the neighbourhood. As a result, Hollyburn has considerable insight about the advantages and challenges of the present neighbourhood and has received wide ranging feedback over the years from numerous residents and office and retail tenants of Burnaby Centre.

At present, Hollyburn does not support the rezoning application Rez #18-44 of RWA Group Architecture Ltd. for 4275 Grange Street.

The proposed development is immediately across the street from Burnaby Centre. It will no doubt have a significant impact on Burnaby Centre, on Hollyburn's many residential, office and retail tenants, and the neighbourhood generally.

Hollyburn has previously received little to no information about the development from either the applicant or from the City of Burnaby. Hollyburn advises that the applicant has never reached out to them to discuss the development proposal or to seek input from Hollyburn or any of its residents or office or retail tenants. Hollyburn's architect, Dutra Architect, recently communicated directly with the developer and their architect for the proposed development on July 17, 2020. Dutra Architect was provided with drawings of the site plan and a link to the Burnaby city planning website. Hollyburn is currently reviewing those documents with its architect.

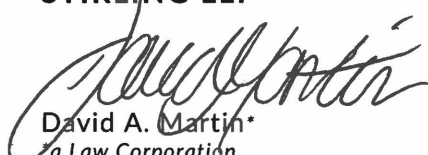
Accordingly, Hollyburn is of the view there has not been sufficient public consultation about the development to approve the rezoning of the subject lands.

Before a rezoning of the lands is approved, Hollyburn and its management team would like to meet with the applicant and with the City of Burnaby Planning Department to discuss the rezoning proposal, and Hollyburn would like to facilitate meetings between the applicant and the residents, and the office and retail tenants at Burnaby Centre. Hollyburn is confident that such meetings will assist the applicant in its planning of this important and significant development.

Hollyburn notes the developer's plan includes affordable long term housing for single mothers and their families. Hollyburn applauds the developer and the City of Burnaby for including important community housing in the development proposal. There are features of the development that Hollyburn is fully supportive of, and Hollyburn may ultimately support the development proposal. However, at this time, Hollyburn, which is a major stakeholder in the neighbourhood, is requesting more information about the project to understand its impact on the Burnaby Centre, its many residential, office and retail tenants and the broader neighbourhood.

Respectfully yours,

STIRLING LLP



David A. Martin*
*a Law Corporation
/dm

cc: Hollyburn Estates Ltd.

Clerks

From: [REDACTED]
Sent: July-28-20 12:52 AM
To: Clerks
Subject: 4275 Grange street development

Categories: Blue Category

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[REDACTED] iPhone

Dear sir or Madam:

I am writing with regard to our concerns about our townhouse(4288 sardis) will be regative impacted of this - 31story building.

Because 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 living room and one bedroom.Fortunately,we can enjoy the

Sunshine in our backyard,kitchen and 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 bring many benefits to the community, but we don't believe this development will bring any benefits to us.

I hope you can pay attention to our attention,

We will be infinitely grateful.

Sincerely,

Zhu lian lai

Wei Ming wu

7-4288 sardis.

From: C Wan
Sent: July 27, 2020 8:36 PM
To: Clerks
Subject: Comments for Burnaby Zoning Bylaw 1965 - 4275 Grange St. Burnaby rez # 18-44
Categories: Blue Category

Rez Ref # 18-44
Bylaw # 14180

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Dear Mayor and council,

My name is Wenli Wang, owner of unit 36, 4288 Sardis St Burnaby. What I am writing to you today is to express my concerns to the rezoning project on 4275 Grange St. Burnaby. Rez. #18-44.

To be honest, I was shocked to know that there might be a 31-floor building right behind our complex on the south side, just across a very narrow alley. I checked the City of Burnaby's Zoning bylaw and found that:

The stated purpose for Zoning bylaw is to serve the community with regard to:

1. The promotion of health, safety, convenience, and welfare of the public
2. The prevention of the overcrowding of land, and preservation of the amenities peculiar to any zone
3. The securing of adequate light, air and access
.....
4. The conservation of property values

I don't think that the project complies with the zoning bylaw:

1. The new project is just too close to our complex. Currently the two high rises on Kingsway (building # 4211), already blocked the sunlight for more than 6 months during the year, with this even higher and more closer 31-floor high-rise, for more than half a year, our complex would be very gloomy, which would impact the health and well-being of the residents (e.g. depression etc.);

Look at the next block by us between Barker and Patterson, there is no low-rise behind the high-rises in the same block, I understand that the City is developing, but in such a small block, the design of a 31-floor high-rise sounds too crazy.

2. With a 31-floor apartment, about 300 new units, this block would be overcrowded, traffic, street parking, etc.. The alley would be very busy and there would be too much noise by cars coming in and out. Thus there would be no convenience and safety for going for a walk, nor for kids to cross the street, or play around like what we have been enjoying now.
I checked the zoning bylaw for RM4, the maximum density for this land is 3.6 FAR, and the bylaw says, "in no case shall the FAR exceed 3.6". Based on details of the proposed development for this project, the total density is 5.13 FAR, which is way higher than the bylaw's maximum.

Plus, the future zoning for the other two buildings in this block which would be high density residential as well, I can't imagine how crowded this block would be in The near future.

3. The new development should not only secure the light, air and access of the new project, but also the surrounding neighborhood, especially the one which is so close to it.

4. All the above may negatively impact the value of OUR property.

Overall, the 31-floor is way too high, we strongly against it!

Thank you for all your time to read my email!

Sincerely yours,

Wenli (Clarisa) Wang

From: aaron chen
Sent: July 27, 2020 9:33 PM
To: Clerks
Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 20, 2020 - Bylaw No.14180
Categories: Blue Category

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To the City of Burnaby, re: Rez #18-44 4275 Grange Street

I am owner of 2-4288 Sardis Street, Burnaby.

I am very concerned with the proposal of mixing a 31-storey high rise within the same block of 3-story low rises in which many residents have lived for the last 10 ~ 15 years.

1. It's too close to the existing low rises.

From: Mei Xue
Sent: July 27, 2020 11:36 PM
To: Clerks
Subject: Re: Burnaby Zoning Bylaw 1965, Amendment Bylaw No.20,2020-Bylaw No.14180 (Public Hearing)

Categories: Blue Category

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Dear Sir/Madam,

The required information is as following:

Mei Xue
Address:
Unit 9, 4288 Sardis Street
Burnaby, BC V5H 1K4

Thank you.

Best Regards,
Mei Xue

Sent from my iPad

On 27 Jul 2020, at 10:47 PM, Clerks <Clerks@burnaby.ca> wrote:

This is to acknowledge receipt of your email. It has been forwarded appropriately to our Administrative staff in charge of Public Hearings.

All comments received require the sender's full name, first and last, and residential address **including suite number**. Please provide at your earliest convenience.

Thank you.

City of Burnaby
Office of the City Clerk
Phone: 604-294-7290
City of Burnaby | Corporate Services | Office of the City Clerk
4949 Canada Way | Burnaby, BC V5G 1M2

Our Vision: A world-class city committed to creating and sustaining the best quality of life for our entire community.

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From: Mei Xue <xmay51@msn.com>

Sent: Monday, July 27, 2020 11:15 AM

To: Clerks <Clerks@burnaby.ca>

Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No.20,2020-Bylaw No.14180 (Public Hearing)

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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: aaron chen
Sent: July 28, 2020 8:58 AM
To: Clerks
Cc: aaron chen
Subject: Rezoning application (Rez.#18-44) 4275 Grange Street

Categories: Blue Category

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To the City of Burnaby,

I am very concerned about the possibility of having a 31-storey high-rise right next to the low-rise in which I and many others live and :

- about how close it is - there's only a back-alley separating the two building.
- about how high it will be and will further block out the sun that's already limited, and half of the greenery that we heavily invested and maintained will wither and go to waste.
- about the density of occupants in one block - how is it going to further impact the limited street parking.

The list goes on.

Our building (4288 Sardis) is mostly owner-occupied for less than 15 years. We chose to live in with the intent to grow family, and retire 15 years ago.

We understand the need to densify but please strike a balance between development and the well-beings, and health of existing residents.

Sincerely,
Aaron Chen

#2-2488 Sardis Street
Burnaby

Planning Department
Burnaby City Hall
4949 Canada Way,
Burnaby, BC
V5G 1M2

Rez Ref # 18-44
Bylaw # _____

Stephanie Jung
6-4288 Sardis Street
Burnaby, BC
V5H1K4

July 27th, 2020

To Whom it may concern,

I am writing regarding my concerns for the development that is proposed for 4275 Grange Street (rezoning application #18-44) by RWA Architecture Ltds. My husband and I purchased this neighbourhood about 5 years ago, as a place to raise our family. We specifically purchased our place because of the safety and walking score. We love how it is distance enough from the busyness and noise of Kingsway. We also purchased looking into the future for our children, as it is in good school catchments, transportation, and local parks to get natural sunlight and fresh air. I am sure these are qualities of what makes developing on 4275 Grange Street so desirable.

As a soon to be mother, this new development brings up many concerns. I understand, my family will still have similar opportunities if the development is built, but my concerns are with the constructions and high-density population in the neighbourhood after completion.

During Construction

- **Dust-** can cause serious health problems for people of all ages. Both my husband and I have allergies to dust and cause breathing issues. Our child will not be able to play outside on our patio, yard and local park for many years.
- **Traffic-** The number of trucks and cars in the area will limit parking space and flow of traffic. This will cause high traffic/blockage in other streets, especially during school days.
- **Noise Level-** as a new mother, it is important for my child to get proper sleep for physical and cognitive development. With the construction, this will cause early morning to late evening noise level disturbing my child's sleeping. I am also concerned about the dust and noise level travelling to Chaffey Elementary school which disturbs the learning of the children. As a teacher myself, I understand the importance of children's physical and mental health and minimal distribution for good education.
- **Safety-** This is a family-oriented neighborhood, construction brings crime and dangerous materials. The new development is a 31-storey high-rise plus a 5-storey building on a small piece of property. Children in the neighbourhood will be exposed to materials that may get hurt, such sharp objects. Also, crime, I will not feel as safe letting my child play in the neighbourhood with so many strangers around.

1/2

After Construction

- **Obstruction of Sunlight**-31-storey high-rise will block the sun on my property. This could lead to various mental health issues, such as depression. My children will be less likely to play in the backyard and will be less likely to be going to parks to socialize and play. Not every parent will have the time to let the child do so. This will impact the social and cognitive development of my child.
- **Neighbourhood Safety**- High traffic street on Halley with 294 cars in the parkade driving out. Dangerous for children in the neighbourhood, but also Chaffery Elementary school students use Halley Ave and Sardis Street to walk home from school. With the high traffic this causes concern for the safety of these children before and after construction. Also, due to the high-density population on the property, I am concerned about the increase in crime in the area.
- **Green Spaces**- Increased number of people in the green spaces which are highly used now. This can bring about unwanted loiters in our green space affecting the safety of the community
- **Ownership diversity**- Houses are expensive to own, but provide the space for families to grow, whereas condos provide a less expensive alternative to houses but lack the space for families to expand and play. Townhouses are great in between a house and condo (high density living). As this development is approved, the neighbourhood will become more high-density condos and less townhouses lower density condos in this desirable area. Families from Vancouver come to Burnaby looking for the opportunity for some property space for their families to grow and play (mix rural and urban space).

I appreciated the time you have taken to review my concerns. Thank you.

Sincerely,

Stephanie Jung