

Clerks

From: Amir Dizdarevic
Sent: Tuesday, July 28, 2020 2:50 PM
To: Mayor; Dhaliwal, Satvinder; Calendino, Attilio Pietro; Johnston, Dan; Jordan, Colleen; McDonnell, Paul; Keithley, Joe
Cc: Clerks
Subject: Materials for Public Hearing re: 4275 Grange Steet. proposed 31-story building
Categories: Blue Category

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Honourable Mayor Hurley, Dear Councilors:

Attached please find a letter with accompanying materials as related to the public hearing (tonight) regarding the rezoning application by RWA Group Architecture, which is proposing a 31-story-high building at 4275 Grange.

The proposed is in direct contravention of City's bylaws that clearly indicate that the maximum total FAR for RM4s is 3.6, whereas the proposed would have a total total density of 5.13 (i.e. a 31-story super high-rise with 274 units)

Also, the aesthetics of the city scape itself would be negatively impacted as the 31-story structure at the very front would create an unnatural-looking city scape, i.e. instead of gradual rise from residential houses, duplexes, town-homes, low-rises, lower high-rises to gradually bigger buildings towards the downtown core, here we'd have a super-sized building towering over everything in the fore-ground creating a scene we could see in Brazil (with super tall buildings next to favelas).

Looking at the other similar-sized sites in Burnaby, it's very easy to see that the height of the buildings there is ~13, 14, or 15 floors.

In addition to the above the proposed raises many other questions:

- Proximity to our building at 4288 Sardis (i.e. only a very narrow back-alley in between the two sites).
- Quality of life / living conditions for residents at our complex:
 - no light / no sun
 - won't be able to open doors/windows for a number of years (super hot in summer)
- Street Parking concerns (an issue even as is with visitors from 4211, etc)
- Traffic
- School capacity (Chaffey-burke)
- More info needed about proposed Non-Market rentals

We, the residents of this area, strongly implore for your help in addressing this in a reasonable manner - i.e. I am always for progress, but it has to be reasonable. In this case a 31-story building + 5-story high non-market building at a small site, is not reasonable.

Attached herein please find a few maps images depicting the proposed in relation to its current surrounding,

Thank you,
Amir Dizdarevic
30 - 4288 Sardis St.

Burnaby City Council Public Hearing Tuesday, 2020 July 28 at 5PM Electronically.

The following proposed amendments to "Burnaby Zoning Bylaw 1965".

6. 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 (based on the RM4s, RM4r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Grange Street Apartments" prepared by RWA Group Architecture Ltd.)

Purpose: to permit the construction of a single 31-storey high-rise strata apartment building located at the corner of Central Boulevard and Wilson Avenue, townhouses fronting Wilson Avenue, and a 5-storey non-market rental apartment building.

Applicant: RWA Group Architecture Ltd.

Why is there ONLY one five storey,

Sustainable Density is Affordable: 5 - 8 Storey. 60 - 96 units/acre.

Arthur Erickson lay a 55 storey high-rise horizontally: Law Courts Seven Storey Oasis. Gothenburg, Sweden, the "World's Most Sustainable Destination", with up to: 80% five (5) to eight (8) storey apartments / condos. Up to 20% single family houses. Based on TOD: Transit Oriented Design. Density supports Electric Transit. Less crime.

Mid-rise is defined by both its construction in concrete and its electric safety elevator required for buildings over six storeys high.

Seven and Eight storey Residential buildings are Mid-rise buildings.

Five, Six storey low-rise and Seven, Eight storey mid-rise have Sustainable Density that is Affordable for TOD Transit Oriented Design with Electric Transit.

proposed for this Amendment Bylaw?

Regards,
G. Pettipas
436 - 7th Street
New Westminster, BC

18-44

CENTRAL PARK PLACE PETITION

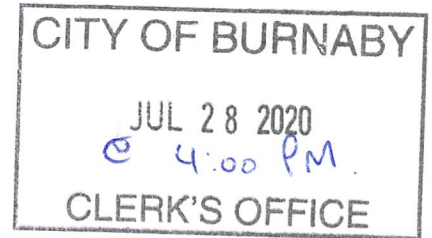
RE: CITY OF BURNABY PROPOSED REZONING BY-LAW NO. 14180

AMENDMENT BYLAW NO. 20, 2020

REZ #18-44 4275 GRANGE ST.

PUBLIC MEETING, JULY 28, 2020 AT 5:00 P.M.

ca01web.zoom.us/j/69609883177



We, the attached signed owners, bring this petition to Burnaby City Council in the hopes that we can sway them from rezoning the proposed development at Halley and Grange Streets to high density zone for the many reasons below.

The main reason many of us bought suites in Central Park Place in the buildings on Barker St, Sardis St and Patterson Avenue (especially those facing East) was because of the unobstructed view East to the mountains and north to Burnaby Mountain, all the way to Edmonds. There was no high density zoning North of Grange from Patterson east. It is all low density low rise, duplexes and single family homes.

Now, if a 31 story building is constructed one block East of us on Grange, it will not only affect our view greatly but will change all the landscape around here, not to mention the increased traffic flow and noise which is already dense. Once this land North of Grange is rezoned to high density, more applications will follow almost immediately. It will snowball and we will be surrounded by construction for years!

Our property values are bound to be greatly reduced with a huge new building so close to our much older building. This will affect everyone in our complex. We have a lot of elderly owners, single Mom owners and young family owners who cannot afford to have their property decrease in value. As it is the price of Strata Insurance has increased over 50% or higher which also increases home owners insurance deductibles.

15/10

The South side of Grange and Kingsway has been zoned for high density living for a long time. We feel that new hi rises should be kept over on that side so our standard of living can remain what we bought into when we moved here. We have new owners, yes, but a lot of us have lived here for many years, some upwards of 30 years plus. Change is not too welcome!

We have wondered why a small park was developed just a block or two North of us on Patterson when our huge Central Park is just across Kingsway at Patterson. That land might have been developed into some type of revenue property. We'd like to know - why a small park?

Thank you for your attention to our request and your consideration. This means a lot to us.

A handwritten signature in black ink, appearing to read "Keith H. Saunders", written over a horizontal dashed line.

KEITH H. SAUNDERS

2207 - 4160 SARDIS ST., BURNABY, BC