

Rez Ref # 19-64
Bylaw # 14355

Mayor Hurley and Burnaby City Councillors:

I support the proposed redevelopment at 4653 Kingsway. As a life-long resident of Burnaby, I believe we need more thoughtfully designed structures like the one proposed by Anthem.

I grew up in Burnaby and attended Moscrop Secondary. I'm a professional wildlife photographer, but have explored architectural photography due to my interest in real estate and design. Anthem's work with Chris Dikeakos Architects is very unique. As a nature photographer, I support developments that feature public art and are mindful of its environmental impact. I like that the proposed redevelopment will include both a mural elevated above the neighbouring property which will be a great artistic statement for the City of Burnaby and the many cars that use Kingsway each day. The public art at the street level will enhance an otherwise under-utilized space and bring people together to connect to one another.

I appreciate that the proposed development also includes electrical vehicle charging on all parking stalls so that the building can meet the demands of electric vehicles today and in the future. I am worried that our city and others in the Lower Mainland aren't prepared to meet the needs of more environmentally minded consumers.

I think that we have an opportunity with every development in Burnaby to choose projects that will add to the appearance of our city and make it more pleasant to live, work and play. This development is a beautiful proposal that I believe will enhance our city and our evolving skyline.

Thank you for taking the time to read my comments.

Sincerely,

Connor Stefanison
271 Springer Ave N
V5B 1H5
Burnaby

1/1

Sec. 22 (1)

From: Kathy Y Sec. 22 (1)
Sent: July 22, 2021 5:23 PM
To: Clerks
Subject: 4653 Kingsway

Categories: PH - Info Complete, Public Hearing

Rez Ref # 19-64
Bylaw # 14355

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Dear Mayor Mike Hurley and the members of Burnaby City Council:

I wish to offer my written support of Anthem's proposed redevelopment of 4653 Kingsway. I believe the proposed residential and commercial tower is a welcome addition to our neighbourhood.

I live in the community of Forest Glen and I think this part of Kingsway needs to be revitalized. There are aging buildings on the proposed site and now that Cactus Club has moved across the street, the empty spaces are underutilized. Adding new housing—including townhomes, condos, rental units and affordable housing—will revitalize the block and bring a thriving community together.

I hope Council will approve this development. I believe it will add energy and activity to one of the most exciting neighbourhoods in Burnaby.

Thank you for the opportunity to share my comments.

Sincerely,

Kathy Yuen
5641 Sardis Crescent
Burnaby, BC

Sec. 22 (1)

From: Clayton L **Sec. 22 (1)**
Sent: July 23, 2021 8:47 AM
To: Clerks
Subject: 4653 Kingsway
Categories: PH - Info Complete, Public Hearing

Rez Ref # 19-64
Bylaw # 14355

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My name is Kui Chung Lam and I have lived in the Metrotown neighbourhood for the last three years. I am writing to express my support of the Anthem project at 4653 Kingsway.

This neighbourhood is growing rapidly and we need housing options for all the people who want to call Burnaby home. I like that this project will transform a run-down part of the neighbourhood and make it an energetic and lively part of the community. The project's variety of housing types—townhomes, 1-3 bedroom homes, condominiums, rental units, affordable housing—makes it so there is something for everyone. Every individual and family type with a variety of income levels could find a new home here for them.

I hope that the City of Burnaby City Council will approve this project so that this neighbourhood can be further revitalized.

Thank you,

Kui Chung Lam
4346 Barker Ave, Burnaby, BC V5G 3C2

Sec. 22 (1)

From: Cam Pasternak Sec. 22 (1)
Sent: July 23, 2021 4:03 PM
To: Clerks
Subject: 4653 Kingsway
Categories: PH - Info Complete, Public Hearing

Rez Ref # 19-64
Bylaw # 14355

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July 23, 2021

Mayor Hurley and Burnaby City Councillors,

I support the proposed redevelopment at 4653 Kingsway and as a resident of Burnaby, I believe we need more thoughtfully designed structures like the one proposed by Anthem.

Anthem's work with Chris Dikeakos Architects is unique, using two different architectural expressions on opposing sides of the building. The east side utilizes tall vertical elements while the west, north and south feature a lighter tone and solid planes. The first set of floors of the building are wider than the upper floors, creating a different visual experience for people passing by.

We have an opportunity with every development in Burnaby to choose projects that will add to the appearance of our city and this development is an excellent proposal that I believe will enhance our city and our evolving skyline.

Thank you for taking the time to read my comments.

Sincerely,
C. Pasternak
2355 Madison Ave, Burnaby BC

Sec. 22 (1)

From: Yeuk Yeung Sec. 22 (1)
Sent: July 25, 2021 12:02 PM
To: Clerks
Subject: 4653 Kingsway

Rez Ref # 1964
Bylaw # 14355

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Dear Mayor Mike Hurley and the members of Burnaby City Council,

My name is Yeuk Yeung and live in the Metrotown area. My home address is 3110 - 6538 Nelson Ave Burnaby BC. I want to support Anthem's proposed redevelopment of 4653 Kingsway.

Having more mixed residential and commercial buildings in the neighborhood will be great for the housing market and build a bigger community.

I hope this exciting development can be approved as it can be part of the expansion in the Metrotown area.

Thank you for your time and consideration.

--

Sincerely,

Yeuk Yeung
Sec. 22 (1)

July 25, 2021

Dear Mayor Mike Hurley and the members of Burnaby City Council:

I wish to offer my written support of Anthem's proposed redevelopment of 4653 Kingsway. I believe the proposed residential and commercial tower is a welcome addition to our neighbourhood.

I live in the community of Station Square and I think this part of Kingsway needs to be revitalized. There are aging buildings on the proposed site and now that Cactus Club has moved across the street, the empty spaces are underutilized. Adding new housing—including townhomes, condos, rental units and affordable housing—will revitalize the block and bring a thriving community together. We are already seeing the effects in our own little slice of Burnaby at Station Square as we appreciate evening walks in a beautiful, newly built community.

I hope Council will approve this development. I believe it will add energy and activity to one of the most exciting neighbourhoods in Burnaby.

Thank you for the opportunity to share my comments.

Sincerely,

Barry Fan
#804-6080 McKay Avenue
Burnaby, BC
V5H 0J4
Canada

Rez Ref # 19-64
Bylaw # 14355

5/1

Sec. 22 (1)

From: chen lin Sec. 22 (1)
Sent: July 25, 2021 3:04 PM
To: Clerks
Subject: objection to the rezoning of #19-64 at north side of metrotown
Categories: Yellow Category, PH - Info Complete, Public Hearing

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Hi

I would like to give my comment on rezoning application #19-64 for the addresses

Of 4653,4669,4673 kingsway 4638,4646,4654,4663,4670 hazel st and portion of lane

Right -of way

I sstrongly object the rezoning of this site

This building more than 200 meters high and only 20 meters away just cross the

narrow street will block 80to 90%of the sunlight coming to condo we are living in

As a resident living nearby ,I believe that we have the “right to light”

The original zoning should not be easily changed without considering the huge

impact to the quality of life of the residents nearby

Sincerely

Lin Jin

903-4689 Hazel st

Sec. 22 (1)

From: Roland Sec. 22 (1)
Sent: July 25, 2021 3:26 PM
To: Clerks
Subject: Comments to the Mayor and Council: Opposing the Rezoning Application of #19-64 at North Side of Metrotown
Attachments: Letter to Mayer and Council 2021 07 25.docx

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Hello,

Attached is my comment to the Mayor and the Council about on the rezoning application of #19-64. This comment is for the Public Hearing on July 27, 2021 at 5:00 pm.

Kindly confirm reception after you have received this email.

In case you could not open the word file in attachment, let me know and I will hand over a hard copy to your office shortly.

Thank you.

Roland Wen

1804-4689 Hazel St. Burnaby V5H 4R6

Rez Ref # 19-64
Bylaw # 14355

Sec. 22 (1)

To: Mayor and Council of Burnaby

From: Roland Wen

Address: 1804-4689 Hazel St, Burnaby V5H 4R6.

Email: Sec. 22 (1)

Sec. 22 (1)

Date: July 25, 2021

Subject: Opposing the Rezoning of #19-64 at North Side of Metrotown

Your worship,

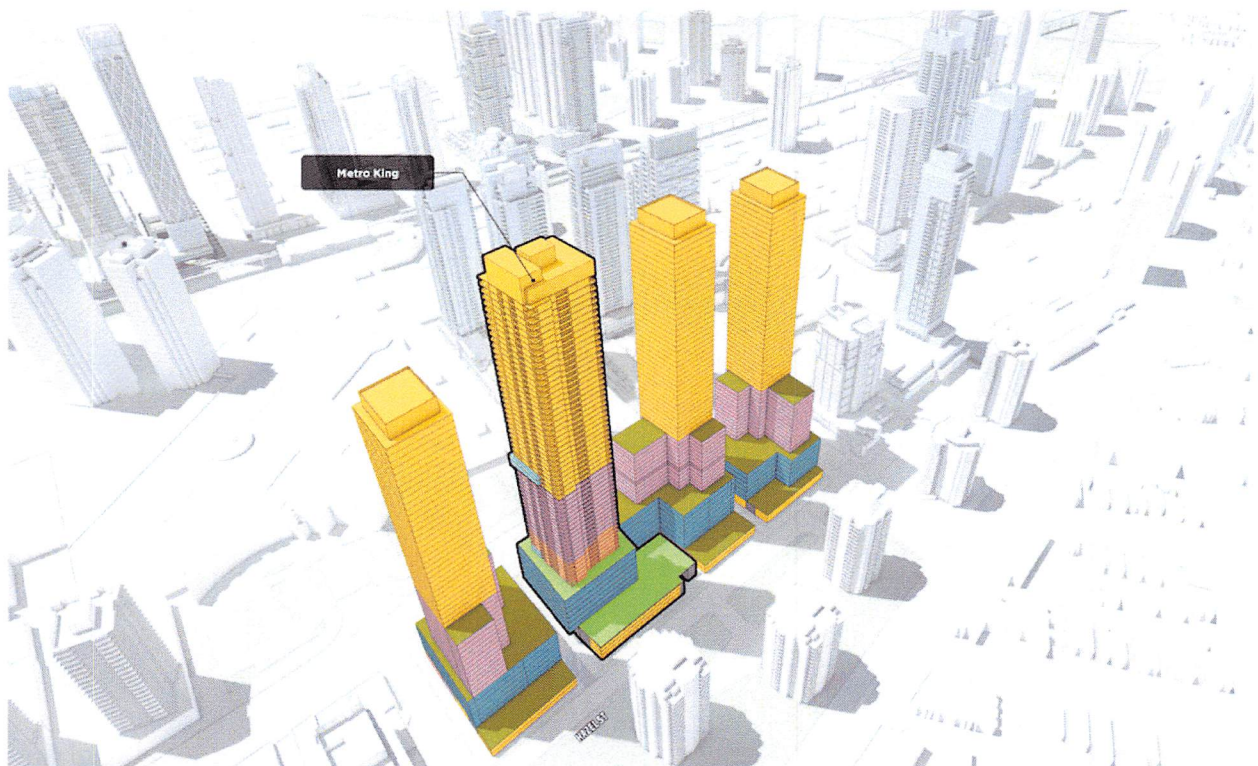
I would like to give my comment on Anthem's rezoning application #19-64 for the addresses of 4653, 4669, 4673 Kingsway, 4638, 4646, 4654, 4663, 4670 Hazel St and portion of lane right-of way

The public hearing is to be held on July 27, 2021 at 5:00 p.m.

- I strongly oppose the rezoning of this site.
- The 66 floor high-rise to be built by Anthem on this site will be 692 feet or 210.9 meters high, three times as high as the condo building I am living, and only 20 meters away, just cross the narrow street.
- The high-rise would have severe negative influence to my family and the neighborhood, not only because of years of construction noise, but also the depletion of sunlight we are having today.
- Although Anthem applies rezoning of one piece of land for one high-rise this time, it plans to use adjacent sites to build another three similar high-rises side by side. People of Anthem know that if the rezoning application of

the first site is approved, the next application for rezoning of adjacent sites would have less resistance.

- Together, the four high-rises would form a giant wall of 300 meters long and 200 meters tall, and block 80 to 90 percent of the sunlight coming to the condo I am living in.



Note: The shadows of the high-rises in the above illustration by Anthem are not real. The real shadows are much longer.

The condo building I am living and other three similar sized low buildings at north side of Hazel Street would stay in the shadows of the high-rises most time of the day all year round. At winter solstice day, the shadows could reach to as long as 885 meters, extending way beyond Grange St. to the flat house area.

This is the shadow calculation.

Computation path of the sun for:

4638 Hazel St, Burnaby, British Columbia, V5

21.Dec.2022

14:00 UTC-8

>|<

Solar data for the selected location

<u>Dawn:</u>	07:26:48
<u>Sunrise:</u>	08:04:03
<u>Culmination:</u>	12:10:13
<u>Sunset:</u>	16:16:24
<u>Dusk:</u>	16:53:39
<u>Daylight duration:</u>	8h12m21s
<u>Distance [km]:</u>	147.164.800
<u>Altitude:</u>	13.39°
<u>Azimuth:</u>	205.75°
<u>Shadow length [m]:</u>	885.71
<u>at an object level [m]:</u>	<div>210.9</div>

Geodata for the selected location

Height: 168m

Set Lat/Lon

Lat: N 49°13'46.35" 49.22954°

Lng: W 123°0'1.51" -123.00042°

UTM: 10U 499969 5452973

TZ: America/Vancouver PST

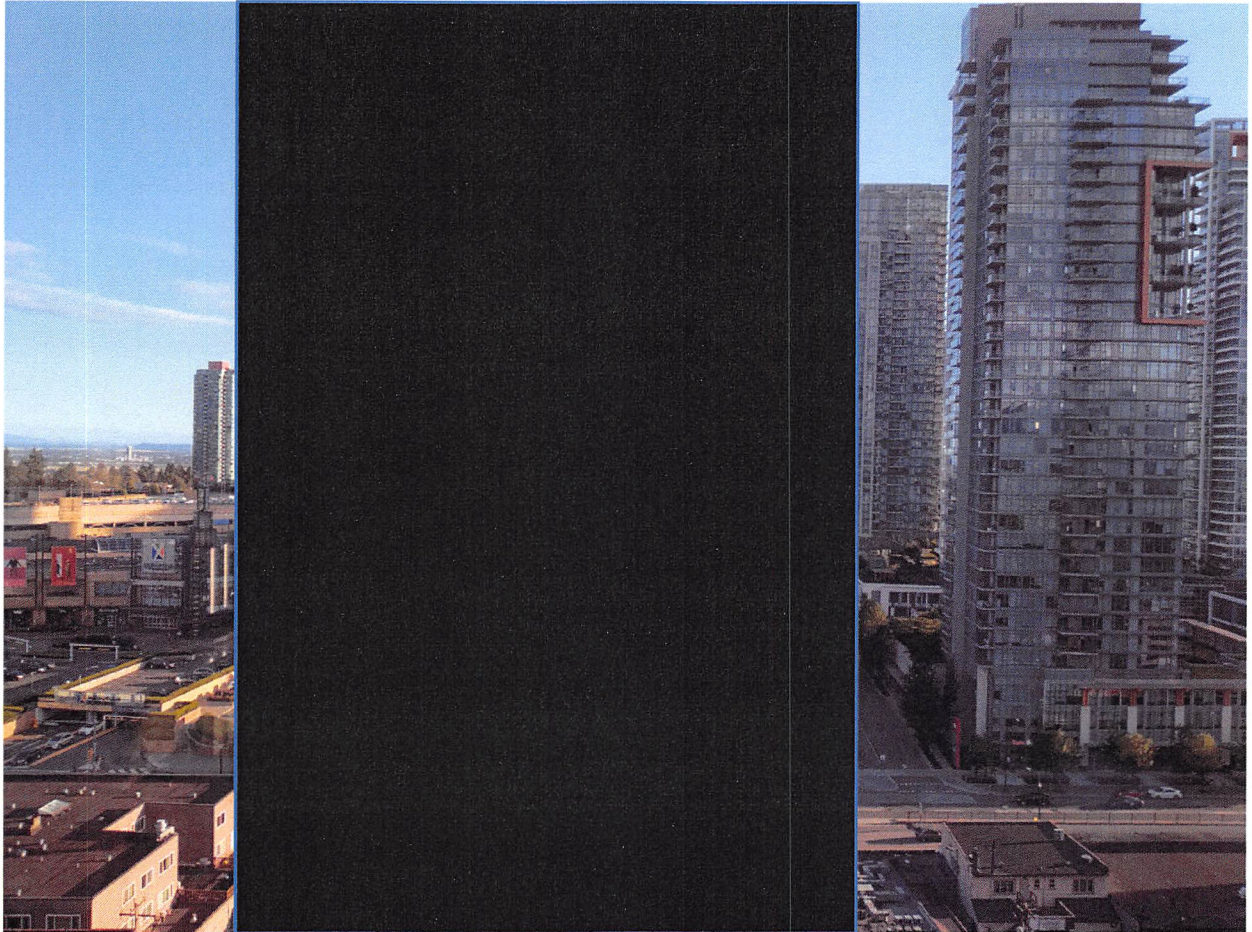
4/8

This is the sunlight I can get at my condo today:

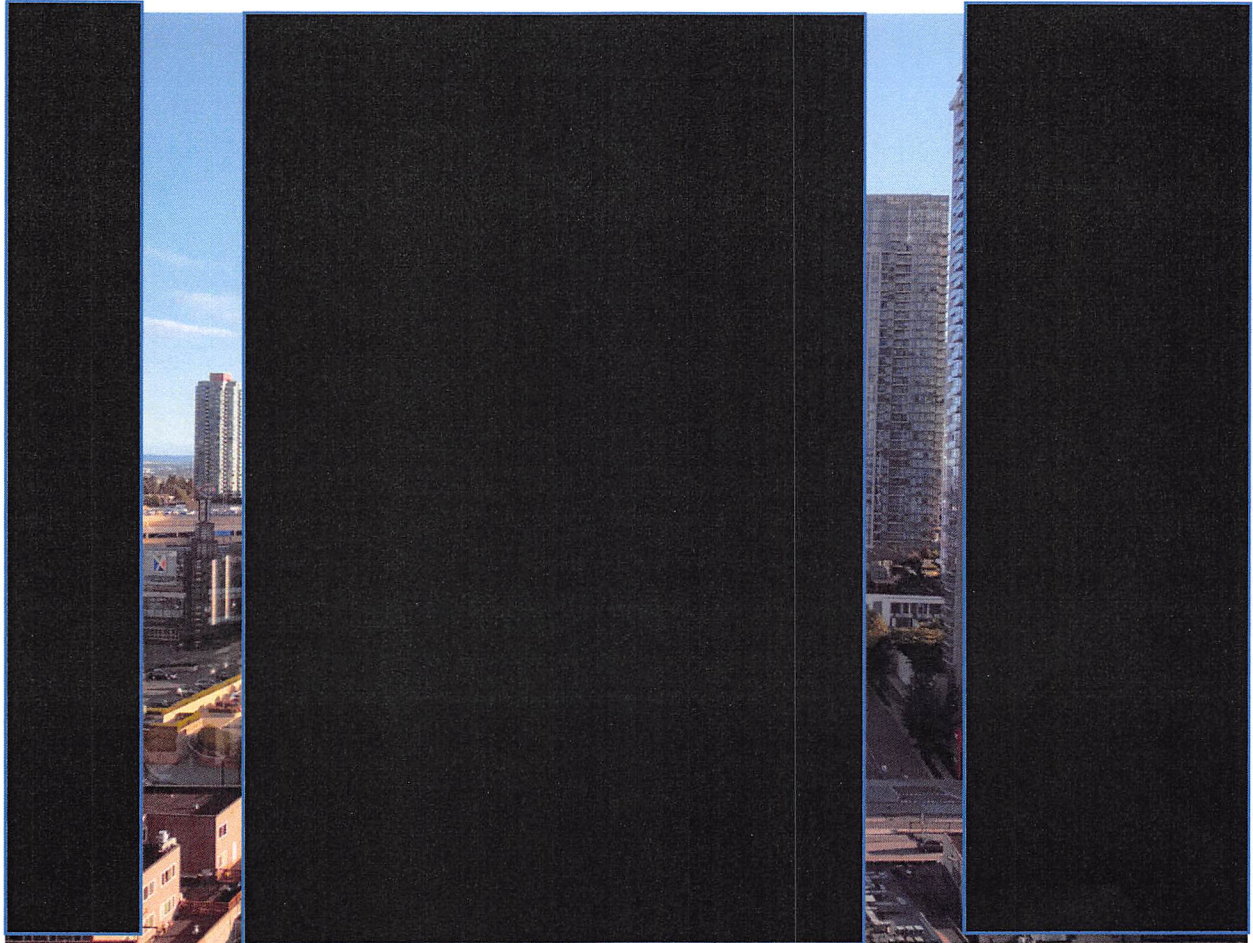


5/8

This is the sunlight I would get at my condo after the first high rise is built:



This is the sunlight I would get at my condo when the 2nd and 3rd building are built in the near future.



- As a resident living nearby, I believe that I have the “Right to Light”. I purchased my condo apartment with a premium for sunlight. Sunlight is very precious for people living in Lower Mainland, particularly in the raining season in winter when depression is easy to get.
- We also know that sunlight is crucial not only for strong bones and healthy teeth, but for keeping the immune system healthy too. I speak for my family. My son is nine-year-old and needs adequate sunlight to grow strong.

- The original zoning should not be easily changed without considering the huge impact to the quality of life of the residents nearby.
- Over a dozen high rises have already been squeezed in Metortown area. The five high rises that Bosa built nearby in recent years have blocked 30% of our view and sunlight. If you live in this area, you could feel the air pollution and noise pollution are getting worse every year. I strongly urge the city planners not to make Metrotown a cluster of cement monsters.
- I wish that you evaluate the rezoning application not only for money, but also for the Burnaby people, the people who voted you. I understand that most of you don't live here and you don't feel the pain. But I believe you want to create and maintain a new city center with decisions that you are proud of, not shame of when looking back from the future.

Sincerely,

Roland Wen

8/8

Sec. 22 (1)

From: Rhys Lothiemar .Sec. 22 (1)
Sent: July 25, 2021 5:26 PM
To: Clerks
Subject: 4653 Kingsway

Rez Ref # 19-64
Bylaw # 14355

Categories: Yellow Category, PH - Needs Addit'l Info, Public Hearing

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July 25, 2021

Dear Mayor Mike Hurley and the members of Burnaby City Council:

I wish to offer my written support of Anthem's proposed redevelopment of 4653 Kingsway. I believe the proposed residential and commercial tower is a welcome addition to our neighbourhood.

I live in the Metrotown area and I think this part of Kingsway needs to be revitalized. There are aging buildings on the proposed site and now that Cactus Club has moved across the street, the empty spaces are underutilized. Adding new housing—including townhomes, condos, rental units and affordable housing—will revitalize the block and bring a thriving community together.

I hope the Council will approve this development. I believe it will add energy and activity to one of the most exciting neighbourhoods in Burnaby.

Thank you for the opportunity to share my comments.

Sincerely,

Lothiemar

Sec. 22 (1)

From: sandy li **Sec. 22 (1)**
Sent: July 25, 2021 6:30 PM
To: Clerks
Subject: 4653 Kingsway

Rez Ref # 19-64
Bylaw # 14355

Categories: Yellow Category, PH - Needs Addit'l Info, Public Hearing

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Dear members of Burnaby City Council:

I live in the community of 6080 McKay ave and I think this part of Kingsway needs to be revitalized. There are aging buildings on the proposed site and now that Cactus Club has moved across the street, the empty spaces are underutilized. Adding new housing—including townhomes, condos, rental units, and affordable housing—will revitalize the block and bring a thriving community together.

I hope Council will approve this development.

Sincerely,
sandy li
6080 McKay Ave, Burnaby.

Sec. 22 (1)

From: Sec. 22 (1)
Sent: July 26, 2021 10:14 AM
To: Clerks
Subject: Public Hearing July 27 RZ#19-64

Rez Ref # 19-64
Bylaw # 14355

Categories: Yellow Category, PH - Needs Addit'l Info, Public Hearing

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Hello,

I am writing as a long-term resident of the 4600 block of Kingsway and Hazel Street and wish to remain anonymous. As Metrotown continues to evolve, my concern is the lack of parking the new developments provide. Anthem is proposing to rezone to a comprehensive development with commercial and residential use. With the growing number of residents and commercial spaces in this area, the demand for parking is rapidly increasing.

Outside my residence, the city has implemented metered parking several years ago. This has limited the amount of parking for my personal use as well as visitors. I am concerned that with the new development providing less than required parking spaces, this area will become extremely congested. The overspill of parking from Anthem's commercial/residential spaces will force current residents to find parking blocks away from their homes to benefit the new developments' commercial tenants and uses (9 storeys of commercial... that is a lot of additional parking required).

I have already seen this issue come to play on the weekdays when the construction crew from Townline's development on Hazel and Sussex fill up all the metered parking spots on Hazel during the day. It is unacceptable and unfair to current residents.

I would like council to please consider my concerns related to parking and not allow the in-lieu payment for the reduction in commercial parking spaces. Anthem should be required to provide all 876 parking spaces, if not, a reduction to density is requested.

Please email upon receipt. Once again, I wish to remain anonymous.

Kind Regards,
Sec. 22 (1)