
From: RI Singh
Sent: Tuesday, November 17, 2020 12:29 PM
To: Clerks
Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 2020 - Bylaw No. 14235
Categories: Public Hearing

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To,
The Mayor and Council,

Rez Ref # 19-03

Bylaw # 14235

This is in regard to the above subject matter.

I oppose this development due to the following concerns-

1. No Green Spaces-

There are no green spaces in this area, there are housing buildings on all four sides of this property. More buildings will not improve the quality of life of the residents around it (On all 4 sides). This space could be improved for having community projects

- Growing Vegetables, fruits for the community with the help of the city.
- Having common space for community events.
- Initiatives to bringing the communities together, perhaps a cultural exchange space to increase the unity in the community.

2. Empty old/new buildings - There are many empty old and new buildings in the area that are not occupied. Businesses filing bankruptcies and empty stores in the area. The current scenario really doesn't call for new developments but taking care of the existing ones. Perhaps cities surplus budgets could be used towards that?

3. Vacancy rates should be taken into consideration before allowing for new developments and city needs to do something for overpriced buildings sitting empty or bought by foreign buyers.

4. No clear financial plan or proposed use of the property for ancillary child care and adult day care uses at grade has been shared with public. The percentage of non market affordable housing is very low. The cost at which the housing will be available is not shared with public.

I would appreciate any or all responses to the above questions.

Thanks,
Ravi Inder Singh
308-3768 Hastings St
Burnaby, BC
V5C 2H5

From: C Y
Sent: Sunday, November 22, 2020 3:57 PM
To: Clerks
Subject: Rezoning 19-03 - Concerns For Hearing Nov 24, 2020

Rez Ref # 19-03
Bylaw # 14235

Categories: Yellow Category, Public Hearing

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Hello Ginger,

I contacted the Burnaby city hall and was passed along your name as to the individual who will be compiling all the concerns/comments for the Rezoning 19-03 hearing. I was also told that my name and address needed to be include in this email for it to be valid which I have provided below. I also have requested some more information from Shawn about this development but I have not heard back yet.

Cory Yip -
30-3855 Pender Street, Burnaby BC, V5C1W5

Our strata has reach out to us to share our Townhome complex concerns with them so they can represent and present them in the hearing. I will share this here as well as including or individual concerns.

CONCERNS - Shared with townhouse complex.

1. We would like to know more about the location of all the car access to underground that are gated. If they are in the lane, we are concerned of the constant noise of the gate opening and closing.
2. What other businesses can be leased out in the complex? Can it be a restaurant or will it only be for retail stores? We are concerned if there will be exposed garbage bins in the lane that could smell and attract rodents.
3. Are there other built places that share the same type of residences that will be similar to this one that we can visit in the lower mainland. I am concerned about the stories I hear of how low income housing can increase crime in the neighborhood and making it less safe around our complex and also potentially devaluing our property. Do you have reports on the projected community impact this could pose? Do complexes like this have their own security patrol perhaps?
4. We are also very concerned about the dust and noise of the construction if the construction goes through. We have bad allergies and will likely impact our way of living substantially we could suffer for years as the construction goes on. Will there be building noise guidelines that they have to adhere to? What are their plans to minimize noise and dust?
5. Is there any possibility that this project will not happen? The city is losing so much green space that is enjoyed by many and reduces the appeal of the neighborhood which is a terrible thing to see and will likely reduce our property value.

6. Could the construction affect the water line for our complex where our water could be turn brown or blue and have sediment for long periods of time? If so, will they be liable?

CONCERNS and COMMENTS and QUESTIONS - Personal and individual.

1. If the zoning application is approved, does that mean construction can start immediately? If not, What would be the next steps that will take place and can you estimate when construction could begin?
2. We looked at all the available documents that we could find and we would like to know more about the location of the car access to underground. We live to the south of the complex in the townhouse complex so we will be sharing the alleyway. The noise of a frequently opening and closing gate is concerning to us as most of the bedrooms are facing the alley. Will each building have their own parkade and entrances?
3. Is the Child Day Care and Senior Care facilities integral to the complex being made that these two features of the complex will not change moving forward? Has it been determined which build will house each of these facilities?
4. Will the garbage bins be exposed in the back alley or will it be in a lock room? We are concerned the potential constant smell of garbage.
5. Are there any more detailed visualization of the complex that you can share?
6. Are there other built places that share the same type of residences that will be similar to this one that we can visit for us to get a better idea how it could be with this type of building in the neighbourhood?
7. How long does does a construction of this size usually take or is there a projected timeline of when the the project needs to be complete by? We would like to begin making plans to move temporarily or even consider moving altogether due to health and noise concerns.
8. Will the lane way be widened? How far in meters will the buildings windows be from our complex windows?
9. Is there any possibility that this project will not happen? The city is losing so much green space and reduces the appeal of the neighborhood which is a terrible thing to see.
10. Is there an type of residential restriction in the new complex that will restrict smoking of marijuana. The smell irritates the kids a lot.
11. Will there be public access for pedestrians between the the 2 buildings? If so, where would the access be?
12. Can the construction shake the foundation to create or even worsen small cracks in the walls corners of our complex? If so, who's will be liable?
13. There are typically high winds in this area. The previous large tree in the field fell down due to wind. If the construction will use a high crane, it could collapse onto our building.
14. Can the percentage breakdown of the reserved occupancy for residencies change in the future?
15. Will there be any new or preserved green space around the complex? Is so, where would they be located?

Thank you for hearing our concerns and I look forward to hearing some answers to our questions.

If you can quickly reply back so I can confirm that you have received this email that would be much appreciated.

Sincerely,
Cory

From: Katherine Reilly
Sent: Sunday, November 22, 2020 7:00 PM
To: Clerks
Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 2020 - Bylaw No. 14235

Categories: Yellow Category, Public Hearing

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From:
Katherine Reilly
36-3855 Pender Street
Burnaby, BC V5C 1W5

To:
Mayor and Council
c/o Office of the City Clerk
4949 Canada Way
Burnaby, BC V5G 1M2

RE: Public Hearing, Tuesday, November 24
Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 2020 - Bylaw No. 14235

Dear Mayor and Council,

I am writing to express my concerns about the plans proposed by "dys architecture" for the SUCCESS development planned for 3802 Hastings Street. I will be directly affected by this development because my home backs onto the laneway behind 3802 Hastings.

I have had a chance to review the renderings for the proposed development. The plans submitted are highly misleading because the existing buildings at 3855 Pender are hidden behind the trees (left side of photo, below), and the rendering does not show existing backyards, fences and driveways which border on the alleyway. Nor does it show the community garden located at 3885 Pender St. (bottom left corner of picture below). Without this perspective, it is difficult to see how traffic patterns, noise and light pollution from the proposed new development will affect the existing community.



With this in mind, I would like to request that the following changes be made to the plans for this new development.

- 1) Widen the laneway, and ensure appropriate setbacks on the new building so that the developments at 3855 Pender and 3802 Hastings are not overly close to each other.
- 2) Add a walking lane for foot traffic in the alleyway. Because of the nearby community garden, and also the garages and gardens backing onto the alley from 3855 Pender, the laneway is heavily used by foot traffic. The plans proposed by SUCCESS will only serve to increase this foot traffic.
- 3) Move the underground garage entrance from the middle of the alleyway to Esmond St. to avoid traffic in the laneway, as well as noise and light pollution in the alleyway. In particular, the planned garage exit will have cars shining their lights directly into homes at 3855 Pender. I am also concerned about the danger posed by having cars backing out of their garages, and cars exiting the proposed garage in such close proximity.
- 4) Officially recognize the community garden as a permanent feature of the neighbourhood, and take this into consideration in building plans for 3802 Hastings. Specifically, the plans should recognize the garden as a community asset that complements the SUCCESS plan, and ensure that the new plan does not in any way endanger the vitality of the community garden.
- 5) Move the proposed waste pickup/loading bay for the new complex to Esmond St. The proposed garbage pickup / loading bay is directly opposite the community garden, which is heavily used by community members, most of whom arrive on foot. This is not an appropriate place for garbage pickup.

Best regards,

Katherine Reilly
3855 Pender St.
Burnaby, BC

Rez Ref # 19-03

Bylaw # 14235

From: Stephen W
Sent: Monday, November 23, 2020 1:31 PM
To: Clerks
Subject: Rez.#19-03 3802 Hastings Street

Categories: Yellow Category, Public Hearing

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Against the proposed amendments to Burnaby Zoning Bylaw 1965

The construction of affordable housing with commercial uses and child care/adult daycare uses will further increase traffic congestion over the area. Along Hastings Street from Boundary to Gamma, there are lots of apartments recently built and many are currently under construction, the traffic has been terrible since then. Child care and adult day care centres will make traffic even worse as it will take a longer time to pick up and drop off kids with family cars and seniors with HandyDART. Such care centres should be located in a less busy area.

Stephen Wu
3920 Hastings Street, Burnaby BC V5C 6K7

From: Mary Drpic
Sent: Monday, November 23, 2020 2:08 PM
To: Clerks
Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No.42, 2020 -Bylaw No. 14235

Follow Up Flag: Follow up
Flag Status: Completed

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To Whom it may concern,

I live next door, at 3920 Ingleton Place Highrise. I have concerns and I do not support this Zoning bylaw being proposed on November 24 at 5 pm.

My concerns are stated below:

With the tunnel being excavated how is this going to impact our building?

Also where are people going to park? Hastings street has no parking between 3:00 and 6:00? Where will the residents park and and also where will visitors park?

This lot has always been empty due to the tunnel and train and I feel going in and disrupting the tunnel will have major consequences to us.

This is also going to reflect our housing prices and I am afraid that our prices if we choose to sell will definitely be impacted?

Therefore I do not support this zoning bylaw.

Thank you for your consideration,

Mary Drpic
903 3920 Hastings Street
Burnaby BC
V5C 6C7

Sent from my iPad

From: Kaiton Realty
Sent: November 24, 2020 10:50 AM
To: Clerks
Subject: Submission by the Strata Council for BCS 929 Re the PUBLIC HEARING RE 3802 Hastings Street, Burnaby BC.
Attachments: Rez. _19-03 3802 Hastings Letter from Altura Strata Council.pdf
Categories: Yellow Category, Public Hearing

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To the Burnaby Mayor and City Council,

Attached is a letter from the Strata Council of The Owners of Strata Plan BCS 929 in regards to the Strata Corporation's concerns regarding the proposed development at 3802 Hastings Street, Burnaby BC.

Thanks

Tom Wong
Property Manager
Kaiton Realty Group Inc
#228 - 5701 Granville Street
Vancouver, BC
V6M 4J7

The Owners, Strata Plan BCS-0929 "Altura"
Units #1-40 3855 Pender Street
Burnaby, BC V5C 1W5

November 24, 2020

Mayor and Council c/o Office of the City Clerk
City of Burnaby, 4949 Canada Way, Burnaby, BC V5G 1M2

Re: November 24, 2020 Public Hearing Comments for Rez. #19-03 - 3802 Hastings Street

On behalf of The Owners of Strata Plan BCS-0929 "Altura," the Strata Council is writing to you to express our concerns regarding Rez. #19-03 - 3802 Hastings Street. These concerns are based on a survey of Altura owners conducted the week of November 16, 2020.

We at Altura will be the closest neighbours to 3802 Hasting Street and while we understand that a lot of thoughtfulness and work has gone into the planning and design of the site, we would like to bring forward some items that directly impact the people who live in the 40 homes that are directly south of the development site.

Our comments and concerns are as follows:

Design Concerns

Traffic

- The current design includes garbage pickup, delivery and dropoff zones, and a parkade entrance in the alleyway that will result in a tremendous amount of traffic. BCS-0929 "Altura" was approved for construction without enhanced noise mitigation and all this traffic will result in a continuous disruption of quality of life for people who live off the lane.
- The Council for Strata Plan BCS-0929 formally requests that the parkade entrance be moved to Esmond St and that noise mitigation efforts be taken in direct consultation with The Owners, Strata Plan BCS-0929.

Lane width

- The renderings submitted by dys architecture show tall trees across from the south laneway. There are very limited trees and in fact the laneway is tight up to owner patio space and short driveways to single garages. There is concern that the current lane is not wide enough to effectively manage the above-mentioned traffic. We want The City of Burnaby to look seriously at the lane width to ensure it will be appropriate for the traffic implied by the design of the new build.
- We are also concerned for pedestrian safety and recommend The City include sidewalks on both the north and south sides of the lane.

Parking Garage Entrance

- The current design has the building parkade entrance off the lane. This will increase traffic in the lane increasing noise during all hours. Also, lights from vehicles exiting the garage will shine directly into the windows of people's homes on the south side of the lane.
- Additional noise will be generated by the mechanical parkade gate that will operate 24/7.

Street Parking

- Please review the number of allocated resident parking spots in the parkade. We are concerned that there may be too few and increase the use of area street parking which is quite full under current demands.

Light Trespassing & Controls

- There will be an extreme increase of light in the lane and this light may trespass onto BCS-0929 property. We expect the City and the Developer to design building lighting and laneway lighting with the utmost respect to limit the trespassing of light.
- We would also like to be consulted regarding the dispersion of laneway lighting and understand what controls for lighting will be put in place.

Commercial Zoning

- We would like affirmation of strict controls for food waste from both the residents and commercial retailers of the new development to limit the attraction of rodents.

Privacy & Security

- Should 3802 Hastings have any security camera that captures any part of the Altura property or will be able to record residents coming and going from their homes we would expect full disclosure.
- The current design of the new building will expose private patios and windows in the existing building to lines of sight. We would like to understand what mitigation efforts the builder will be taking to limit the infringement of privacy.

Foot Traffic

- We are concerned that the design of walkways around the new development may increase public foot traffic through our strata courtyard and cause undue wear and tear on Altura property and increase security risks. We ask that the developer mitigate this by not having a walkway directly across from the north-east entrance to the Altura courtyard.

Noise

- In addition to the noise concerns listed above we are also concerned that the open patios on the south side of the building will increase noise and reduce privacy.

Construction Concerns

Damage caused to property during construction

- We have concerns regarding liability for damage caused to our property during construction, possible interruptions to gas, water or electric service, damage to property and interruption to back lane access.
- We would like the developer to provide proof of insurance for any "crane swing" over the Altura property that may increase the risk to The Owners, Strata Plan BCS-0929, and that may impact the insurance policy that BCS-0929 currently has in place.
- We trust the builder will use common best practices to ensure the structural integrity of the Altura foundations during digging and construction. We expect that any issue that becomes known by the builder or trades be disclosed immediately to us.

Noise & Disruption During Construction

- Our owners have concerns regarding privacy, noise, disruptions and impacts during construction. We would like to understand where trades will park vehicles during their work day, as parking on Pender St. or in the Lane will certainly cause disruptions.
- We are concerned that the lane will be used as the construction entrance and that the noise and traffic of construction vehicles will disrupt the ability for residents to enter and exit from their garages.
- We are also concerned about the noise from construction vehicles and machinery on site, and that this will disrupt our owner's use and enjoyment of their homes.

Dust, Mud and Construction Debris

- During construction we expect that the Alutra complex will get covered in dust. We are requesting that the builder pay for building washing 2 times per year for the length of construction. We would also like the builder to take aggressive mitigation steps to limit mud in the laneway and dust on the Altura property.
- Increased dust may also impact the quality of life for people living with allergies and respiratory issues who live at Altura.
- We ask that the builder use the best standard and erect a noise reducing fence that will limit construction noise. Note that many units in Altura have bedrooms backing onto the proposed construction site.

Construction Lighting

- We ask the builder to take aggressive mitigation efforts to reduce construction lighting from trespassing onto Altura property, especially where it may shine or reflect into windows.

Thank you for giving us the opportunity to provide our comments via the The of Burnaby Public Hearing.

Sincerely,

Anders Beiermeister

President, Altura Strata Council

On behalf of the Owners Strata Plan BCS-0929 "Altura"

To contact us regarding this letter or for any communication please contact:

Strata BCS-0929 "Altura"
% Tom Wong, Property Manager
Kaiton Realty Group
#288-5701 Granville St.
Vancouver, BV, V6M 4J7

From: Tim Wineberg
Sent: November 23, 2020 4:28 PM
To: Clerks
Cc: Tim Wineberg
Subject: Rez. #19-03, 3802 Hastings St

Categories: Public Hearing

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Dear Mayor and Council,

I'm very pleased that several years ago the City set aside this property for affordable housing. I emailed each of you at the time. I requested that you ensure that SUCCESS and BC Housing set aside at least **some housing units for single adults with (mental) disabilities**. Reason: there are only 4 current units for single needy people in north-west Burnaby (at Chelsea Village). My daughter has been on the wait-list for Chelsea Village for over 4 years. She might get into the SUCCESS building if you stipulate that some units are for single adults.

Thank you, Dr. Tim Wineberg

From: Gabriel Mark Hasselbach
Sent: November 23, 2020 6:04 PM
To: Clerks
Subject: I would like to be heard at the meeting Tues Nov 23 re: 3800 Hastings
Categories: Public Hearing

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I understand that anyone who would like to be heard **must send an email to your office and be received by 2:45 pm Nov 24.**
I live at 3811 Hastings #502, Gabriel Hasselbach 604-218-1785

I will zoom in:

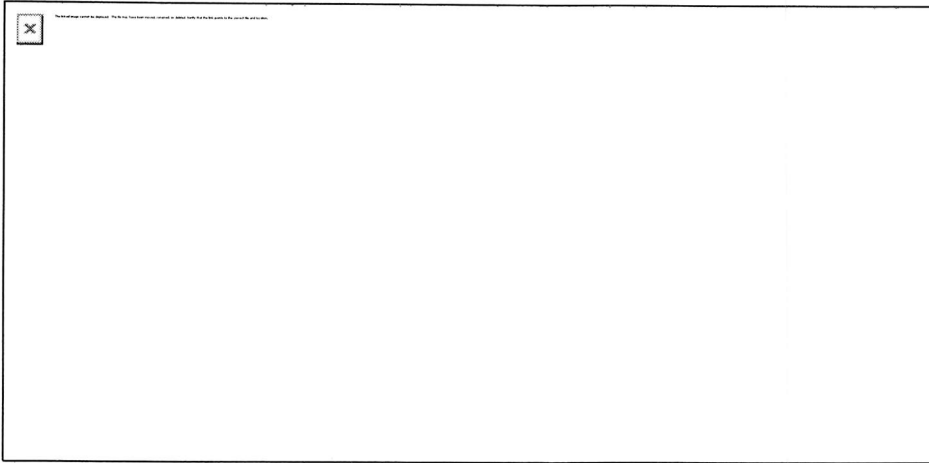
November 24 <https://ca01web.zoom.us/j/69893731544> ID
698
9373
1544

Click the meeting link above, or dial toll free 1-855-703-8985, and enter webinar ID.

The residents and merchants of Hastings St got together in the 1980s and said **"No to any more towers - we want it to remain an Urban Village"** ... so the height was restricted to 4-5 stories (depending on the height of indoor ceilings, you could make it a 5-storey building at the same height as a 4-storey building). This plan went through exhaustive studies and consultations and was approved in 1992. **IT SHOULD REMAIN! The 3800 project will have an over abundance of units as it is, arguably overkill, so a height limit needs to remain and be enforced. Developers are pushing around City Halls everywhere, Vancouver being a perfect example.**

My advance comments are regarding:

1. the 'hidden' added height (6 storeys), does not correspond to the renderings provided (4 storeys). Six is too much height for the neighborhood and street, and bodes poorly for last-minute developer changes. **Four storeys would be acceptable on all counts. There is a tower structure on the east end which is not defined, and should not be over 5 storeys.**



2. There is no other greenspace nearby and the existing one is not being replaced. It is a perfectly well-used and much-needed park as it is, with nothing in any direction for 2 km.
3. There are so many empty commercial units in the area that having more will just be overkill, and will likely sit empty for a very long time.
4. Traffic is already very congested because of the typical bridge tie-ups, and Hastings St often sits like a parking lot until 11 am. Construction would definitely be a nuisance, but the final resident population will be much worse, and overtax the area immensely for traffic and for parking, which is about to be strained by the two monstrosities being built just across Boundary Rd. (with only one parking stall per four units). The congestion is already immeasurable in this corridor. There is not enough public transit, and more stoplights and crosswalks would be needed, although not solving the issues. This strains the density for the area well past set limits, with not enough public transit.





I await your confirmation.

--

Thanksyou

Gabriel Hasselbach

____---____
/ (_=|||=) *

"If you light a lamp for someone else, it will also brighten your path." Buddha