



CITY OF BURNABY
ZONING BYLAW AMENDMENTS
PUBLIC HEARING

The Council of the City of Burnaby hereby gives notice that it will hold a Public Hearing

TUESDAY, 2018 FEBRUARY 27 AT 7:00 PM

in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. to receive representations in connection with the following proposed amendments to "Burnaby Zoning Bylaw 1965".

A G E N D A

CALL TO ORDER

PAGE

ZONING BYLAW AMENDMENTS

- 1) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 1, 2018 - Bylaw No. 13837

1

Rez. #17-25

6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue;
4305 and 4325 Maywood Street

From: R5 Residential District and RM3 Multiple Family Residential District

To: P3 Park and Public Use District and CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Maywood Park Multi-Residential Development" prepared by NSDA Architects and Connect Landscape Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a single high-rise apartment building, as well as expand Maywood Park to Maywood Street.

2) **Burnaby Zoning Bylaw 1965,**
Amendment Bylaw No. 2, 2018 - Bylaw No. 13838

14

TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to amend the Burnaby Zoning Bylaw 1965 in regard to (1) permitting lot area based on gross site area on lots rezoned to the CD District based in whole or in part on the RM, C, M, B and P Districts; (2) to provide a methodology for measuring the height of accessory buildings in all zoning districts; (3) to clarify the design standards for private garages located within underground or structured parking; (4) to clarify maximum permitted lot coverage in the R4, R5, R9, and R12 Districts; and (5) to regulate the location of cannabis production, finishing, packaging, warehousing and distribution in relation to both medical and non-medical cannabis.

All persons who believe that their interest in property is affected by a proposed bylaw shall be afforded a reasonable opportunity to be heard:

- **in person** at the Public Hearing
- **in writing** should you be unable to attend the Public Hearing;
 - **Email:** clerks@burnaby.ca
 - **Letter:** Office of the City Clerk, 4949 Canada Way, Burnaby V5G 1M2
 - **Fax:** (604) 294-7537

Please note all submissions must be received by 4:45 p.m. on 2018 February 27 and contain the writer's name and address which will become a part of the public record.

The Director Planning and Building's reports and related information respecting the zoning bylaw amendments are available for public examination at the offices of the Planning Department, 3rd floor, in Burnaby City Hall.

Copies of the proposed bylaws may be inspected at the Office of the City Clerk at 4949 Canada Way, Burnaby, B.C., V5G 1M2 from 8:00 a.m. to 4:45 p.m. weekdays from 2018 February 14 to 2018 February 27.

**NO PRESENTATIONS WILL BE RECEIVED BY COUNCIL
AFTER THE CONCLUSION OF THE PUBLIC HEARING**

K. O'Connell
CITY CLERK

**The following item(s) of
correspondence were received in
opposition to Rezoning Reference #
17-25.**

Arriola, Ginger

From: Sean Kean
Sent: February 27, 2018 4:48 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Sean Keane
V5j 3v8

Arriola, Ginger

From: Zlatica Hrnica
Sent: February 27, 2018 9:54 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Zlatica Hrnica
V3M 4G5

Arriola, Ginger

From: "Tekle Gebremedhin" <research@acorncanada.org>
Sent: February 26, 2018 9:44 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Tekle Gebremedhin'
v5h 2j6

Arriola, Ginger

From: Linda Tetlock <research@acorncanada.org>
Sent: February 26, 2018 8:23 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,
Linda Tetlock
203-321 10th st
New Westminster

Linda Tetlock
V3m 3y2

Arriola, Ginger

From: Jackie Cameron <research@acorncanada.org>
Sent: February 26, 2018 8:20 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Jackie Cameron
#4-1402 6th ave
New Westminster

Jackie Cameron
V3M 2C6

Arriola, Ginger

From: Aida Gradina <research@acorncanada.org>
Sent: February 26, 2018 8:10 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Aida Gradina
V5H 2Y4

Arriola, Ginger

From: Ann Lythall <research@acorncanada.org>
Sent: February 26, 2018 7:27 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Ann Lythall
V5H 2X4

Arriola, Ginger

From: Angel Sukkau <research@acorncanada.org>
Sent: February 26, 2018 4:34 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Angel Sukkau
V5C 2B5

Arriola, Ginger

From: Oliver Hearsey <research@acorncanada.org>
Sent: February 26, 2018 4:19 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Oliver Hearsey
V5J 4K2

Arriola, Ginger

From: Sinclair
Sent: February 27, 2018 8:46 AM
To: Arriola, Ginger
Subject: Re: Rez. #17-25

From: Morgan McKee [mailto:research@acorncanada.org]
Sent: February 26, 2018 4:16 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Morgan McKee
V5J 2R4

Thank you.

Ginger,

Please keep this confidential as I would not like my address published with the comments.
Thank you,

Morgan

On Tuesday, February 27, 2018, Arriola, Ginger <Evangalina.Arriola@burnaby.ca> wrote:

Thank you for your email. Please note:

All correspondence forwarded to Mayor and Council needs to include the sender's mail address (apartment number, building number, street, city, province, postal code). Please provide your mailing address at your earliest convenience. If you wish to not have your address published with your comments, please ask us to keep your address confidential. Thank you.

Office of the City Clerk, City of Burnaby

Ginger E. Arriola

Council Support Assistant / Office of the City Clerk

Arriola, Ginger

From: Matthew Fitzpatrick
Sent: February 27, 2018 11:00 AM
To: Arriola, Ginger
Subject: Re: Rez. #17-25

From: Matthew Fitzpatrick [<mailto:research@acorncanada.org>]
Sent: February 26, 2018 4:03 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Matthew Fitzpatrick
V5C 1Z3

Hello,
My mailing address is
4150 Triumph St.
Burnaby, BC
V5C 1Z3.

Cheers,
Matthew

----- Original Message -----

From: "Arriola, Ginger" <Evangelina.Arriola@burnaby.ca>
To: '
Cc: "Arriola, Ginger" <Evangelina.Arriola@burnaby.ca>
Sent: Tuesday, February 27, 2018 8:39:52 AM
Subject: RE: Rez. #17-25

Thank you for your email. Please note:

All correspondence forwarded to Mayor and Council needs to include the sender's mail address (apartment number, building number, street, city, province, postal code). Please provide your mailing address at your earliest convenience. If you wish to not have your address published with your comments, please ask us to keep your address confidential. Thank you.

Office of the City Clerk
City of Burnaby

Arriola, Ginger

From: Sarika Panwar <research@acorncanada.org>
Sent: February 26, 2018 2:15 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Sarika Panwar
V5e 1h7

Arriola, Ginger

From: Faerie Spook
Sent: February 27, 2018 9:02 AM
To: Arriola, Ginger
Subject: Re: Rez. #17-25

From: oriana kapusta [mailto:research@acorncanada.org]
Sent: February 26, 2018 1:34 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,
oriana kapusta
v6r 4h4

please keep private

On Tue, Feb 27, 2018 at 8:38 AM, Arriola, Ginger <Evangelina.Arriola@burnaby.ca> wrote:

Thank you for your email. Please note:

All correspondence forwarded to Mayor and Council needs to include the sender's mail address (apartment number, building number, street, city, province, postal code). Please provide your mailing address at your earliest convenience. If you wish to not have your address published with your comments, please ask us to keep your address confidential. Thank you.

Office of the City Clerk, City of Burnaby

Ginger E. Arriola

Council Support Assistant / Office of the City Clerk
City of Burnaby, Main Bldg., Ground Floor
4949 Canada Way, Burnaby BC V5G 1M2
ginger.arriola@burnaby.ca
604.294.7284 (Office)
604.294.7537 (Fax)

Arriola, Ginger

From: Paul Coleman
Sent: February 27, 2018 10:05 AM
To: Arriola, Ginger
Subject: RE: Rez. #17-25

From: Paul Coleman [<mailto:research@acorncanada.org>]
Sent: February 26, 2018 11:29 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Paul Coleman
V5H 3P5

105 - 6665 Royal Oak Ave.
Burnaby, BC. V5H 3P5

On Feb 27, 2018 8:38 AM, "Arriola, Ginger" <Evangalina.Arriola@burnaby.ca> wrote:
Thank you for your email. Please note:

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Office of the City Clerk
City of Burnaby
Ginger E. Arriola
Council Support Assistant / Office of the City Clerk

Arriola, Ginger

From:
Sent: February 27, 2018 8:11 PM
To: Arriola, Ginger
Subject: RE: Rez. #17-25

From: April Milne [<mailto:research@acorncanada.org>]
Sent: February 26, 2018 10:23 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

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Thank you,
April

April Milne
V5H 2K1

Hi,
My address is
Thank you,
April
Sent from [BlueMail](#)

On Feb 27, 2018, at 8:37 AM, "Arriola, Ginger" <Evangelina.Arriola@burnaby.ca> wrote:
Thank you for your email. Please note:

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Office of the City Clerk, City of Burnaby

Ginger E. Arriola

Council Support Assistant / Office of the City Clerk
City of Burnaby, Main Bldg., Ground Floor
4949 Canada Way, Burnaby BC V5G 1M2
ginger.arriola@burnaby.ca
604.294.7284 (Office)
604.294.7537 (Fax)

Arriola, Ginger

From: Mae Burrows
Sent: February 27, 2018 2:32 PM
To: Arriola, Ginger
Subject: Re: Rez. #17-25

I thought I included my street address which is:

I do not wish my Street address published
Thank you
Mae

Sent from my iPhone

On Feb 27, 2018, at 8:36 AM, Arriola, Ginger <Evangelina.Arriola@burnaby.ca> wrote:

Thank you for your email. Please note:

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Office of the City Clerk
City of Burnaby

Ginger E. Arriola

Council Support Assistant / Office of the City Clerk
City of Burnaby, Main Bldg., Ground Floor
4949 Canada Way, Burnaby BC V5G 1M7
ginger.arriola@burnaby.ca
604.294.7284 (Office)
604.294.7537 (Fax)

The contents of this posting or electronic mail message are solely the writings, thoughts and/or ideas of the account holder and may not necessarily reflect those of the City of Burnaby.

If you have any concerns regarding the inappropriate use of this account, please email postmaster@city.burnaby.bc.ca.

From: Mae Burrows [<mailto:research@acorncanada.org>] ✓
Sent: February 26, 2018 10:11 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Mae Burrow .

Arriola, Ginger

From: Claire Preston <research@acorncanada.org>
Sent: February 26, 2018 7:33 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

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Thank you,

Claire Preston
V5E 3P7

Arriola, Ginger

From: Lee Down
Sent: February 27, 2018 11:27 AM
To: Arriola, Ginger
Subject: Re: Rez. #17-25

From: Lee Down [mailto:research@acorncanada.org]
Sent: February 25, 2018 11:17 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Lee Down
V3M 3W5

Please keep my address confidential, thank you
Lee Down

On Tue, Feb 27, 2018 at 8:35 AM, Arriola, Ginger <Evangelina.Arriola@burnaby.ca> wrote:
Thank you for your email. Please note:

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Office of the City Clerk, City of Burnaby

Arriola, Ginger

From: Yvonne Bray <research@acorncanada.org>
Sent: February 25, 2018 11:00 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,
Yvonne Bray

Yvonne Bray
V6T 2G2

The contents of this posting or electronic mail message are solely the writings, thoughts and/or ideas of the account holder and may not necessarily reflect those of the City of Burnaby.

If you have any concerns regarding the inappropriate use of this account, please email postmaster@city.burnaby.bc.ca.

From: John Lang [mailto:research@acorncanada.org]
Sent: February 25, 2018 10:13 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

John Lang
V3N 1Z9

Arriola, Ginger

From: John Lang [REDACTED]
Sent: February 27, 2018 3:31 PM
To: Arriola, Ginger
Subject: Re: Rez. #17-25

John Lang
307 7466 14 ave.
Burnaby BC
V3N 1Z9

On Tue, Feb 27, 2018 at 8:34 AM, Arriola, Ginger <Evangelina.Arriola@burnaby.ca> wrote:

Thank you for your email. Please note:

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Office of the City Clerk

City of Burnaby

Ginger E. Arriola

Council Support Assistant / Office of the City Clerk

City of Burnaby, Main Building - Ground Floor

4949 Canada Way, Burnaby BC V5G 1M2

ginger.arriola@burnaby.ca

604.294.7284 (Office)

604.294.7537 (Fax)

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If you have any concerns regarding the inappropriate use of this account, please email postmaster@city.burnaby.bc.ca.

From: David Hendry [mailto:research@acorncanada.org]
Sent: February 25, 2018 6:54 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

David Hendry
V3M 6X9

Arriola, Ginger

From: David Hendry [REDACTED]
Sent: February 27, 2018 2:51 PM
To: Arriola, Ginger
Subject: Re: Rez. #17-25

David Hendry
#408-680 Clarkson St
New Westminster BC
V3M 6X9

On Tue, Feb 27, 2018 at 8:33 AM Arriola, Ginger <Evangelina.Arriola@burnaby.ca> wrote:

Thank you for your email. Please note:

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Office of the City Clerk

City of Burnaby

Ginger E. Arriola

Council Support Assistant / Office of the City Clerk

City of Burnaby, Main Bldg., Ground Floor

4949 Canada Way, Burnaby BC V5G 1M2

ginger.arriola@burnaby.ca

604.294.7284 (Office)

604.294.7537 (Fax)

Arriola, Ginger

From: Catherine Mackie <research@acorncanada.org>
Sent: February 25, 2018 6:39 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Catherine Mackie
v5h 2w5

Arriola, Ginger

From: Alex Operacz
Sent: February 27, 2018 11:22 AM
To: Arriola, Ginger
Subject: RE: Rez. #17-25

From: Alex Operacz [<mailto:research@acorncanada.org>]
Sent: February 25, 2018 5:06 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Alex Operacz
V5H 3C5

6438, 6456 and 6468 McKay Avenue
Burnaby, B.C.
V5H 3C5

From: Arriola, Ginger [<mailto:Evangelina.Arriola@burnaby.ca>]
Sent: Tuesday, February 27, 2018 8:32 AM
To: 'aopera@shaw.ca' <
Cc: Arriola, Ginger <Evangelina.Arriola@burnaby.ca>
Subject: RE: Rez. #17-25

Thank you for your email. Please note:

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Office of the City Clerk
City of Burnaby

Arriola, Ginger

From:
Sent: February 28, 2018 2:40 PM
To: Arriola, Ginger
Subject: Re: Rez. #17-25

From: Nancy Whiteside [<mailto:research@acorncanada.org>]
Sent: February 25, 2018 4:37 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Nancy Whiteside

From: "Arriola, Ginger" <Evangelina.Arriola@burnaby.ca>
To: ;
Cc: "Arriola, Ginger" <Evangelina.Arriola@burnaby.ca>
Sent: Tuesday, February 27, 2018 8:31:03 AM
Subject: RE: Rez. #17-25

Thank you for your email. Please note:

All correspondence forwarded to Mayor and Council needs to include the sender's mail address (apartment number, building number, street, city, province, postal code). Please provide your mailing address at your earliest convenience. If you wish to not have your address published with your comments, please ask us to keep your address confidential. Thank you.

Office of the City Clerk
City of Burnaby

Arriola, Ginger

From: Wayne Heron <research@acorncanada.org>
Sent: February 25, 2018 4:21 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Wayne Heron
V6P 3Y3

Arriola, Ginger

From: catherine o'sullivan
Sent: February 26, 2018 6:28 PM
To: Clerks
Subject: Re: Rez. #17-25

From: "Catherine O'Sullivan" [<mailto:research@acorncanada.org>]
Sent: February-25-18 3:10 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Catherine O'Sullivan
V6P 3Y3

Please keep my address confidential. I thank you, Catherine O'Sullivan

Sent from my iPhone

On Feb 26, 2018, at 11:21 AM, Clerks <Clerks@burnaby.ca> wrote:

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www.burnaby.ca

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Arriola, Ginger

From: mcafeekimber <mcafeekimber@acorncanada.org>
Sent: February 27, 2018 5:27 AM
To: Clerks
Subject: RE: Rez. #17-25

From: Kimberly McAfee [<mailto:research@acorncanada.org>]
Sent: February-25-18 1:59 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Kimberly McAfee
V6R 1T9

Please keep my address confidential.

----- Original message -----

From: Clerks <Clerks@burnaby.ca>
Date: 2018-02-26 11:20 (GMT-08:00)
To:
Subject: RE: Rez. #17-25

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Arriola, Ginger

From: Lorraine Irlam <research@acorncanada.org>
Sent: February 25, 2018 1:48 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Lorraine Irlam
V5Z 4G5

Arriola, Ginger

From: Nicholas Bittencourt <research@acorncanada.org>
Sent: February 25, 2018 1:46 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Nicholas Bittencourt
V6M 2W4

Arriola, Ginger

From: Evan Morien
Sent: February 26, 2018 11:25 AM
To: Clerks
Subject: Re: Rez. #17-25

From: "Evan M." [mailto:research@acorncanada.org]
Sent: February-25-18 1:20 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Evan M.
V5N 1J7

Ah sorry, I got some bad information when I was sending this. Here is my address, please do keep it confidential if my comment is published:

On Mon, Feb 26, 2018 at 11:10 AM, Clerks <Clerks@burnaby.ca> wrote:

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Arriola, Ginger

From: Sara Sagaii <research@acorncanada.org>
Sent: February 25, 2018 1:07 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Sara Sagaii
V5L 1Y3

Arriola, Ginger

From: Halla Bertrand
Sent: February 26, 2018 10:54 AM
To: Clerks
Subject: Re: Rez. #17-25

From: Halla Bertrand [<mailto:research@acorncanada.org>]
Sent: February-25-18 12:51 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Halla

Halla Bertrand
V6M 2W4

Please keep my address confidential.

On Feb 26, 2018, at 10:52 AM, Clerks <Clerks@burnaby.ca> wrote:

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Arriola, Ginger

From: Sani Dzafic <research@acorncanada.org>
Sent: February 25, 2018 11:49 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

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Thank you,

Sani Dzafic
V3N 4T9

Arriola, Ginger

From: Tony Bosello
Sent: February 26, 2018 3:43 PM
To: Clerks
Subject: Re: Rez. #17-25

From: Tony Bosello [mailto:research@acorncanada.org]
Sent: February-25-18 11:12 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Tony Bosello
V5C 1M8

Tony Bosello
4124 McGill Street
Burnaby BC
V5C1M8

On Mon, Feb 26, 2018 at 10:48 AM, Clerks <Clerks@burnaby.ca> wrote:

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Arriola, Ginger

From: Laurel McBride <research@acorncanada.org>
Sent: February 25, 2018 10:59 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,
Laurel

Laurel McBride
V5M 1K2

Arriola, Ginger

From: Simon Schweitzer <research@acorncanada.org>
Sent: February 25, 2018 10:57 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

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Thank you,

Simon Schweitzer
V5N 4H4

Arriola, Ginger

From: Josey Ross <research@acorncanada.org>
Sent: February 25, 2018 10:49 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Josey Ross
V5N 1J8

Arriola, Ginger

From: Juvy Pioquinto <research@acorncanada.org>
Sent: February 25, 2018 10:08 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

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Thank you,

Juvy Pioquinto
V5H 2J3

Arriola, Ginger

From: dmmorris@telus.net
Sent: February 27, 2018 8:00 AM
To: Clerks
Subject: Re: Rez. #17-25

From: Doug Morris [<mailto:research@acorncanada.org>]
Sent: February-24-18 8:59 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

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Thank you,

Doug Morris
V5H 2M2

Please keep address confidential.
Doug

From: "Clerks" <Clerks@burnaby.ca>
To: :
Sent: Monday, February 26, 2018 10:31:57 AM
Subject: RE: Rez. #17-25

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Office of the City Clerk

Arriola, Ginger

From: Brenda Morris
Sent: February 26, 2018 5:37 PM
To: Clerks
Subject: RE: Rez. #17-25

From: Brenda Morris [<mailto:research@acorncanada.org>]
Sent: February-24-18 8:57 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Brenda Morris
V5H 2M2

My address is:

... Please keep my address confidential.

Thank you.

Brenda Morris

From: Clerks [<mailto:Clerks@burnaby.ca>]
Sent: February-26-18 10:31 AM
To: "
Subject: RE: Rez. #17-25

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Arriola, Ginger

From: Michael Whitehead <research@acorncanada.org>
Sent: February 24, 2018 7:27 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Michael Whitehead
V6A 2S3

Arriola, Ginger

From: Mary Cooper
Sent: February 26, 2018 10:29 AM
To: Clerks
Subject: Re: Rez. #17-25

From: Mary Cooper [mailto:research@acorncanada.org]
Sent: February-24-18 5:49 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Mary Cooper
V3N 4M3

128-9101 Horne St, Burnaby BC V3N 4M3

On Mon, Feb 26, 2018 at 10:27 AM, Clerks <Clerks@burnaby.ca> wrote:

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Thank you.

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Arriola, Ginger

From: Cathy Griffin <research@acorncanada.org>
Sent: February 24, 2018 4:47 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Cathy Griffin
V5a 4b7

Arriola, Ginger

From: C REID ·
Sent: February 26, 2018 10:36 AM
To: Clerks
Subject: Re: Rez. #17-25

From: Duncan Reid [<mailto:research@acorncanada.org>]

Sent: February-24-18 4:01 PM

To: Clerks

Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Duncan Reid
V5K 3T1

Hello,
My address is 420 N Boundary Rd, Burnaby, BC VRK 3T1
Thanks
Duncan Reid

From: "Clerks"
To:
Sent: Monday, February 26, 2018 10:24:55 AM
Subject: RE: Rez. #17-25

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Thank you.

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Arriola, Ginger

From: C REID
Sent: February 26, 2018 10:34 AM
To: Clerks
Subject: Re: Rez. #17-25

From: Debbie Reid [<mailto:research@acorncanada.org>]
Sent: February-24-18 3:56 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Debbie Reid
V5K 3T1

Hello
My address is 420 N Boundary Rd, Burnaby, BC V5K 3T1
Thanks
Debbie Reid

From: "Clerks" <Clerks@burnaby.ca>
To: "
Sent: Monday, February 26, 2018 10:24:05 AM
Subject: RE: Rez. #17-25

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Arriola, Ginger

From: Kay Higgins <research@acorncanada.org>
Sent: February 24, 2018 1:45 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Kay Higgins
V6E 3W6

Arriola, Ginger

From: Jean Pierre Marinnet <research@acorncanada.org>
Sent: February 24, 2018 1:33 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Jean Pierre Marinnet
V5E 1H3

Arriola, Ginger

From: Joe
Sent: February 26, 2018 11:04 AM
To: Clerks
Subject: Re: Rez. #17-25

> From: Joe Keithley [<mailto:research@acorncanada.org>]

> Sent: February-24-18 12:06 PM

> To: Clerks

> Subject: Rez. #17-25

>

> Dear Council,

> I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

>

> We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

>

> Thank you,

>

> Joe Keithley

> V5E 4J2

Hi. It's:

Joe Keithley

Please keep confidential

Thanks Joe Keithley

On 2018-02-26 10:16 AM, Clerks wrote:

> All correspondence forwarded to Mayor and Council needs to include the sender's mail address (apartment number, building number, street, city, province, postal code). Please provide your mailing address at your earliest convenience. If you wish to not have your address published with your comments, please ask us to keep your address confidential.

>

> Thank you.

>

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>

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Arriola, Ginger

From: Peter MacLachlan
Sent: February 26, 2018 11:09 AM
To: Clerks
Subject: Re: Rez. #17-25

> From: Joe Keithley [<mailto:research@acorncanada.org>]

> Sent: February-24-18 12:06 PM

> To: Clerks

> Subject: Rez. #17-25

>

> Dear Council,

> I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

>

> We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

>

> Thank you,

>

Peter MacLachlan

Please do not publish my address with my comments

Thanks... Peter M

On Feb 26, 2018, at 10:16 AM, Clerks <Clerks@burnaby.ca> wrote:

All correspondence forwarded to Mayor and Council needs to include the sender's mail address (apartment number, building number, street, city, province, postal code). Please provide your mailing address at your earliest convenience. If you wish to not have your address published with your comments, please ask us to keep your address confidential. Thank you.

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Arriola, Ginger

From: Debbie Silva <research@acorncanada.org>
Sent: February 24, 2018 10:13 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Debbie Silva
V5w 3m9

Arriola, Ginger

From: Rick McGowan <research@acorncanada.org>
Sent: February 24, 2018 8:08 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Rick McGowan
V5H 1k3

Arriola, Ginger

From: Zivar Forsatian <research@acorncanada.org>
Sent: February 23, 2018 8:33 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Zivar Forsatian
V5Z 3a2

Arriola, Ginger

From: Andrew Adams <research@acorncanada.org>
Sent: February 23, 2018 5:31 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Andrew Adams
V2p1p5

Arriola, Ginger

From: Erika Schinzel <research@acorncanada.org>
Sent: February 23, 2018 5:27 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Erika Schinzel
V5h 2w5

Arriola, Ginger

From: Jon Scop <research@acorncanada.org>
Sent: February 23, 2018 4:23 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Jon Scop
V5N 1G9

Arriola, Ginger

From: Hetty Alcuitas <research@acorncanada.org>
Sent: February 23, 2018 4:21 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Hetty Alcuitas
V3L 5V3

Arriola, Ginger

From: Karen S.
Sent: February 27, 2018 8:55 AM
To: Clerks
Subject: Re: Rez. #17-25

From: Karen Staerk [mailto:research@acorncanada.org]
Sent: February-26-18 9:46 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Karen Staerk
V3N 4R5

My address is the following:
806 - 9380 Cardston Crt
Burnaby, BC V3N 4R5

Thank you
Karen Staerk

On Tue, Feb 27, 2018 at 8:52 AM, Clerks <Clerks@burnaby.ca> wrote:

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www.burnaby.ca

Arriola, Ginger

From: Allan Staerk
Sent: February 27, 2018 8:56 AM
To: Clerks
Subject: Re: Rez. #17-25

From: Allan Staerk [mailto:research@acorncanada.org]
Sent: February-26-18 9:53 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,
Allan Staerk
V3N 4R5

My address is as follows:
806-9380 Cardston Crt
Burnaby, BC V3N 4R5

Thank you
Allan Staerk

On Tue, Feb 27, 2018 at 8:53 AM, Clerks <Clerks@burnaby.ca> wrote:

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Arriola, Ginger

From: GEETA GILL
Sent: February 26, 2018 11:44 AM
To: Clerks
Subject: RE: Rez. #17-25

I am at
sincerely Geeta Gill

please keep my address confidential. Thank -you,

From: Geeta Gill [<mailto:research@acorncanada.org>]
Sent: February-25-18 2:22 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Geeta Gill
V3m 2s2

----- Original Message -----

From: Clerks <Clerks@burnaby.ca>
To:
Sent: Mon, 26 Feb 2018 11:32:44 -0700 (MST)
Subject: RE: Rez. #17-25

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Arriola, Ginger

From: amrita parmar
Sent: February 24, 2018 9:48 AM
To: Clerks
Cc: Arriola, Ginger
Subject: RE: Rez. #17-25

Mailing and home Address:
7797 12th avenue,
Burnaby, BC,
V3N 2K6

Amrita Parmar

On Feb 23, 2018 12:57, "Clerks" <Clerks@burnaby.ca> wrote:

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www.burnaby.ca

From: Amrita Parmar [<mailto:research@acorncanada.org>]
Sent: February 23, 2018 12:27 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,
Amrita Parmar
V3N 2K6

Arriola, Ginger

From: Reagan Belan
Sent: February 23, 2018 12:55 PM
To: Clerks
Cc: Arriola, Ginger
Subject: Re: Rez. #17-25

Hello,

My address is , I request my address not be published.

Reagan*

On Fri, Feb 23, 2018 at 12:28 PM, Clerks <Clerks@burnaby.ca> wrote:

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Email: clerks@burnaby.ca
www.burnaby.ca

From: Reagan Belan [mailto:research@acorncanada.org]
Sent: February 23, 2018 11:25 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,
Reagan Belan
VSL 2J4

Arriola, Ginger

From: Arriola, Ginger on behalf of Clerks
Sent: February 23, 2018 12:25 PM
To: [REDACTED]
Cc: Arriola, Ginger; Clerks
Subject: RE: Rez. #17-25

From: Slobodan Salindrija [<mailto:research@acorncanada.org>]
Sent: February 22, 2018 2:52 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Slobodan Salindrija
V5E 3H4

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www.burnaby.ca

Arriola, Ginger

From: Charles Doebele
Sent: February 23, 2018 3:38 PM
To: Clerks
Subject: Re: Rez. #17-25

From: Charles Doebele [<mailto:research@acorncanada.org>]
Sent: February 22, 2018 3:01 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Charles Doebele
V5E 4J6

Charles Doebele
#206 7341 19th avenue
Burnaby, BC V5E4J6

On Friday, February 23, 2018 12:20 PM, Clerks wrote:

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Arriola, Ginger

From: Arriola, Ginger on behalf of Clerks
Sent: February 23, 2018 11:44 AM
To:
Cc: Arriola, Ginger; Clerks
Subject: RE: Rez. #17-25

From: Linda Noel [<mailto:research@acorncanada.org>]
Sent: February 22, 2018 6:05 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Linda Noel
V5H 3E1

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www.burnaby.ca

Arriola, Ginger

From: Laarni de los Reyes <research@acorncanada.org>
Sent: February 22, 2018 7:24 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Laarni de lo Reyes
1403-7235 Salisbury Ave
Burnaby, BC V5E4E6

Laarni de los Reyes
V5E 4E6

Arriola, Ginger

From: Scott Nunn
Sent: February 23, 2018 11:37 AM
To: Clerks
Cc: Arriola, Ginger
Subject: RE: Rez. #17-25

From: Scott Nunn [mailto:research@acorncanada.org]
Sent: February 22, 2018 9:32 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Scott Nunn
V3L 1B8

#2 - 202 Carnarvon st, New Westminster, BC. V3L 1B8

On Feb 23, 2018 11:32 AM, "Clerks" <Clerks@burnaby.ca> wrote:

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Email: clerks@burnaby.ca
www.burnaby.ca

Arriola, Ginger

From: Arriola, Ginger on behalf of Clerks
Sent: February 23, 2018 11:31 AM
To:
Cc: Arriola, Ginger; Clerks
Subject: RE: Rez. #17-25

From: Anna Kowalewski [<mailto:research@acorncanada.org>]

Sent: February 22, 2018 10:06 PM

To: Clerks

Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Anna Kowalewski
V3m 4w1

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www.burnaby.ca

Arriola, Ginger

From: Arriola, Ginger on behalf of Clerks
Sent: February 23, 2018 11:30 AM
To:
Cc: Arriola, Ginger; Clerks
Subject: RE: Rez. #17-25

From: Tabitha Naismith [<mailto:research@acorncanada.org>]
Sent: February 22, 2018 10:11 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Tabitha Naismith
V3W 5Y6

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Arriola, Ginger

From: Arriola, Ginger on behalf of Clerks
Sent: February 23, 2018 11:30 AM
To:
Cc: Arriola, Ginger; Clerks
Subject: RE: Rez. #17-25


From: Tatiana Boss [<mailto:research@acorncanada.org>]
Sent: February 22, 2018 10:22 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

 Tatiana Boss
V5C 5L7

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Email: clerks@burnaby.ca
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Arriola, Ginger

From: Arriola, Ginger on behalf of Clerks
Sent: February 23, 2018 10:56 AM
To:
Cc: Arriola, Ginger; Clerks
Subject: RE: Rez. #17-25

From: Alexander Paine [<mailto:research@acorncanada.org>]
Sent: February 22, 2018 10:34 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Alexander Paine
V5C 5L7

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www.burnaby.ca

Arriola, Ginger

From: Susan
Sent: February 23, 2018 4:57 PM
To: Clerks
Subject: Re: Rez. #17-25

From: Susan Spratt [<mailto:research@acorncanada.org>]
Sent: February 23, 2018 8:17 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Susan Spratt

V4K 2Y7

My address is 301/4689 52 A street Ladner BC V4K 2Y7. Susan Spratt

Sent from my iPhone

On Feb 23, 2018, at 10:51 AM, Clerks <Clerks@burnaby.ca> wrote:

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Arriola, Ginger

From: Arriola, Ginger on behalf of Clerks
Sent: February 23, 2018 10:39 AM
To:
Cc: Arriola, Ginger; Clerks
Subject: RE: Rez. #17-25

From: Christina Gower [<mailto:research@acorncanada.org>]
Sent: February 23, 2018 8:25 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Christina Gower
V3B 4K2

All correspondence forwarded to Mayor and Council needs to include the sender's mail address (apartment number, building number, street, city, province, postal code). Please provide your mailing address at your earliest convenience. If you wish to not have your address published with your comments, please ask us to keep your address confidential.

Thank you.

Office of the City Clerk
City of Burnaby
4949 Canada Way, Burnaby, BC V5G 1M2
phone: (604) 294-7290 | **fax:** (604) 294-7537
Email: clerks@burnaby.ca
www.burnaby.ca

Arriola, Ginger

From: Arriola, Ginger on behalf of Clerks
Sent: February 23, 2018 10:36 AM
To:
Cc: Arriola, Ginger; Clerks
Subject: RE: Rez. #17-25

From: "Rene-John Nicolas" [<mailto:research@acorncanada.org>]
Sent: February 23, 2018 8:45 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Rene-John Nicolas
V5J 3L1

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Email: clerks@burnaby.ca
www.burnaby.ca

Arriola, Ginger

From:
Sent: February 23, 2018 12:26 PM
To: Clerks
Subject: Re: Rez. #17-25

From: Shirley Sinclair [mailto:research@acorncanada.org]
Sent: February 23, 2018 10:05 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Shirley Sinclair
V5J 2R4

My address is

Please keep my address confidential. Thank you. Shirley Sinclair

On Fri, Feb 23, 2018 at 10:34 AM, Clerks <Clerks@burnaby.ca> wrote:

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Email: clerks@burnaby.ca
www.burnaby.ca

From: Murray Martin [<mailto:research@acorncanada.org>]
Sent: February-22-18 12:31 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – and tossed out into a housing market with rental vacancies nearing zero.

Thank you,

Murray Martin
V5E 4E6

From: Murray Martin
Sent: February 22, 2018 1:19 PM
To: Clerks
Subject: Re: Rez. #17-25

Rez Ref # 17-25
Bylaw # 3837

Hi My address is

Murray Martin
#1403- 7235 Salisbury Ave
Burnaby BC V5E 4E6

On Feb 22, 2018, at 1:05 PM, Clerks <Clerks@burnaby.ca> wrote:

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Thank you.

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Email: clerks@burnaby.ca
www.burnaby.ca

Arriola, Ginger

From: Clerks
Sent: February 20, 2018 9:27 AM
To: Arriola, Ginger
Subject: FW: rezoning#17-25

From: Catherine Zheng [
Sent: February-19-18 6:15 PM
To: Clerks
Subject: rezoning#17-25

Rez Ref # 17-25
Bylaw # 13837

Dear Mr./Mrs. who in charge,

I am sorry to hear that there is another rezoning propose will soon take place on Feb 27 and I oppose it. I have many reasons to say so but my main point is: where do the people living in these properties right now to move. It is discrimination for them. I have been living in this area for more then 10 years and I have seen the changes. Many high rises containing cage-like suites have been built up which are the most expensive and the ugliest buildings I've ever seen in my live. It is a shame to have these buildings in this city and sadly, it takes years to demolish them. I think as citizens we have the rights to have an atmosphere full of culture and live, not cold high rises with a stink smell of money.

Sincerely,

Catherine Zheng

page 1/2

Thank you and my mailing address is

Please keep it confidential.

Thank you!

Catherine Zheng

发件人: Clerks <Clerks@burnaby.ca>

发送时间: 2018年2月21日 6:45

.: Catherine Zheng

主题: RE: rezoning#17-25

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Thank you.

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page 2/2

FEB 17-2018

OFFICE OF CITY-CLERK
4949 CANADA WAY
BURNABY B.C.
V5G-1M2

Re: PUBLIC HEARING
FEB 27-2018

TO Whom IT MY CONCERN:

I AM WRITING THIS LETTER TO VOICE
MY DISAPPROVE OF THE REZONING OF
THE PROPTIES OF 4305- & 4325 MAYWOOD

I DON'T UNDERSTAND WHY THE CITY
OF BURNABY- WOULD HAVE THESE TWO
BUILDINGS DEMOLISHED FOR A PARK.
CENTRAL PARK IS ONLY A FEW SHORT
BLOCKS AWAY.

WITH A SHORTAGE OF RENTALS AVAILABLE
(VACANCY RATE @ ZERO).

WHERE ARE THESE PEOPLE TO MOVE TO? THE
STREET. LAST TIME I LOOKED PEOPLE
CAN'T LIVE IN A PARK.

BEFORE DEMOLISHING APARTMENT RENTALS
THE FEDERAL, PROVINCIAL, & MUNICIPAL
SHOULD GET TOGETHER & TRY TO SOLVE

THIS HOUSING PROBLEM ^{before} ~~but~~ DESTROYING
RENTAL BUILDINGS.

GOV'T DON'T CARE ABOUT PEOPLE WHO
LIVE IN RENTALS.

THEY ONLY LIKE DEVELOPERS WHO HAVE
MONEY & RENTAL DON'T HAVE THAT KIND
OF MONEY. IT IS ALL ABOUT MONEY &
NOTHING ELSE.

THESE PUBLIC HEARINGS ARE A FARCE
THEY ^{ARE} PRE-APPROVED BEFORE THE HEARINGS
COUNCIL & THE MAYOR. DON'T LISTEN ^{TAXPAYER}
THEY FORGET THAT THEY ARE NOT THE BOSS
BUT TAXPAYERS ARE.

AS I
RE FAR AS I KNOW OVER 200 BUILDING
HAVE BEEN DEMOLISHED & I DON'T BELIEVE
ANY HAVE BEEN NOT APPROVED FOR
REZONING.

I KNOW THIS LETTER WILL STOP THIS
REZONING.

AS I HAVE SAID BURNABY ONLY CARES
BUT ONE THING MONEY & NOT PEOPLE

ONE RENTAL THAT
BURNABY DOESN'T CARE

CITY OF BURNABY

FEB 20 2016

CLERK'S OFFICE

W. R. J.
WAYNE ROBERTSON

Dear Council,

Please accept my submission to the rezoning application Rez. #17-25 (6438, 6456, and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

I strongly OPPOSE these applications, as I know full well that the current occupants are low-income people, and they will be left without housing if they are evicted! It is no secret that there are multiple alternatives to these actions, and it is past time that the City of Burnaby act upon them!

Respectfully,

Penny Oyama
#102, 7058 14th Avenue,
Burnaby, B. C.
V3N 0E6

[REDACTED]
[REDACTED]

Arriola, Ginger

From: Niniek H <
Sent: February 25, 2018 7:42 AM
To: Clerks
Subject: Re: A petition

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street)

The ordinary, working class people need their reasonable rental place to live, and to survive.

Thank you,

Niniek Hadisantoso
1703-7077 Beresford St. Burnaby V5E 4J5

From: Brenda Peat [mailto:research@acorncanada.org]
Sent: February 22, 2018 1:36 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

You need to replace these units with affordable options.

Thank you,
Brenda Peat
v5h 2t9



Brenda Peat
Fundraising and Development Writer
Mobile: 778-875-8987
/ brenda.peat@wycliffe.ca
Wycliffe Bible Translators of Canada
132 6171 Willingdon Ave, Burnaby BC V5H 2T9
wycliffe.ca    

Rez Ref # 17-25
Bylaw # 13837

My address is
132 6171 Willingdon Ave, Burnaby BC
V5H 2T9

Thank you,
Brenda Peat

On Thu, Feb 22, 2018 at 2:14 PM, Clerks <Clerks@burnaby.ca> wrote:

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4949 Canada Way, Burnaby, BC V5G 1M2
phone: (604) 294-7290 | fax: (604) 294-7537

Arriola, Ginger

From: Linda H
Sent: February 23, 2018 3:54 PM
To: Clerks
Cc: Arriola, Ginger
Subject: Re: Rez. #17-25

Hello,
My address is:

Please keep it confidential.

Thank you,
Linda Ham

On Fri, Feb 23, 2018 at 2:09 PM, Clerks <Clerks@burnaby.ca> wrote:

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Email: clerks@burnaby.ca
www.burnaby.ca

From: Linda Ham [<mailto:research@acorncanada.org>]
Sent: February 23, 2018 1:25 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

Your policies forced my mom to move outside Burnaby and away from her grandchildren. She lived in Burnaby for 15 years. We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you, Linda Ham Burnaby resident
Linda Ham
V3N 0A2

Arriola, Ginger

From: Arriola, Ginger on behalf of Clerks
Sent: February 23, 2018 10:55 AM
To:
Cc: Arriola, Ginger; Clerks
Subject: RE: Rez. #17-25

From: Elena Tolkacheva [<mailto:research@acorncanada.org>]
Sent: February 23, 2018 8:06 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in regards to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

To clarify, I actually do not oppose building new towers. The city has to grow. But affordable housing should also be worked on and created for the people who can't afford new developments. Please, do something for the people, not only foreign buyers!

Thank you,

Elena Tolkacheva
V5h 2y7

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Thank you.

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Email: clerks@burnaby.ca
www.burnaby.ca

Arriola, Ginger

From: Denis Boko
Sent: February 23, 2018 3:34 PM
To: Clerks
Cc: Arriola, Ginger
Subject: Re: Rez. #17-25

Hello,

Thank you for letting me know. My address is confidential. Please keep it confidential.

Kind regards,
Denis

On Fri, Feb 23, 2018 at 2:08 PM, Clerks <Clerks@burnaby.ca> wrote:

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949 Canada Way, Burnaby, BC V5G 1M2
phone: (604) 294-7290 | fax: (604) 294-7537 Email: clerks@burnaby.ca www.burnaby.ca

From: Denis Boko [<mailto:research@acorncanada.org>]
Sent: February 23, 2018 1:22 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

Your policies forced my mom to move outside Burnaby and away from her grandchildren. She lived in Burnaby for 15 years. We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,
Denis Boko
Burnaby resident

Denis Boko
3N 0A2

D. Clement
#304 4290 Maywood St.
Burnaby, BC, V5H 2J3

Office of the City Clerk for Burnaby municipality:

I wanted to offer my perspective on the proposed rezoning particularly of the expansion of Maywood Park to Maywood Street. Firstly, not to be disagreeable, but I have to wonder if the opinions of the public will actually be considered, or if this is nothing more than the Burnaby municipality wanting to be able to claim that the public was consulted, but in all actuality the decision to go ahead with the proposed rezoning is already a done deal.

Secondly, I have to be concerned for the people who already live in apartments located on the area for the proposed park expansion. It is very difficult to find a suitable rental accommodation in the greater Vancouver market. There aren't enough properties to rent and what is available, will likely be more expensive than what the individuals renting apartments in the park expansion area are currently paying. Even if they can find something else, they simply may not be able to afford new accommodations.

I think for any rezoning in Burnaby, if people are going to be displaced, it should be up to the municipality to provide help for people being displaced, to find new suitable and reasonably priced accommodations. If Burnaby is going to expand and it appears that it is, perhaps the city could put together a program linking the assets of Social Services, Service Canada, BC Housing, Senior Services etcetera, in order to assist individuals that are being displaced. Burnaby municipality council members have to remember that people being displaced aren't just faceless numbers. They are real live human beings, a number of whom have been living in the community for many years. Is it justifiable to uproot them and throw their lives into turmoil? I understand that Burnaby has to build up instead of out, but in my opinion, the first priority of the Burnaby municipality should be to the stability and welfare of the people already living here. After all, they are the ones who elected their council representatives in the first place.

Let me tell you a little about myself. I live at the corner of Maywood and McKay, diagonally across from the proposed park expansion. It terrifies me to think that you could rezone the area that I live in. I don't drive anymore and I need a centrally located area to live in for the convenience of nearby shopping and public transit facilities etcetera.

I will turn 67 on my next birthday and I have lived at this location for over 25 years. There are several people in the building that have been here even longer than I have. This is our home and has been for decades. I live on a fixed old age pension income. I have an excellent relationship with the current owners of the building. I like them and they like me. If I was forced to move, I may find myself in a completely different situation.

I teach a subject locally to a handful of students. The cost of my services is a monthly donation to Children's Hospital. If I was forced move out of the area, that situation may not be able to continue. I am an author and have been working on an as yet unpublished series since 2010. I hope to have my efforts published in a year or two. In the meantime, all I am looking for is the peace and security needed to be able to finish my work. In order to be creative, I need a life that has as little stress as is possible. Wondering whether or not you are going to end up homeless, is incredibly stressful to say the least.

1/2

Not knowing whether or not the land I am living on will be rezoned and I will be evicted, is unnerving! At my age, that is the last thing that I need!

It would probably take me a year to save up enough money for a first and last month's rental, damage deposit and moving expenses. Even if I could find somewhere else to rent, it would likely be hundreds of dollars more a month than I am currently spending. That is hundreds of dollars I can't afford.

The reason that I am going into detail about me is that I want Burnaby municipal council members to realize as I stated earlier, we are not just faceless numbers. We are real life human beings. We have lives that we have created here in Burnaby. We have needs and wants and dreams. Many of us have lived and contributed to Burnaby for years, in some instances, for decades. Please seriously consider before you uproot anyone and throw their life into chaos. Is that how you would like to be treated? We deserve better. After all, we are Burnaby! We are your neighbors. We'd like to keep it that way.

Sincerely D. Clement

2/2

Arriola, Ginger

From: juan ayala
Sent: February 23, 2018 2:59 PM
To: Clerks
Subject: Demoviction Public Hearing

Sent from my iPad Dear Council,

Please accept my submission to the re zoning application Rez.#17-25(6438,6456,and 6468McKay Avenue 6443,6455 and 6467 Silver Avenue;4305 and 4325 Maywood Street) I strongly oppose these applications,as I know full well that the current occupants are low income people,and they will left without housing if they are evicted! It is no secret that there are Multiple alternatives to this actions,and it is past time that the City of Burnaby act upon them!

Respectfully,

Juan Ayala.

102-7058 14TH. AVE.

BURNABY BC.

V3N OE6

Arriola, Ginger

From: Heather Verriet
Sent: February 26, 2018 9:50 AM
To: Clerks
Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 2018 - Bylaw No. 13837, Rezoning # 17 - 25

February 26, 2018

Attention: Burnaby Council

With great shock, I received the public notice in the mail regarding the rezoning of 17 – 25 and Amendment to Bylaw No. 13837.

At this point I don't know what to say to convey my great disappointment in yet another flawed decision by the Burnaby council. It has been made very clear in the media and by citizens in the entire lower mainland that our cities are in dire need of rental apartment buildings that are affordable, which is 1000 or less a month in rent.

This proposal which involves removing several apartment buildings will do the opposite of providing affordable rental homes, and will only make an urgent situation worse.

I am unclear as to how removing extremely important much needed rental buildings in place of yet another not needed condo building and more park area helps any of the Burnaby citizens? It clearly does the opposite.

I urge the council to reject any further rental building destructions, until other rental buildings can be put into place to replace the hundreds of units already lost over the past few years due to the disgusting over building of condo units.

Unfortunately most of the condo units are not being rented out even if they are owned by investors, and the few that are rented out are so high in rent as to be useless for the current desperate for affordable home, renters. This makes any further construction of condo buildings to be completely ridiculous, and irresponsible, under the circumstances.

Continuing to build condo homes that statistics show are being purchased by investors instead of actual citizens of Burnaby is foolish. Why is the Burnaby council helping rich people that don't live in our city get richer while our own citizens suffer and become homeless? Why is the Burnaby council concerned at all with building homes for those who don't live here instead of those that do? This logic makes no sense whatsoever and it is not what they were hired to do.

Our Burnaby mayor and its council were hired to work for the Burnaby citizens. Instead the council acts against the people's best interests again and again. This is a breach of contract with the city's people.

I've lived in this area for over 10 years and in the last two I've seen a drastic decline in the community. The park used to have tons of families playing, now it's sad and depressing. The ugly condo buildings have ruined the beauty and life in the Metrotown area and it's now cold. Why bother making a larger

park, there aren't many people living here anymore, many of the condos are empty and the units are already for sale as soon as they open up the building.

I am ashamed to admit that I voted for the current mayor, and will never do so again. I was under the mistaken impression he was someone who cared about Burnaby, and its people and I now see that all he cares about is lining his pockets with cash.

At the very least the mountain of extra taxes received could be used for building rental buildings, but no doubt that money will be wasted on other nonsense instead, because apparently actual homes for actual regular people that actually live in our city, just isn't important to our council.

How has this affected me? It is causing me to feel sickened and disgusted by such blatant disregard for people. I can't even walk about in my own neighbourhood anymore due to it causing severe depression and anger. The mental stress is proving challenging to my health and I have had to seek medication to cope.

I live with the horrible memories of people's personal belongings being piled in heaps from the two buildings that were destroyed on Silver. Some of the tenants couldn't find a place to go and thus had no where to take their things, so they were destroyed along with the building. I also live with the memory of their signs of desperation of "Save our Homes", which were totally ignored by those in our government we hired to protect and work for us.

I live next door to the latest proposed buildings that will be taken down and will be forced to live with the area being further destroyed by stupid decisions of rich, cold hearted, sickos who don't care about the people they have hurt. I pray that those responsible for this cruelty will one day wake up and come to realize what they have done and will then start to make amends for the lives they have destroyed.

I can only hope that some new affordable rental home will spring up out of the ground somewhere like golden magic, so that I can then move into it. Then I can leave Burnaby forever as I am ashamed to admit that I live in such a cruelly operated city.

Not only has the condo building mania destroyed the lives of those that were forced to leave the homes they lived in, but it's affected those of us still here by making us feel embarrassed to be anywhere near this horrible area and a part of a city that would be so cruel to it's own people. I used to love living in this city, but all of that has changed, there is no joy anymore in Burnaby, there is only sorrow.

Laurel Heather Verriet
303 - 6630 McKay Avenue
Burnaby, BC V5H 2X2

Arriola, Ginger

From: Vokey, Neil <Neil.Vokey@bcgeu.ca>
Sent: February 26, 2018 12:58 PM
To: Clerks
Subject: Re: Rez. #17-25 Stephanie Smith BCGEU Submission

Greetings,
The full mailing address for Stephanie Smith's submission (below) is:
4911 Canada Way
Burnaby, B.C.
V5G 3W3

Thank you.

From: Clerks <Clerks@burnaby.ca<<mailto:Clerks@burnaby.ca>>>
Sent: February 26, 2018 10:03 AM
To: President
Subject: RE: Rez. #17-25

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4949 Canada Way, Burnaby, BC V5G 1M2
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Email: clerks@burnaby.ca<<mailto:clerks@burnaby.ca>>
www.burnaby.ca<<http://www.burnaby.ca>>

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From: Stephanie Smith [<mailto:research@acorncanada.org>]
Sent: February-23-18 5:23 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

On behalf of the BC Government and Services Employees' Union, I am writing to oppose the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

BCGEU members are finding it increasingly difficult to afford life in Metro Vancouver - even with secure employment and regular negotiated wage increases. Working people are struggling to find housing for their families, leading many to move further away from their work and others to leave the province altogether. B.C. is losing productive and experienced workers.

Developments like the proposed 32-story condominium tower forces current residents to lose their affordable homes in a housing market with rental vacancies nearing zero. The City of Burnaby should change their zoning practices to benefit working and middle class families, instead of real estate speculators who currently reap the rewards of rising land values.

Thank you,

Stephanie Smith
BCGEU President

Stephanie Smith
V5G 3W3

Arriola, Ginger

From: rdschauer .
Sent: February 26, 2018 3:50 PM
To: Clerks
Subject: Re: Rez. #17-25

From: Reinhard Schauer [mailto:research@acorncanada.org]
Sent: February-24-18 2:02 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

May I offer a different development scheme for these two sites north and south of Maywood Park, a scheme that focuses on the needs of local people, rather than on the needs of the developers. It involves two affordable market rental buildings, both constructed as a wood-frame structure, similar to the design of Metrotown's classic architectures, but instead of 3 storeys, they are constructed with 6, or perhaps 9, storeys, which modern wood-frame structures can certainly accommodate. Thus, the City of Burnaby could offer an estimated 200 to 300 units of more affordable rental housing to its Citizens. Those two buildings would not involve any fancy lobby, neither a fancy pool, nor a fancy gym, and not at all a fancy 24-hour security scheme - just old-fashioned, plain "Homes People Need".

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,
Reinhard Schauer
V5H 2P4

My address is
Reinhard Schauer
5868 Olive Avenue #201
Burnaby, BC V5H 2P4

On Mon, Feb 26, 2018 at 10:12 AM, Clerks <Clerks@burnaby.ca> wrote:

All correspondence forwarded to Mayor and Council needs to include the sender's mail address (apartment number, building number, street, city, province, postal code). Please provide your mailing address at your earliest convenience. If you wish to not have your address published with your comments, please ask us to keep your address confidential. Thank you.

Office of the City Clerk

Arriola, Ginger

From: Jennifer Thomas <research@acorncanada.org>
Sent: February 23, 2018 4:31 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero. New Westminster has increased density without demovicting residents. Burnaby can too.

Thank you,

Jennifer Thomas
V5A 1S6

2/21/2018

REGARDING: REZONING # 17-25

I OPPOSE THE REZONING DUE TO INCREASED
CONGESTION AND ENVIRONMENTAL CONCERNS.

SAEID MOSAYEBI

11-6555 MCKAY AVE

BURNABY BC

V5H 2W8

YOU MUST SEND ME A CONFIRMATION.

CITY OF BURNABY

FEB 26 2018

CLERK'S OFFICE

Arriola, Ginger

From: Andrei Zawadzki
Sent: February 26, 2018 10:40 PM
To: Clerks
Subject: RE: Rez. #17-25

From: Andrei Zawadzki [<mailto:research@acorncanada.org>]
Sent: February-24-18 7:36 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

When will you stand up for the residents of Burnaby? When will you stop displacing our most vulnerable residents? Why should I continue to vote for any of you?

Thank you,

Andrei Zawadzki
V5A 4B4

My address is:
8569 Flowering Place
Burnaby, BC
V5A4B4

Sent from Mail for Windows 10

From: Clerks
Sent: Monday, February 26, 2018 10:29 AM
To: —
Subject: RE: Rez. #17-25

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Office of the City Clerk
4949 Canada Way, Burnaby, BC V5G 1M2
phone: (604) 294-7290 | **fax:** (604) 294-7537
Email: clerks@burnaby.ca
www.burnaby.ca

Arriola, Ginger

From: Sydney Ball <s
Sent: February 26, 2018 6:02 PM
To: Clerks
Subject: Re: Rez. #17-25

From: Sydney Ball [mailto:research@acorncanada.org]
Sent: February-25-18 10:30 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero. This puts further pressure on the rental market in all of the Lower Mainland.

Demovictions must stop!

Thank you,
Sydney Ball
V5T 1N9

address:

Please keep my address confidential

On Mon, Feb 26, 2018 at 10:40 AM, Clerks <Clerks@burnaby.ca> wrote:

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Office of the City Clerk

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Any information (verbal and written) including personal information such as your name and address, submitted to Council, Committees, or heard and discussed at a public meeting is public information and will become part of the public record. This information may be published on the web unless the author specifically requests confidentiality. Any meetings broadcasted live on television, via the internet or via any other communication medium cannot be edited.

Arriola, Ginger

From: Andrei Mihailiuk <
Sent: February 26, 2018 4:16 PM
To: Clerks
Subject: Re: Rez. #17-25

From: Andrei Mihailiuk [mailto:research@acorncanada.org]
Sent: February-25-18 10:45 AM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

As a Vancouver resident, I stand in solidarity with all residents of the Lower Mainland in their struggles for housing justice, who recognize that homes are not investments to drive the economy but a fundamental human right.

Thank you,
Andrei Mihailiuk

V5V 4H1

Hello City Staff,

Just a note that I would like to keep my address confidential. For the record, it is
11. Thank you.

Andrei

On Mon, Feb 26, 2018 at 10:42 AM, Clerks <Clerks@burnaby.ca> wrote:

All correspondence forwarded to Mayor and Council needs to include the sender's mail address (apartment number, building number, street, city, province, postal code). Please provide your mailing address at your earliest convenience. If you wish to not have your address published with your comments, please ask us to keep your address confidential.

Thank you.

Office of the City Clerk, City of Burnaby

Arriola, Ginger

From: Derek Sahota
Sent: February 25, 2018 1:15 PM
To: Clerks
Subject: RE: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

Our region is in the midst of a housing crisis with many residents -- from working people to recently arrived refugees to seniors on fixed incomes -- being forced out of their homes. In the midst of this crisis it is unconscionable to remove affordable rental housing stock from the market prior to its replacement.

This rezoning application would remove dozens more affordable apartments from Burnaby and leave demovicted residents competing with thousands of others in a market with a 0.6% vacancy rate. The condos that will be built on the ruins of these affordable rentals will likely cost in excess of \$1 million for a 2 bedroom unit -- a completely unaffordable amount for any family working in Metro Vancouver.

For years, the Burnaby Council has repeatedly stated that until there is a willing partner in the provincial government, there was little that you could do. Now you have a willing partner. The provincial government has just announced \$6.6 billion dollars of capital funding that is available to provide affordable housing, plus a legislative change to allow rental only zoning, among many other measures to address the crisis. In light of this enormous shift, it behooves the council to take a cautious approach to demoviction and to first explore other opportunities which are now available.

The Council has the absolute authority to deny a rezoning application and I urge you to follow the lead of Vancouver, New Westminster and even West Vancouver, all of which have put substantial restrictions on developers or turned down rezoning, in light of this crisis.

The downside to denying this rezoning is that the wealthy developer has to wait a little longer to reap what will inevitably be massive profits. The downside to residents of approving this rezoning is that they end up homeless.

The amenity that the people of Burnaby need is a roof over their heads and a community around them. It's time to shift course and turn down this rezoning.

Thank you,

Derek Sahota
118-9191 University Crescent, Burnaby BC V5A0A1

Arriola, Ginger

From: Natalie Corbo <
Sent: February 26, 2018 11:22 AM
To: Clerks
Subject: Re: Rez. #17-25

From: Natalie Corbo [<mailto:research@acorncanada.org>]
Sent: February-25-18 1:21 PM
To: Clerks
Subject: Rez. #17-25

Dear Council,

I am writing in opposition to the rezoning application Rez. #17-25 (6438, 6456 and 6468 McKay Avenue; 6443, 6455 and 6467 Silver Avenue; 4305 and 4325 Maywood Street).

We need to create more affordable housing in Burnaby, not destroy it. As someone who grew up in Burnaby, it is extremely disheartening to see the City allow the continued demolition of affordable units, without sufficient replacement.

These new developments will price out current residents, forcing them to lose their homes, neighbourhood, and wider community – tossing them out into a housing market with rental vacancies nearing zero.

Thank you,

Natalie Corbo
V5T 2G9

Hello,
My mailing address is:

I would ask that my address is kept confidential. The city is ok to publish, but no other info.
Thanks,
Natalie

On Feb 26, 2018, at 11:16 AM, Clerks <Clerks@burnaby.ca> wrote:

All correspondence forwarded to Mayor and Council needs to include the sender's mail address (apartment number, building number, street, city, province, postal code). Please provide your mailing address at your earliest convenience. If you wish to not have your address published with your comments, please ask us to keep your address confidential. Thank you.

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**The following item(s) of
correspondence was received in
support of Rezoning Reference #
17-25.**



February 23, 2018

Office of the City Clerk
4949 Canada Way
Burnaby BC

Re: Letter in Support of INTRACORP
Re-zoning reference - #17-25

On behalf of the Burnaby Neighbourhood House I am pleased to write this letter in support of our corporate friend and partner INTRACORP.

Our relationship with INTRACORP began when the City of Burnaby chose the Neighbourhood House to be the included amenity in the Metroplace development. INTRACORP was a pleasure to work with and quickly became intrigued by our charitable community work. They were very proud to be building the purpose built space for the Neighbourhood House. In fact, it is through their commitment to community that they arranged to fully fund our kitchen and to pay for our exterior building signage. This was completely over and above what was expected of them. We were very excited when their project manager at that time, Evan Allegretto accepted a position on our board of directors. Through his board term, Evan brought his expertise in building development to support our Gilpin daycare facility project and the acquisition of our community hall. Although, no longer on our board, Evan, now in a leadership role with INTRACORP, is only a phone call away when we need building advice.

As a company, INTRACORP has remained committed to financially supporting the work of the Neighbourhood House in Burnaby and participating in our annual gala event.

I understand that INTRACORP is continuing to do business in Burnaby and has further development projects underway in our neighbourhood. I can attest through experience that this development company has a good heart, with superb leadership and a sincere understanding of the importance of supporting the community where they do business. Growth and development are inevitable in our city and we support INTRACORP being a socially responsible company to move this development forward.

We look forward to hearing more about their success and continuing to have them as a financial supporter of our charitable work in Burnaby.

Sincerely,

Antonia Beck
Executive Director

Our Mission is to make neighbourhoods better places to live.

4460 Beresford St. Burnaby, BC V5H 0B8 P: 604-431-0400 F: 604-431-9499 info@burnabynh.ca www.burnabynh.ca





Item
Meeting 2018 January 29

COUNCIL REPORT

TO: CITY MANAGER 2018 January 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-25**
A Single High-Rise Apartment Building and Maywood Park Expansion
Metrotown Downtown Plan

ADDRESS: See *attached* Schedule 'A' (see *attached* Sketches #1 and #2)

LEGAL: See *attached* Schedule 'A'

FROM: R5 Residential District and RM3 Multiple Family Residential District

TO: P3 Park and Public Use District and CD Comprehensive Development District
(based on the RM4s Multiple Family Residential District and Metrotown
Downtown Plan as guidelines and in accordance with the development plan
entitled "Maywood Park Multi-Residential Development" prepared by NSDA
Architects and Connect Landscape Architecture)

APPLICANT: Intracorp Maywood Park LP
600 – 550 Burrard Street
Vancouver, BC V6C 2B5
(Attention: Kyle Wright)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on
2018 February 27.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the transfer of density from the expanded park site (4305 and 4325 Maywood Street, and the abutting lane) be approved for the subject development site in accordance with the terms outlined in Section 3.3 of this report.
3. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 February 05 and to a Public Hearing on 2018 February 27 at 7:00 p.m.

4. **THAT** the following be established as prerequisites to the completion of the rezoning:

- a) The submission of a suitable plan of development.
- b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all improvements within the development site (6438, 6456 and 6468 McKay Avenue and 6443 and 6467 Silver Avenue).
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.4 of this report.
- f) The dedication of any rights-of-way deemed requisite.
- g) The completion of the Highway Closure Bylaw.
- h) The consolidation of the net project site into one legal parcel.
- i) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- j) The granting of a Section 219 Covenant:
 - restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;
 - ensuring compliance with the approved acoustical study;
 - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - ensuring the provision and ongoing maintenance of Electric Vehicle (EV) charging stations as outlined in Section 3.2 of this report;

- ensuring that the density of development complies with the approved CD zoning for the site, as outlined in Section 3.3 of this report;
 - ensuring that seven handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation; and,
 - guaranteeing the provision and ongoing maintenance of public art.
- k) The completion of an Operations Agreement for the remaining rental apartment use within the park expansion site (4305 and 4325 Maywood Street), as outlined under Section 3.3 of this report.
- l) The review of a detailed Sediment Control System by the Director Engineering.
- m) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- n) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- o) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- p) The provision of three covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- q) The review of on-site residential loading facilities by the Director Engineering.
- r) Compliance with the Council-adopted sound criteria.
- s) The undergrounding of existing overhead wiring abutting the site, including the properties at 4305 and 4325 Maywood Street.
- t) Compliance with the guidelines for underground parking for visitors.
- u) The deposit of the applicable Parkland Acquisition Charge.
- v) The deposit of the applicable GVS & DD Sewerage Charge.
- w) The deposit of the applicable School Site Acquisition Charge.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #17-25
2018 January 24 Page 4

- x) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise apartment building, as well as expand Maywood Park to Maywood Street.

2.0 BACKGROUND

- 2.1 The subject development site encompasses six properties at 6438, 6456 and 6468 McKay Avenue and 6443, 6455 and 6467 Silver Avenue. All of the properties are occupied by older single-family dwellings, except for the property at 6455 Silver Avenue which is vacant. The subject development site is zoned R5 Residential District. This rezoning application also encompasses the properties at 4305 and 4325 Maywood Street (two legal lots), as well as the abutting lane, directly south of Maywood Park. Both sites are occupied with low-rise rental apartment buildings constructed in 1963 and 1964, respectively and are zoned RM3 Multiple Family Residential District. The site at 4305 Maywood Street has 15 rental units and the site at 4325 Maywood Street has 16 rental units.

The properties at 4305 and 4325 Maywood Street, as well as the abutting lane, are designated under the adopted Metrotown Downtown Plan (as well as under the previous 1977 Metrotown Development Plan) for future inclusion and expansion of Maywood Park to Maywood Street. The acquisition of lands designated for park use within Metrotown is generally pursued through the Metrotown Open Space Program and/or Park Land Acquisition Program, as they become available for purchase on a market basis, subject to Council review and approval. From time to time, as such opportunities arise, the transfer of designated park lands held under private ownership to the City using a density transfer approach may also be achieved through the rezoning process. This can provide for the assembly/completion of designated park sites at no cost to the City through the allocation of the development density derived from the transferred park lands to appropriate development sites, in line with the adopted Metrotown Downtown Plan.

- 2.2 On 2017 December 11, Council received an initial rezoning report, Rezoning Reference #17-25, which proposed to rezone the subject development site from its prevailing R5 Residential District to the CD Comprehensive Development District, utilizing the RM4s

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From: Director Planning and Building
Re: REZONING REFERENCE #17-25
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Multiple Family Residential District and Metrotown Downtown Plan as guidelines. The preliminary development concept indicated a single high-rise apartment building with full underground parking. The preliminary development concept also indicated a desire to achieve a high quality building design and architecture expressed by a slender tower form and a strong relationship toward McKay and Silver Avenues, and Maywood Park.

The report also noted that the proposed rezoning encompassed an expansion of Maywood Park to Maywood Street through a density transfer approach, involving the applicant's (Intracorp) acquisition of the properties at 4305 and 4325 Maywood Street, closure of the abutting lane, rezoning to the P3 Park and Public Use District, and transfer of the park expansion site into City-ownership, at no cost to the City. The residential density attributed to the park expansion site would be transferred to the subject development site directly north of Maywood Park (6438, 6456, and 6468 McKay Avenue and 6443, 6445 and 6467 Silver Avenue). The density attributed to the designated park expansion site would be based on the prevailing RM4s District designation for the area. The proposed acquisition approach for the properties at 4305 and 4325 Maywood Street would also be subject to the applicant operating the rental apartment buildings until 2023, at which time the applicant would be responsible for improving the lands for public park use.

As indicated in the initial report, the subject development site would achieve a maximum residential density of 3.6 FAR, inclusive of the available 1.1 amenity density bonus. The density transfer from the expanded Maywood Park site (4305 and 4325 Maywood Street, as well as the abutting lane) would achieve a maximum residential density for the subject development site of 7.1 FAR (of which 2.17 FAR is bonused). On this basis, Council authorized the Planning Department to continue to work with the applicant towards a suitable plan of development for presentation to a Public Hearing at a future date.

- 2.3 Burnaby has and continues to benefit from sound planning principles established early on in the City's development. Key to these is the Official Community Plan's designation of four Town Centre areas within the City which have and are intended to continue to accommodate a significant portion of the City's population and job growth, and which provide locations for the provision of community amenities going forward.

The creation of Town Centres at Metrotown, Brentwood, Edmonds and Lougheed have served the City well in protecting single- and two-family residential neighbourhoods from pressures to accommodate new growth, and have also allowed the City to preserve a significant component of its land base for park and open space. At the same time, they contribute to Regional Planning objectives, established by Metro Vancouver in the Regional Growth Strategy, that are of benefit both locally and more broadly. Within Burnaby, and other neighbouring cities, Town Centres are helping to meet regional goals to reduce pressures for development of habitat and agricultural lands, to focus on jobs, people and services in walkable neighbourhoods that are and can be efficiently served by transit, and to reduce overall demands for travel by car with direct benefits to the environment, economy and the quality of life in the Region.

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From: Director Planning and Building
Re: REZONING REFERENCE #17-25
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Further, Burnaby's Economic Development, Social and Environmental Sustainability Strategies, in addition to the Town Centre Plan, encourage: a varied range of housing options; improved neighbourhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. Finally, the City's Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.

The subject rezoning application is consistent with these regional and municipal plans and policies.

- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The proposed development plan is for a single 32-storey apartment building, oriented towards McKay Avenue, Silver Avenue and Maywood Park. All parking is to be provided underground with vehicular access provided via McKay Avenue.

A total of 298 units are proposed (of which 20% are adaptable). It is noted that the smaller one-bedroom units are 543 sq. ft. in area, in accordance with the P11e District (SFU). This is balanced with a high percentage of two- and three-bedroom units proposed within the overall development, all of which exceed the minimum unit size requirements of the Zoning Bylaw. The use of the P11e District for smaller one-bedroom units supports the affordability of units for first time home buyers and those looking to enter the housing market.

- 3.2 Overall, the proposal is considered to embody exceptional urban design and architectural expression in terms of the building's siting, massing, pedestrian orientation and materiality, thus meeting the standards and objectives for such development in the Maywood Neighbourhood. To complement the built form, a progressive landscape treatment is proposed with the front and side yards, and bounding street, including broad separated sidewalks on McKay and Silver Avenues, complete with rain gardens with curb bulges to help soften the urban environment. Substantial on-site landscaping is also proposed adjacent to Maywood Park, including the siting and orientation of a public art contribution towards the park.

All required parking for the development is proposed to be located underground, with access taken from McKay Avenue. A parking standard of 1.12 parking spaces per unit (0.1 of which is for visitor parking) is proposed for the development, which exceeds the minimum standard of 1.1 parking spaces per unit required by the Burnaby Zoning Bylaw. In addition to meeting the proposed parking standard, the developer has also provided transportation alternatives. Given the subject site's proximity to the Metrotown SkyTrain

To: City Manager
From: Director Planning and Building
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2018 January 24 Page 7

Station, the development is providing a transit pass subsidy of 60% of the cost of a monthly pass for each residential strata unit for 12 months to support residents seeking an alternative to car use and ownership.

The development is providing 31 individually metered Electric Vehicle (EV) charging stations (Level 2 AC) in the residents' parking area as part of the required parking, plus 3 EV fast charging stations (Level 2 DC) for the benefit of all residents in the residents parking area and 3 EV charging stations (Level 2 AC) in the visitors' parking area for the benefit of visitors to the development. A Section 219 Covenant will be required to guarantee the provisions and continued maintenance and operation of the charging stations (including all necessary wiring electrical transformer and mechanical ventilation modification), and that they are held as common property.

The development is also providing more than twice the required secured bicycle parking/storage area (2.21 bicycle stalls per unit), as well as a bicycle repair room within the residents' parking area.

Finally, the development is providing a communications strategy that provides the Owners, Strata and Strata Management Company an understanding of how best to utilize each of the alternative transportation options.

- 3.3 This rezoning would enable the subject development site (6438, 6456, and 6468 McKay Avenue and 6443, 6445 and 6467 Silver Avenue) to achieve an overall density of 3.6 FAR or gross floor area of 10,849.0 m² (116,777 sq. ft.). However, as noted in this report, the proposed development plan encompasses an expansion of Maywood Park to Maywood Street through a density transfer approach that involves the developer's acquisition of the park expansion site (4305 and 4325 Maywood Street, as well as the abutting lane) for transfer into City-ownership, at no cost to the City. The developer has agreed to the above noted density transfer approach, including the management and operation of the existing rental apartment buildings that currently occupy the park expansion site, subject to a nominal lease back of the future City-owned properties (4305 and 4325 Maywood Street), until 2023. At which time, the developer will improve the lands for public park use.

The RM4s District residential density attributed to the park expansion site will be transferred to the subject development site. This translates to an additional gross floor area of 10,568.5 m² (113,758 sq. ft. of which 78,999 sq. ft. is attributed to base density and 34,759 sq. ft. is attributed to bonus density) that will be transferred from the park expansion site to the development site. Thus, the total gross floor area of the development site will be 21,415.2 m² (230,511 sq. ft.). As a condition of rezoning, a density allocation covenant will be required guaranteeing that the overall density for the subject development site comply with the approved CD zoning for the site, as well as an operating agreement for the interim rental apartment use within the park expansion site.

To: City Manager
 From: Director Planning and Building
 Re: REZONING REFERENCE #17-25
 2018 January 24 Page 8

As noted above, the lane abutting 4305 and 4325 Maywood Street is included in the park expansion site and density transfer between Maywood Park and the development site. The subject lane, which measures approximately 6.10 m (20 ft.) in width by 63.3 m (208 ft.) in length, with an area of approximately 386.3 m² (4,158 sq. ft.), would require a Highway Closure Bylaw. The transfer and sale of the density attributed to this City-owned road right-of-way into the development will be pursued and completed as part of the rezoning.

The Realty and Lands Division of the Department of Public Safety and Community Services has initiated discussion on the value of the density transfer from the lane area. A separate report detailing the value of the density transfer area for the road (lane) closure area will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading.

- 3.4 Given the site's Town Centre location, the applicant is proposing to utilize the allowable supplemental density provisions indicated within the Zoning Bylaw. In so doing, the applicant would achieve an additional 1.1 FAR in amenity bonus, which translates into 70,441 sq. ft. of bonused gross floor area (GFA) included in the development proposal (inclusive of the amenity bonus transferred from the park expansion site). The Realty and Lands Division of the Department of Public Safety and Community Services has initiated discussion with the applicant on the amenity bonus value. A separate report detailing the value of the density bonus will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council approval of the density bonus value is a prerequisite condition of the rezoning.

Under the Priority Amenity Program, the community benefit funds received will be directed into the Metrotown Town Centre Account to be utilized in the future to achieve priority amenities, as established by Council, including a new Metrotown Performance / Events Centre. In accordance with Council's adopted policy, 80% of the cash-in-lieu contributions are applied toward a Town Centre Financial Account and 20% to the Community Benefit Housing Fund.

Below is a table summary of the distribution of base and bonused density for the development site:

**TABLE 1. CALCULATION OF DENSITY FOR THE DEVELOPMENT SITE
 (3.6 FAR OF WHICH 1.1 FAR IS BONUSED)**

SITE	BASE DENSITY	BONUS DENSITY
<i>Development Site</i> 3,013.6 m ² (32,428 sq. ft.)	7,534.0 m ² (81,095 sq. ft.)	3,315.0 m ² (35,682 sq. ft.)

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SITE	BASE DENSITY	BONUS DENSITY
<i>Density Transfer (Park) Site</i> 2,549.4 m ² (27,442 sq. ft.)	6,373.5 m ² (68,604 sq. ft.)	2,804.3 m ² (30,186 sq. ft.)
<i>Density Transfer (Lane)</i> 386.3 m ² (4,158 sq. ft.)	965.7 m ² (10,395 sq. ft.)	424.9 m ² (4,574 sq. ft.)
TOTAL	14,873.2 m² (160,094 sq. ft.)	6,544.2 m² (70,441 sq. ft.)

- 3.5 The developer has also agreed to pursue green building design by committing to achieve a Silver rating under the Leadership in Energy and Environmental Design (LEED) program or equivalent alternative standard.
- 3.6 The Director Engineering will assess the need for any further required services to the site, including, but not necessarily limited to:
- construction of McKay Avenue to Town Centre local road standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
 - construction of Silver Avenue to Town Centre local road standard with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting;
 - preparation of a design for Maywood Street to Town Centre local road standard complete with separated sidewalks, street trees, rain gardens, and street and pedestrian lighting, as well as provide a cash in-lieu contribution its future construction;
 - undergrounding of wiring abutting the development site (McKay Avenue) and the expanded park site (abutting east-west lane); and,
 - storm, sanitary sewer and water main upgrades as required.
- 3.7 No dedication is required across the frontages of the subject development site, or across the future expanded park site (4305 and 4325 Maywood Street). Corner truncations at McKay Avenue and Maywood Street, and Silver Avenue and Maywood Street are required.
- 3.8 The development is providing 64 adaptable units within the residential apartment building, which exceed the 20% minimum requirements of the Council-adopted Adaptable Housing policy. A total of 7 handicap parking stalls have been provided in the underground parking area (6 spaces within the residential parking area; 1 space within the visitors' parking area). Residential handicap parking stalls will be protected by a Section 219 Covenant as common property to be administered by the Strata Corporation.
- 3.9 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:

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- restricting enclosure of balconies;
- indicating that project surface driveway access will not be restricted by gates;
- ensuring compliance with the approved acoustical study;
- guaranteeing the provision and ongoing maintenance of stormwater management facilities;
- ensuring the provision and ongoing maintenance of Electric Vehicle (EV) charging stations as outlined in Section 3.2 of this report;
- ensuring that the density of development complies with the approved CD zoning for the site, as outlined in this report;
- ensuring that 7 handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation; and,
- guaranteeing the provision and ongoing maintenance of public art.

- 3.10 Due to the proximity of the subject site to the Expo SkyTrain Line and Central Boulevard, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.11 Provision of three separate car wash stalls is required for the residential development.
- 3.12 As the site will be fully excavated for development, an arborist's report and tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.

It is noted that the extent of excavation will potentially impact one or two trees planted along the south property line of the development site shared with Maywood Park. The applicant has agreed to remove impacted trees along the shared property line and provide a three-to-one replacement. The applicant has also agreed to erect a protective fence along the shared property line, from Silver Avenue to McKay Avenue, to ensure no intrusion onto the adjacent Maywood Park during the excavation work.

- 3.13 A suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation. The deposit of sufficient monies to guarantee the provision of the stormwater drainage and landscape features will be required.

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- 3.14 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 3.15 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 3.16 The submission of a detailed residential loading management plan to the approval of the Director Engineering is required.
- 3.17 The undergrounding of wiring abutting the development site and expanded park site is required.
- 3.18 A site profile application is not required given the sites past residential use.
- 3.19 Bicycle storage lockers and surface parking racks are to be provided for the residential tenants, and visitors of the development.
- 3.20 The submission of an Operations Agreement for the continued operations and maintenance of the rental apartment buildings at 4305 and 4325 Maywood Street until 2023, as well as their demolition and improvement of the lands for public park use, in line with Section 3.3 of this report.
- 3.21 The submission of a Tenant Assistance Plan is required in line with Council's adopted policy.
- 3.22
 - a) Parkland Acquisition Charge of \$3.55 per sq. ft. of residential gross floor area
 - b) School Site Acquisition Charge of \$600.00 per unit
 - c) GVS&DD Sewerage Charge of \$590.00 per apartment unit

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (subject to detailed survey)

Development Site

6438-6468 McKay Ave, - 3,013.6 m² (32,438 sq. ft.)
6443-6467 Silver Ave

Park Expansion Site

4305 and 4325 Maywood Street - 2,549.4 m² (27,442 sq. ft.)
Abutting Lane - 386.3 m² (4,158 sq. ft.)

TOTAL SITE AREA

(for the purposes of calculating density) - 5,949.3 m² (64,038 sq. ft.)

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4.2 Site Coverage - 25%

4.3 Density and Gross Floor Area

Gross Site Density (including the park expansion site)	3.6 FAR (inclusive of 1.1 FAR amenity bonus)
Net Development Site Density	- 7.1 FAR (inclusive of 2.17 FAR amenity bonus)
Gross Floor Area	- 21,415.2 m ² (230,511 sq. ft.) (inclusive of 70,441 sq. ft. in amenity bonus gross floor area)
Residential Amenity Space (Exempt from FAR calculations)	- 369.3 m ² (3,975 sq. ft.)
Adaptable Unit Exemption (20 sq. ft. /unit)	- 118.9 m ² (1,280 sq. ft.)

4.4 Residential Unit Mix

84 – Studio units	- 37.4 m ² – 42.8 m ² (403 sq. ft. - 461 sq. ft.)
28 – One bedroom units	- 50.4 m ² (543 sq. ft.)
60 – One bedroom + den units (adapt.)	- 56.0 m ² (603 sq. ft.)
58 – Two bedroom units	- 70.2 m ² (756 sq. ft.)
36 – Two bedroom + den units	- 81.0 m ² – 113.5 m ² (872 sq. ft. – 1,222 sq. ft.)
28 – Three bedroom units	- 95.9 m ² (1,033 sq. ft.)
4 – Three bedroom units (adapt.)	- 116.8 m ² (1,257 sq. ft.)

TOTAL NUMBER OF UNITS: - 298 units

4.5 Building Height - 32 storeys
 - 98.1 m (322 ft.)

4.6 Vehicle Parking (Residential)

Total Required and Provided:

298 units @ 1.12 spaces per unit	- 333 spaces (including 30 visitors' parking)
Handicap Accessible Parking Stalls	- 7 spaces (including 1 visitors' parking)

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Electric Vehicle Charging Stations - 37 stations
(including 3 stations within visitors' parking and 3 common stations in residents' parking)

Car Wash Stalls - 3 spaces

4.7 Bicycle Parking

Total Required and Provided:

298 units @ 2.21 spaces per units - 660 spaces (including 62 visitors' spaces)

4.8 Loading

Total Required and Provided - 1 space

4.9 Communal Facilities (Excluded from FAR Calculations)

Primary communal facilities for the residential apartment building residents are located on the main floor, including two amenity lobbies, mail room, concierge, dining room and kitchen, amenity room, and gym. The amenity area amounts to 3,975 sq. ft., which is less than the permitted 5% (11,526 sq. ft.) exemption from Gross Floor Area permitted within the Zoning Bylaw. Outdoor amenities for the development include a, public art feature, a bocce/lawn bowling court, and an outdoor BBQ area and outdoor seating, with direct access to the indoor amenity space.


Lou Pelletier, Director
PLANNING AND BUILDING

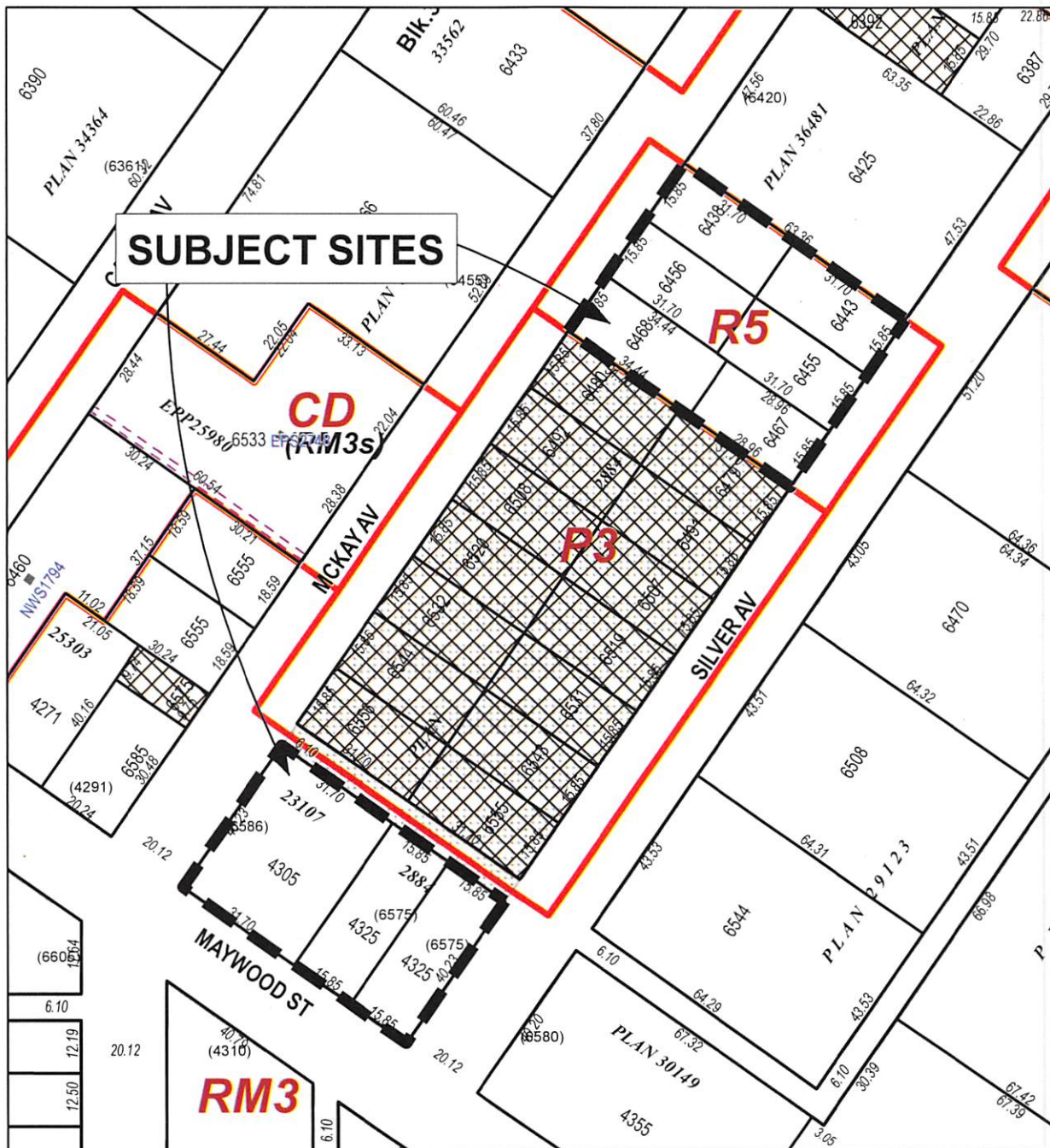
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Attachments

cc: Director Parks Recreation and Cultural Services
Director Public Safety and Community Services
Director Engineering
City Solicitor
City Clerk

SCHEDULE A

REZONING 17-00025

ADDRESS	LEGAL DESCRIPTION	PID
6438 McKay Ave.	Parcel "E" (H94881E) Lot 14 DL 151 and 153 Group 1 NWD Plan 2884	002-976-641
6456 McKay Ave	Westerly half Lot 13 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on McKay Avenue by a uniform depth of 104 feet	010-745-190
6468 McKay Ave.	Lot 12 Except Parcel "A" DL 153 Group 1 NWD Plan 2884	002-797-976
6443 Silver Ave	Easterly half Lot 14 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on Silver Avenue by a uniform depth of 104 feet	010-745-254
6455 Silver Ave	Easterly half Lot 13 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on Silver Avenue by a uniform depth of 104 feet	010-745-246
6467 Silver Ave	Parcel A (Explanatory Plan 13719) of Lot 12 DL 151 and 153 Group 1 NWD Plan 2884	002-594-382
4305 Maywood St	Lot "D" DL 153 Group 1 NWD Plan 23107	002-849-640
4325 Maywood St	Lot 3 DL 153 Group 1 NWD Plan 2884	003-089-215
4325 Maywood St	Lot 4 DL 153 Group 1 NWD Plan 2884	003-089-258



PLANNING & BUILDING DEPARTMENT



DATE:
OCT 31 2017

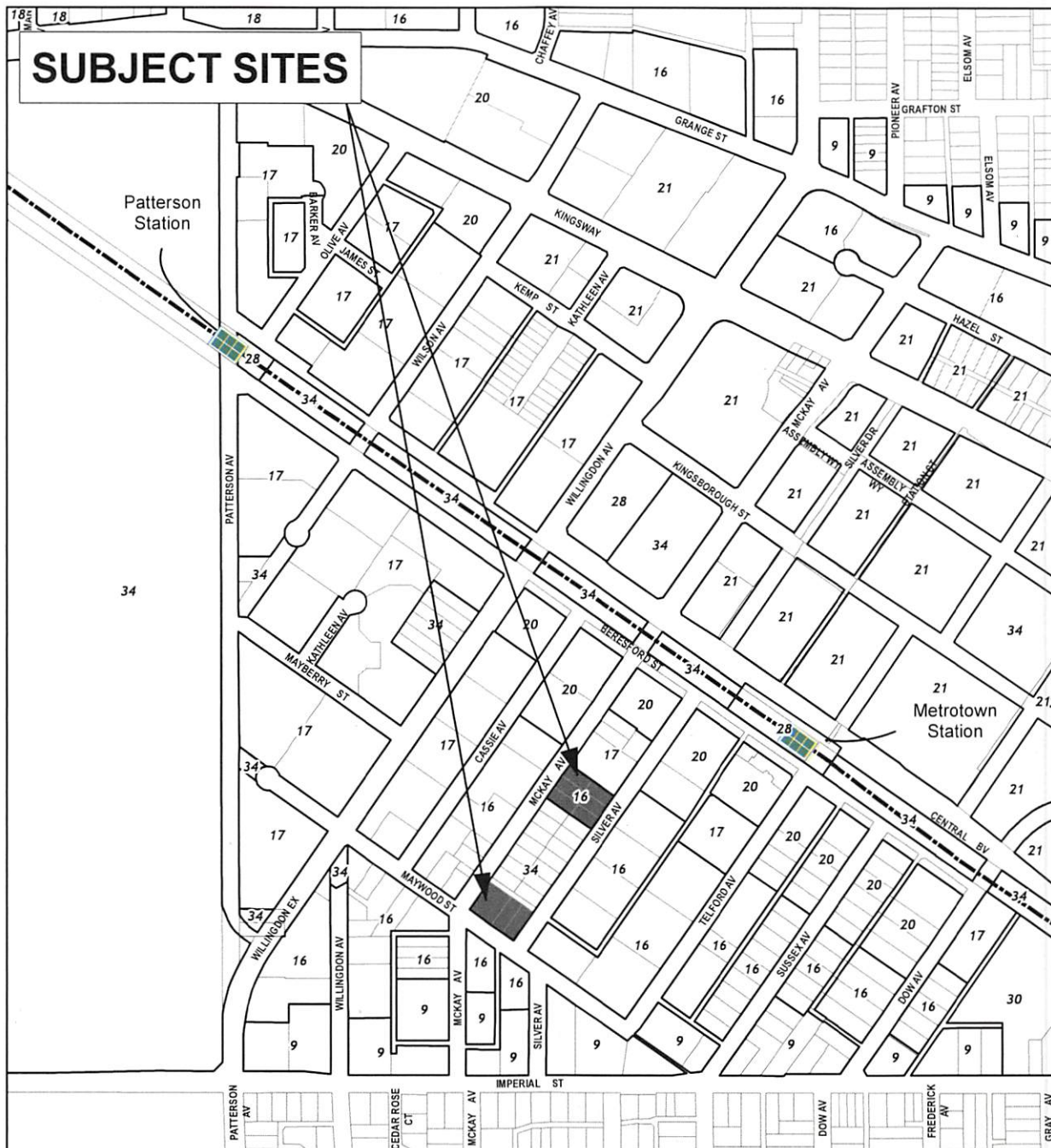
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REZONING REFERENCE #17-00025
6438, 6456 AND 6468 MCKAY AVENUE
6443, 6455 AND 6467 SILVER AVENUE
4305 AND 4325 MAYWOOD STREET

 Subject Sites

Sketch #1



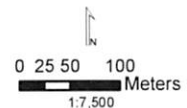
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Metrotown Plan



TO: CHAIR AND MEMBERS
COMMUNITY DEVELOPMENT COMMITTEE

DATE: 2018 January 25

FROM: DIRECTOR PLANNING AND BUILDING

FILE: 42000.20
Reference: Bylaw Text Amendment

SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENTS – 2018 JANUARY

PURPOSE: To propose a number of text amendments to the Burnaby Zoning Bylaw.

RECOMMENDATION:

1. **THAT** Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 2.0 of this report, for advancement to a Public Hearing at a future date.

REPORT

1.0 BACKGROUND INFORMATION

As part of the ongoing review of the Burnaby Zoning Bylaw, which usually takes place in the context of development enquiries and discussions regarding the intent of the bylaw and the general need to update the bylaw, text amendments are brought forward from time to time. These text amendment reports are submitted in order to provide clarification and improvements to the wording of the bylaw, and to respond to changes in related legislation and changes in forms of development, land uses and social trends.

This report presents five Zoning Bylaw amendments regarding 1) definition of “Lot Area”; 2) measurement of the height of accessory buildings; 3) private garages located within structured and underground parking areas; 4) lot coverage in the R4, R5, R9, and R12 Districts; and 5) marihuana (cannabis) production, finishing, packaging, warehousing, and distribution in the M Districts.

2.0 PROPOSED BYLAW TEXT AMENDMENTS

2.1 *Definition of “Lot Area”*

Issue

There is a need to amend the wording of the Zoning Bylaw in order to simplify the processes and mechanisms used to transfer density derived from road and lane dedication on sites undergoing rezoning.

Discussion

Section 3 of the Zoning Bylaw states:

“LOT” means an area of land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Registry Office, and having a principal frontage upon a public street or place.

“LOT AREA” means the total horizontal area within the lot lines of a lot.

In zoning districts where density is regulated by gross floor area (GFA) (RM, C2, C3, C5, C8, C9, M8, B, P6, and P11 Districts), lot area is a determinant of the maximum allowable GFA on the lot, calculated as follows:

$$\text{Lot Area} \times \text{Floor Area Ratio} = \text{Gross Floor Area}$$

Lot area is also a determinant of maximum allowable above grade floor area in zoning districts regulated by site coverage and height (C1, C4, C6, C7, M1, M2, M3, M4, M5, M6, M7, P1, P2, P3, P4, P5, P7, P8, P9, and P10 Districts), calculated as follows:

$$(\text{Lot Area} \times \text{Site Coverage}) \times \text{Number of Storeys} = \text{Above Grade Floor Area}$$

Historically, site density has been calculated based on net lot area, after road and lane dedication. However, in more recent developments within Burnaby’s Town Centres requiring significant dedication, density has been based on gross lot area (inclusive of road and lane dedication), achieved in one of three ways through the rezoning process:

- the area required for road or lane dedication is transferred to the City as a fee simple lot, and the development density related to the required road or lane dedication is transferred to the development site through a density allocation covenant registered on both lots, effectively granting a density based on gross site area;
- the required road or lane dedication is taken as a statutory right-of-way over the property, so as to not reduce calculated net site area; or
- the development density on large sites, which involve extensive public realm enhancements (including new road connections), is calculated based on gross site area through a Master Plan rezoning process and associated density allocation covenants.

The calculation of density based on gross lot area has supported the implementation of an enhanced public realm within the Town Centres in line with the Council-adopted *Public Realm Design Standards for Town Centre Streets Policy*, while also facilitating the City’s planning objectives to meet future growth and development needs in Burnaby’s Town Centres. The issue arises in that the process and mechanisms for the transfer of density derived from road and lane dedication is onerous to both the City and applicant.

Going forward, as the City seeks to enhance the public realm and meet future growth and development needs in Community Plan areas throughout Burnaby, an amendment to the Zoning Bylaw as it relates to the application of gross lot area in the calculation of density, would help facilitate the implementation of these community objectives, bring clarity to the approval process, and simplify the processes and mechanisms used to transfer density from road and lane dedication areas.

Planning staff have reviewed the application of lot area for the purposes of calculating density in the City of Vancouver, Coquitlam, and North Vancouver. In each of these municipalities, density is based on lot area before road and lane dedications. As such, the abovementioned clarification amendment to the Burnaby Zoning Bylaw would be consistent with the planning practices of neighbouring municipalities.

Therefore, it is proposed that the definition of lot area be amended to clarify that for lots subject to rezoning to the CD (Comprehensive Development) District, based on the RM (Multiple Family Residential), C (Commercial), B (Business Centre), M (Industrial) and P (Institutional) Districts, the total horizontal area within the lot lines of a lot is inclusive of road and lane dedication.

Recommended Bylaw Amendment

1. **THAT** the definition of “Lot Area” in Section 3 of the Zoning Bylaw be replaced with wording the same or similar to the following:

“Lot Area” means the total horizontal area within the lot lines of a lot, except for lots that are rezoned on or after 2018 June 01 to the CD (Comprehensive Development) District based in whole or in part on the RM, C, M, B and P Districts, lot area shall be inclusive of the area of street and lane dedication immediately adjacent to the lot, as shown on the subdivision plan pertaining to the lot, approved as a prerequisite to the CD zoning of the site.

2.2 Measurement of the Height of Accessory Buildings

Issue

The Zoning Bylaw does not provide a methodology for measuring the height of detached accessory buildings in some zoning districts.

Discussion

The Zoning Bylaw permits accessory buildings up to one storey and 3.7 m in height, except that in A, R and RM Districts, a hip and gable roof may be constructed to a height of 4.6 m. Section 6.6(1)(b) of the Zoning Bylaw provides a methodology for measuring the height of accessory buildings that are attached to the principal building by clarifying:

“Where a garage or carport or other accessory building or structure is attached to the principal building, it is to be considered a part of the principal building and shall comply in all respects with the requirements of this Bylaw applicable to the principal building.”

The Zoning Bylaw does not, however, provide a methodology for measuring the height of detached accessory buildings in all zoning districts. Specifically, the Zoning Bylaw does not address how the height of detached accessory buildings are to be measured in the C2, R1, R2, R3, R4, R5, R9, R10, R11, R12, RM6 and P11 Districts. For detached accessory buildings in all other zoning districts, Section 6.4(2) of the Zoning Bylaw provides the following requirement:

“Except in the C2, R1, R2, R3, R4, R5, R9, R10, R11, R12, RM6 and P11 Districts, the height of a building shall be measured from the front average elevation to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4); and where no front yard setback is required the height shall be measured from the curb.”

Prior to 1991, the definition of “Height” in Section 3 of the Zoning Bylaw had provided a uniform methodology for measuring the height of all buildings regardless of the zoning district. However, following a comprehensive review of bulk regulations for single family homes, new methodologies for measuring the height of principal buildings in the R1, R2, R3, R4, R5, R9 and R10 Districts were introduced, and the definition of “Height” was amended as follows:

“HEIGHT” means the vertical dimension of a building or structure measured in accordance with section 6.4.

Over time, new methodologies for measuring the height of buildings in the C2, R11, R12, RM6 and P11 Districts were also introduced. However, such measurement methodologies only apply to principal buildings, and did not address detached accessory buildings in the C2, R1, R2, R3, R4, R5, R9, R10, R11, R12, RM6 and P11 Districts.

Given the above noted gap, there is a need to clarify how the height of detached accessory buildings are to be measured in all zoning districts. For simplicity, it is recommended that in all zoning districts, the height of a detached accessory building, other than a garage or carport, be measured from the average natural grade of all sides of the building. This requirement balances both the desire to minimise the visual impact of accessory buildings, with the need to allow for reasonable access and natural light penetration into accessory buildings located on sloping sites. The Building Department has developed standard practices for calculating the average natural grade of all sides of a building.

It is further recommended that an exception be made to allow for the height of a detached garage or carport to be measured from the finished grade at the point used for vehicular access. This provision will ensure that on sites with severe slope, adequate height clearance can be achieved on the side used for vehicular entry. If adopted, this provision would render Section 6.6(a.1) of the Zoning Bylaw (which provides a methodology for measuring the height of depressed garages and carports) redundant, and as such it is recommended it be repealed.

It is noted that in some circumstances the above recommendations will permit greater accessory building heights compared with existing regulation. However, given that the height of an accessory building is limited to one storey, the resultant impact is anticipated to be minimal.

Following the adoption of the above recommendations, it is intended that Section 6.4(2) of the Zoning Bylaw only apply to principal buildings. To help clarify this, it is recommended that Section 6.4(2) of the Zoning Bylaw be amended to specifically refer to principal buildings.

Recommended Bylaw Amendment

1. **THAT** Section 6.4 of the Zoning Bylaw be amended to add Section 6.4(6) with wording the same or similar to the following:

The height of a detached accessory building shall be measured from the calculated average natural grade of all sides of the building to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4), except that the height of a detached garage or carport may be measured from the finished grade at the point used for vehicular access.

2. **THAT** the following highlighted text be added to Section 6.4(2) of the Zoning Bylaw:

*Except in the C2, R1, R2, R3, R4, R5, R9, R10, R11, R12, RM6 and P11 Districts, the height of a **principal** building shall be measured from the front average elevation to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4); and where no front yard setback is required the height shall be measured from the curb.*

3. **THAT** Section 6.6(1)(a.1) of the Zoning Bylaw be repealed.

2.3 Private Garages Located within Structured or Underground Parking

Issue

There is a need to clarify the design standards for private garages located within structured or underground parking.

Discussion

Section 3 of the Zoning Bylaw states:

“GARAGE, PRIVATE” means a detached accessory building or a portion of a principal building used solely for the parking or temporary storage of private motor vehicles and in which there are no facilities for repairing or servicing such vehicles.

To: Planning and Development Committee
From: Director Planning and Building
Re: Burnaby Zoning Bylaw Text Amendments – January 2018
2018 January 25..... Page 6

The term “Garage, Private” includes both small scale garages usually associated with a single or two-family dwelling unit, and large scale private parkades servicing multiple family residential developments. Based on the definition of “Garage, Private”, an underground parking area, which forms a portion of a principal building, may contain smaller private garages which service individual dwelling units.

In recent years, the number of development applications proposing smaller private garages located within an underground parking area in a multiple family residential development has markedly increased, prompted by wider market demand. Typically, these types of garages are proposed for penthouses and other premium dwelling units to provide additional security for residents’ vehicles. This increase in demand for private garages located within underground parking areas has highlighted the need for design standards for such garages, particularly on aspects such as vision clearance, materials, egress, and dimensions.

Establishing clear design standards will assist applicants in understanding Building, Fire, and Engineering Department requirements for such garages at the outset of the project, helping to ensure safe and functional design. Design standards will also help alleviate a broader concern by staff that these garages may be misused for general storage, which could present a fire safety issue.

Given the above, staff acknowledge the need to clarify the design standards for private garages located within structured or underground parking areas, to help meet market demand, address safety and functional requirements, and to prevent such spaces being used for purposes other than vehicular parking.

It is therefore, recommended that private garages located within structured or underground parking only be permitted on sites subject to rezoning to the CD District. It is also proposed that the review of such private garages be guided by the attached design standards to ensure that they meet the requirements of the Building, Fire, and Engineering Departments (see *Attachment #1*). These requirements will ensure that full review and consideration can be given to such proposals early in the development process, to ensure compliance with the design standards, and to address safety and traffic considerations.

For clarity, it is further proposed that a definition for structured parking be added to Section 3 of the Zoning Bylaw.

Recommended Bylaw Amendment

1. **THAT** the following highlighted text be added to the definition of “Garage, Private”:

“GARAGE, PRIVATE” means a detached accessory building or a portion of a principal or accessory building used solely for the parking or temporary storage of private motor vehicles and in which there are no facilities for repairing or servicing such vehicles. Private garages located within structured parking or underground parking shall only be permitted on lots that are subject to rezoning to the CD (Comprehensive Development) District.

2. **THAT** Section 3 of the Zoning Bylaw be amended to add a definition of “Parking, Structured” with wording the same or similar to the following:

“PARKING, STRUCTURED” means an area that

- a) contains parking spaces and associated driveways and manouvering aisles,*
- b) is located within a building, and*
- c) has its roof or the finished floor next above it more than 800 mm (2.62 ft.) above the adjacent finished grade.*

2.4 Lot Coverage in the R4, R5, R9, and R12 Districts

Issue

There is a need to clarify the maximum permitted lot coverage for lots having no garage or carport in the R4, R5, R9, and R12 Districts.

Discussion

Sections 104.3, 105.3, 109.3, and 112.3 of the Zoning Bylaw regulate the maximum permitted lot coverage for lots in the R4, R5, R9, and R12 Districts. Specifically, the above noted Sections contain the following regulations:

- (1) Lot coverage shall not exceed 40 percent for lots having a garage or carport attached to the principal building.*
- (2) Lot Coverage shall not exceed 45 percent for lots having a garage or carport detached from the principal building.*

Given that these regulations only reference lots having a garage or carport, there is a need to clarify the maximum permitted lot coverage for lots in the R4, R5, R9, and R12 Districts having no garage or carport. In the R4a and R5a Districts, maximum lot coverage is set at 40 percent whether or not there is a garage or carport on the lot.

The current wording of the above noted Sections, with the exception of Section 112.3, was adopted in 1991 as part of a package of Zoning Bylaw amendments aimed at incentivizing the provision of detached garages and carports. Prior to 1991, lot coverage for lots in the R4, R5, and R9 Districts was limited to 40 percent, regardless of development form. When the R12 District was adopted in 1994, the above regulations were incorporated into the R12 District Schedule with the same intent of incentivizing the provision of detached garages and carports.

The intent of the aforementioned 1991 Zoning Bylaw amendment was to permit an additional 5 percent lot coverage for lots having a detached garage or carport; however, the language adopted at that time inadvertently removed lot coverage regulation pertaining to lots having no garage or carport.

As such, providing updated language that addresses lots having no garage or carport will help close the current regulatory gap. It is therefore, recommended that the wording of Sections 104.3, 105.3, 109.3, and 112.3 of the Zoning Bylaw be amended to clarify that lot coverage shall only exceed 40 percent when a garage or carport is provided detached from the principal dwelling. In such circumstances, lot coverage shall not exceed 45 percent.

Recommended Bylaw Amendment

1. **THAT** Section 104.3 (R4 District) of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

Lot Coverage:

- (1) *Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building shall have a maximum lot coverage of 45 percent.*
- (2) *Notwithstanding subsection (1), lot coverage shall not exceed 40 percent for lots in an R4a District.*

2. **THAT** Section 105.3 (R5 District) of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

Lot Coverage:

- (1) *Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building shall have a maximum lot coverage of 45 percent.*
- (2) *Notwithstanding subsection (1), lot coverage shall not exceed 40 percent for lots in an R5a District.*

3. **THAT** Sections 109.3 (R9 District) and 112.3 (R12 District) of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

Lot Coverage:

- (1) *Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building shall have a maximum lot coverage of 45 percent.*

2.6 Marihuana (Cannabis) Production, Finishing, Packaging, Warehousing, and Distribution in the M Districts

Issue

The Federal Government intends to legalize *non-medical* cannabis¹ by 2018 July. Currently, the Zoning Bylaw only regulates the location of *medical* marihuana (cannabis) production, finishing, packaging, warehousing and distribution. To ensure there is no regulatory gap in the Zoning Bylaw in respect to these activities following the legalization of *non-medical* cannabis, there is a need to amend the Zoning Bylaw to regulate the location of these activities in relation to both *medical* and *non-medical* cannabis. Further City review of cannabis regulations, including retail sales, will be undertaken following the announcement of a complete provincial regulatory framework.

Discussion

On 2017 April 13, the Federal Government introduced Bill C-45, otherwise referred to as the *Cannabis Act*. The proposed legislation aims to create a legal framework for the production, distribution, advertisement, possession, and consumption of non-medical cannabis in Canada. Under the proposed legislation, producers of non-medical cannabis (more than four plants) would require a license issued by Health Canada, similar to producers of medical cannabis. The *Cannabis Act*, as proposed, would also permit households to grow up to four cannabis plants with restrictions on size and transference of unused allotment, subject to provincial regulation. The existing medical system as regulated by the *Access to Cannabis for Medical Purposes Regulations* will remain in force after non-medical cannabis regulations are adopted.

One of the City's predominant roles with regards to non-medical cannabis legalization is to regulate, through the Zoning Bylaw, where it can be produced and distributed within the City. Currently, the City's Zoning Bylaw regulates where medical cannabis production, finishing, packaging, warehousing and distribution facilities can locate, which includes mail order distribution services. As of 2014 January 27, the production, finishing, packaging, warehousing or distribution of medical marihuana (cannabis) is permitted in the M1, M2, M3, M4, and M5 Industrial Districts subject to rezoning to the CD Comprehensive Development District. Medical cannabis production is also permitted as a farming use in the Agricultural Land Reserve (ALR) in accordance with the *Agricultural Land Commission Act*.

To ensure there is no regulatory gap in the Zoning Bylaw following the legalization of non-medical cannabis, there is a need to amend the Zoning Bylaw to also regulate the location of non-medical cannabis production, finishing, packaging, warehousing and distribution. It is recommended that the same zoning regulations that apply to medical marihuana (cannabis) production, finishing, packaging, warehousing and distribution also apply to non-medical cannabis. As such, it is recommended that Sections 401.1(23) (M1 District), 404.1(18) (M4 District), and 405.1(19) (M5 District) be amended to permit the production, finishing, packaging,

¹ While there is little definitional difference between the terms 'cannabis' and 'marihuana', federal legislation and most producers and dispensaries prefer the term 'cannabis'. Therefore, for the purposes of both this report and future Zoning Bylaw amendments, 'cannabis' will be the preferred term.

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warehousing or distribution of both medical and non-medical cannabis subject to rezoning to the CD Comprehensive Development District. This approach will ensure that the location of these activities can be reviewed by Council to ensure compatibility with surrounding land uses and limit community impacts. In support of the above recommendation, it is recommended that the definition of “Medical Marihuana” in Section 3 of the Zoning Bylaw be repealed, and a definition for “Cannabis Production Facility” be added.

Provincial legislation pertaining to the retail distribution of non-medical cannabis is anticipated in early 2018. Following the announcement of a complete provincial regulatory framework, staff will bring forward another report for Council’s consideration in respect to any further zoning amendments that are required in response to the provincial regulation.

Recommended Bylaw Amendment

1. **THAT** the definition of “Medical Marihuana” in Section 3 of the Zoning Bylaw be repealed and the following definition be added:

“CANNABIS PRODUCTION FACILITY” means a building or portion thereof providing for the production, finishing, packaging, warehousing and/or distribution of cannabis.

2. **THAT** Sections 401.1(23) (M1 District), 404.1(18) (M4 District), and 405.1(19) (M5 District) of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

Cannabis production facility provided that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.

3.0 CONCLUSION

The above Zoning Bylaw text amendments are proposed in order to clarify certain aspects of the Bylaw, make amendments in support of existing practices and Council policies, and achieve other regulatory changes. It is recommended that Council approve the above proposed text amendments, as outlined in Section 2.0 of this report, for advancement to a Public Hearing at a future date.


Lou Pelletier, Director
PLANNING AND BUILDING

MN:eb *Attachment*

cc: City Manager
Director Corporate Services
Chief Licence Inspector
City Clerk

Director Public Safety and Community Services
Chief Building Inspector
City Solicitor



Design Standards for Private Garages located within Structured or Underground Parking

Pending Adoption by Council

Planning and Building Department

This document has been prepared for the applicant and/or the applicant's architect to ensure that private garages located within structured or underground parking areas are safe and functional. Applicants are required to submit a letter of undertaking at the time of rezoning to confirm compliance with these guidelines. These guidelines are in addition to the 2006 January 3 *Guidelines for Surface and Underground Parking in Multiple-Family and Mixed-Use Developments*. Attached is a checklist to assist the applicant and/or the applicant's architect.

(1) **Signage**

- (a) Signage with wording the same or similar to *No Storage Permitted, Except Vehicles* shall be affixed to the inside wall of all private garages. Other types of storage are not permitted due to fire safety issues. The design, wording, and location of such signage shall be included as part of the suitable plan of development presented at Public Hearing.

(2) **Access & Materials**

- (a) Private garage gates shall be constructed of visually permeable metal mesh that allows for sprinkler penetration. This requirement addresses fire safety issues and allows for efficient surveillance to ensure conformance with the above stated storage requirements.
- (b) Private garage gates shall open at least the full width and height of the associated parking space(s) to allow for sufficient vehicular access.
- (c) A man door shall be provided separately from the garage gate to allow for access in and out of the garage in the event that the garage gate is not operable. Such doors shall be provided on the same side as the garage gate and shall swing into the private garage to avoid collisions with oncoming vehicles or persons.

(3) **Vision Clearance**

- (a) In the area bounded by intersecting manoeuvring aisles, a private garage shall not be permitted within 6.0 m from their point of intersection. This requirement allows for sufficient sight lines at manoeuvring aisle corners based on anticipated target speeds within the parkade.

(4) **Minimum Dimensions**

All dimensions noted in the following section are minimum inside dimensions. For optimal functionality, it is recommended that applicants exceed these dimensions.

- (a) The minimum dimensions of parking spaces located within private garages are:

Length	Width	Height
5.5 m	2.6 m	2.0 m

- (b) The width of a parking space shall be increased by 0.3 m on each side where a parking space adjoins a fence, wall, column, or similar structure that either:
- exceeds 0.3 m in height and is located more than 1.4 m from either end of a parking space, or
 - exceeds 50 mm in height and is located less than 0.6 m from the maneuvering aisle.

This requirement helps to accommodate vehicle circulation and door opening.

- (c) The garage gate and its associated components shall not encroach into required maneuvering aisles, parking spaces, or pathways in order to maintain required access and clearances.
- (d) Where a private garage is provided with direct access to a dwelling unit, the required man door and dwelling unit door shall be connected by a clear pathway that complies with the minimum measurements provided in Section 4(f).

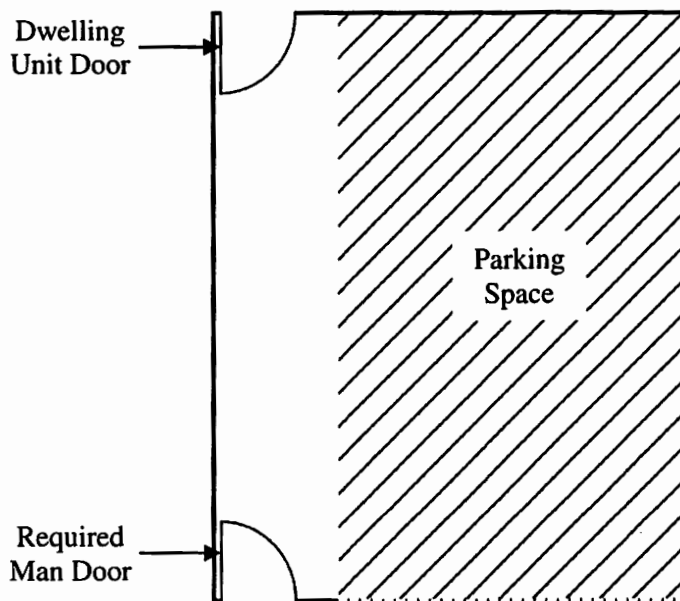


Figure 1: Example of private garage configuration where direct access is provided to a dwelling unit.

||| Garage Gate

- (e) Where a private garage is provided with direct access to an adaptable or accessible dwelling unit, the associated parking space and access routes shall meet applicable BC Building Code accessibility standards.

- (f) In addition to the parking space, a clear pathway aligned with the required man door should be provided measuring either:
- i. 1.2 m in width for the entire length of the garage, or
 - ii. 1.5 m in width for the entire length of the garage where an accessible parking space is provided.

The required pathway serves a number of functions including: accommodating door swing, facilitating access for emergency service personnel in the event that the garage gate is not operable, and providing direct access to an attached dwelling unit. The required pathway configuration and dimensions may be varied at the discretion of the Director of Planning and Building, in consultation with the Chief Building Inspector.

Checklist for Private Garages located within Structured or Underground Parking

The following is a checklist prepared for applicants and/or the applicant's architect to ensure that the provision of private garages located within structured or underground parking is safe and functional.

Signage	
(a) <i>No Storage Permitted, Except Vehicles</i> signage is affixed to the wall within each private garage.	<input type="checkbox"/>
Access and Materials	
(a) Each garage gate is constructed of visually permeable metal mesh that allows for sprinkler penetration.	<input type="checkbox"/>
(b) Each garage gate opens at least the full width and height of the associated parking space(s).	<input type="checkbox"/>
(c) Each private garage has a separate man door that swings into the garage.	<input type="checkbox"/>
Vision Clearance	
(a) Private garages are setback at least 6.0 m from intersecting manoeuvring aisles.	<input type="checkbox"/>
Minimum Dimensions	
(a) Parking spaces conform to the minimum regular parking space standards.	<input type="checkbox"/>
(b) The width of each parking space is 0.3 m wider on each side where a parking space adjoins a fence, wall, column fence, or similar structure, subject to subsections 4(b)(i) and 4(b)(ii) of the attached design standards.	<input type="checkbox"/>
(c) The garage gate and its associated components do not encroach into maneuvering aisles, parking spaces, or pathways.	<input type="checkbox"/>
(d) Where a private garage is provided with direct access to a dwelling unit, the required man door and dwelling unit door is connected by a clear pathway.	<input type="checkbox"/>
(e) Where a private garage is provided with direct access to an adaptable or accessible dwelling unit, the associated parking space meets BC Building Code accessible parking space requirements.	<input type="checkbox"/>
(f) At least one of the following shall apply:	
• where a non-accessible parking space is provided within a private garage, a 1.2 m wide pathway is provided for the entire length of the garage; and/or	<input type="checkbox"/>
• where an accessible parking space is provided within a private garage, a 1.5 m wide pathway is provided for the entire length of the garage.	<input type="checkbox"/>