

**The following item(s) of
correspondence were received in
in support of Rezoning Reference
14-44.**

From: Celine Zhu [mailto:]
Sent: May-22-16 3:31 PM
To: Clerks
Subject: for rezoning reference #14-44

Rez Ref # 14-44
Bylaw # 13596

I support the development of #14-44. But, the green ratio is my great concern. My suggestion is the buildings must be 100 feet away from the intersection of the roads and making green cover around the buildings.

Xiao Ling Zhu
405-4657 Hazel St.

May 31st, 2016

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

Rez Ref # 14-44
Bylaw # 13596

Attn. Mayor and Council – City of Burnaby

RE: Public Hearing for Rezoning RZ#14-44 – 6050 Sussex Ave, 4758 Grange St, 4769 Hazel St

My name is Jason Kelders and I am here to speak in support of the proposed rezoning application.

I am a local resident that lives a few blocks away from the site and been living in the Metrotown area for approximately four years. Prior to living in Burnaby, I have also had the opportunity to spend a number of years working directly in the Metrotown/South Burnaby community so I know the area very well.

As someone who has been a part of the area for a long time, I am glad to see how the neighbourhood has continued to transform for the better. Well thought out developments such as the one being proposed are only going to help improve the area even more.

As a renter, I can confirm how difficult it is to find a good quality rental unit – demand is very high and supply is almost non-existent. My family and I are currently living in an older 1970s rental building in Metrotown. It's a nicely maintained property, but at some point we would like the option to upgrade to a newer building.

There are a lot of new condos being built right now and while some of them end up being available for rent, there are just too many negatives for me to rent from a private condo owner. There are many people in the same situation – that choose to rent and prefer the option of a professionally run rental building.

I prefer being in a rental building because of the higher level of service, responsive property management when things go wrong and the peace of mind knowing that I won't have to move when an owner sells his condo unit. We specifically chose where we live because of the French Immersion school my kids go to and cannot sacrifice moving them elsewhere.

Unfortunately with the lack of new rental buildings in Metrotown, there are almost no options for me if our family needs to move. The lack of new rental could eventually force me to leave Burnaby to find appropriate housing.

The proposed rental tower is a step in the right direction. Encouraging more rental apartments such as the one being proposed would provide families like mine more housing options and allow us to continue to stay in the neighbourhood.

I ask that Council approve the rezoning application and consider looking at ways to encourage other developers to build more rental as well. Thank you for your time.

Jason Kelders
#1703 – 4390 Grange Street
Burnaby, BC V5H 1P6

May 31st, 2016

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

Attn. Mayor and Council – City of Burnaby

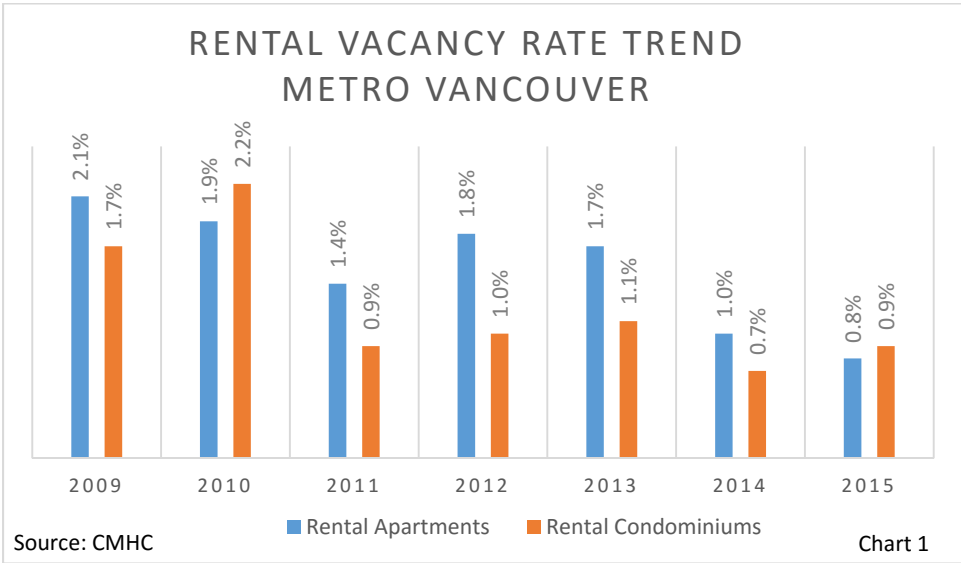
**RE: REZONING APPLICATION RZ#14-44 – 6050 SUSSEX AVENUE, 4758 GRANGE STREET, 4769
HAZEL STREET – CHURCH, MARKET RENTAL AND STRATA RESIDENTIAL DEVELOPMENT**

My name is Michael Ferreira and I am the Managing Principal of Urban Analytics, a Vancouver-based data and advisory firm specializing in the collection and analysis of new multi-family home market data throughout Metro Vancouver and other jurisdictions. We track all new multi-family projects in the planning and development stage throughout Metro Vancouver and consult with various industry stakeholders regarding their developments, which include both market condominium and market rental apartment projects.

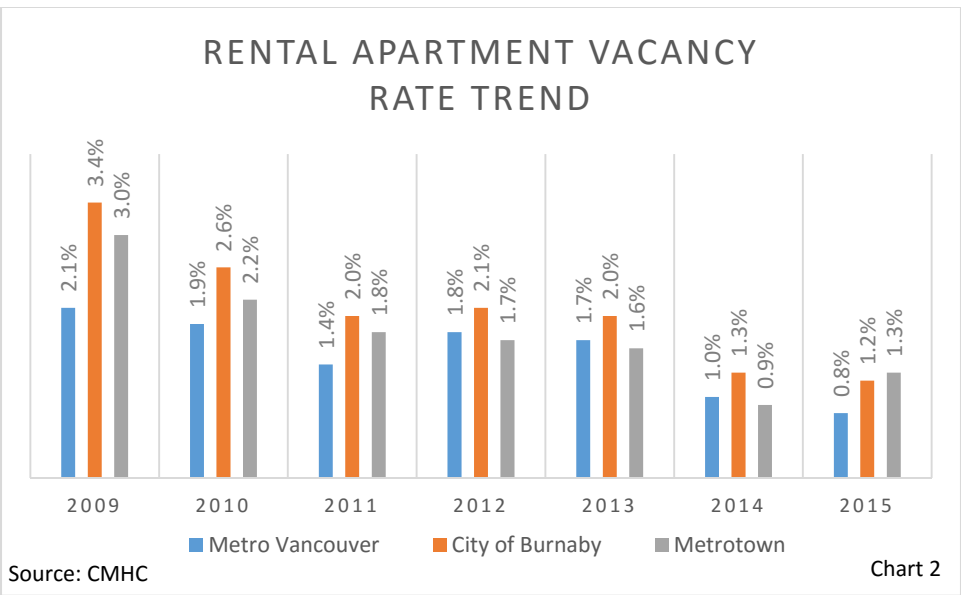
As a result of the work we do, we see first-hand the impact that a lack of supply has on the market, whether on ownership-oriented condominiums or market rental apartments. We also see the positive impact a well-conceived and successfully executed multi-family project can have on a neighbourhood, and the negative impact a poorly planned and executed project can have on an area. Having assessed the proposed development of the property, I would strongly suggest this project falls firmly in the former group, that is, a project that can have a very positive impact on the surrounding neighbourhood. Not only will it fit in with other existing developments in the immediate vicinity of the subject property, but more importantly will help meet the ever-increasing demand for new and quality-built rental product. As such, I fully support this development.

In looking more closely at the rental market in Metro Vancouver and more specifically in the City of Burnaby and the subject neighbourhood over the past few years, we see a market that is feeling the impact of the extremely limited amount of new purpose-built rental product since the 1970's.

First, the rental vacancy rate trend for market rental apartments and investor-owned condominiums in Metro Vancouver has been dropping since 2010, when the vacancy rates were 1.9 and 2.2% respectively. As of fall of 2015 these vacancy rates have dropped to 0.8 and 0.9%.

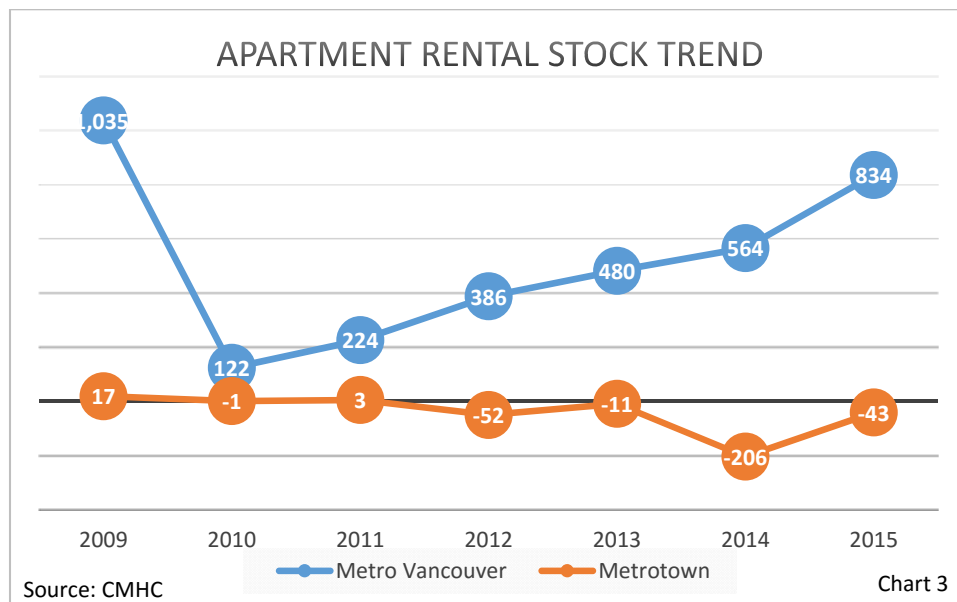


The rental market has been just as tight for purpose built rentals in the City of Burnaby and in the neighbourhood in which the proposed development is located. Vacancy in Metrotown has continued on a downward trend since 2009 and anticipated to decline further as existing rental stock continues to be lost to condo redevelopment



To put this into perspective, based on the total universe of existing purpose-built rental units in the subject neighbourhood, a vacancy rate of 1.3% translates to just 80 available units.

We looked at the annual change in the rental stock since 2009 and found there has been a loss of 293 units, which represents a 4.8% decline in inventory. Shrinking inventory and the lack of replacement rental product to meet market demand will continue to put pressure on vacancy going forward.



To close, I'm certainly not suggesting that approving this project will have a significant impact on the City of Burnaby's or this neighbourhood's rental supply crunch on its own. However, by approving this project and encouraging others like it, at least some of the pent-up demand for purpose-built rental product will be satisfied and should hopefully help slow the rate of increase in monthly rents. I strongly encourage the Mayor and Council to approve this proposal and provide more much-needed rental supply to this neighbourhood.

Thank you for your time and attention.

Michael Ferreira
URBAN ANALYTICS

Managing Principal

Rez Ref # 14-44

Bylaw # 13596

From: Vladimir Kajdan [mailto:vkajdan@starlinewindows.com]
Sent: May-31-16 7:44 AM
To: Clerks
Subject: Zoning Bylaw#13596, rezoning reference #14-44

Hello,

I am an owner of unit 2150 – 4825 Hazel Street, Burnaby BC V5H 4N4. Also, I am the Vice-President of the Strata Council at Evergreen Building.

I have very positive opinion regarding property development on 4769 Hazel Street, 6050 Sussex Street, 4758 Grange Street.

In general I support development and modernization of the Metrotown area. We all understand that due to this development it will be more traffic and noise in our neighbourhood, impact on view, increased density of the rental properties, and potential decrease in value of our own homes. However, it is inevitable part of the development process and it will be some minority of dissatisfied owners around.

I want to express my appreciation to developer and City of Burnaby for modernization of Metrotown area.

Thank you!
V

Vladimir Kajdan, Ph.D.
Director of Business Excellence
Certified by American Society for Quality (ASQ)
Quality Engineer & Six Sigma Black Belt

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From: David Hutniak [mailto:davidh@landlordbc.ca]
Sent: May-31-16 12:27 PM
To: Clerks
Subject: Fwd: 6050 Sussex Avenue/4769 Hazel Street

Rez Ref # 14-44
Bylaw # 13596

Please see below. Thank you.

Sent from my Samsung Galaxy smartphone.

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

From: David Hutniak <davidh@landlordbc.ca>
Date: 2016-05-31 12:22 PM (GMT-08:00)
To: clerks@brunaby.ca
Subject: 6050 Sussex Avenue/4769 Hazel Street

LandlordBC is the professional association representing owners and managers of rental housing in British Columbia. Our industry provides safe, secure, sustainable rental housing for over 30% of BC households. We are extremely concerned about the growing shortage of purpose-built rental supply across the province and in Burnaby. We strongly encourage the approval of the development application for 238 new purpose-built rental units proposed in the above captioned project.

Purpose-built rental housing is the most affordable and secure form of housing the City of Burnaby can encourage. Security of tenancy is critical for housing stability and whereas the secondary rental market (condos), is important in the context of rental supply, it is only purpose-built rental that will ensure that renters can live and work in the communities they chose to do so for the long term.

This project is particularly important in Burnaby where existing lower density purpose-built rental stock has been eliminated and has not been replaced.

The proponents are highly reputable developers of purpose-built rentals with a commitment to active and progressive management of these projects. We urge you to approve this application.

Sincerely,

David Hutniak
CEO
LandlordBC
604-733-9440 Ext202

Sent from my Samsung Galaxy smartphone.

Rez Ref # 1444
Bylaw # 13596

From: Fan Jin [mailto:
Sent: May-31-16 12:20 PM
To: Clerks; Mayor
Subject: Preject at 6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street

Dear City of Burnaby Mayor and Council,

I'm a Burnaby resident and live in the Metrotown area for almost 20 years. I would like to express my support for the proposed condo building and rental building at 6050 Sussex Avenue. With the real estate market increasingly getting more competitive and prices getting out of reach for many, one way to address demand is to create more supply. This proposal not only includes a condo building but also a purpose-built rental building, something I think this city needs more of.

I encourage City council to support this project.

Thank you

Fan & Judy

5910 McKee Street

Burnaby, BC V5J 2V5

Rez Ref # 1444
Bylaw # 13596

From: GQ Fang [mailto:
Sent: May-31-16 12:41 PM
To: Clerks; Mayor
Subject: 6050 Sussex Ave. 4769 Hazel St, & 4758 Grange St

Mayor and Councilors,

I'm writing in support of the condo and rental building development proposed at 6050 Sussex Avenue. The displacement of older rental buildings can put a huge burden on residents that have to relocate. This proposal is for a new rental building and a condo building and does not require the eviction of existing tenants – a big win in my opinion.

Best regards,

GuanQun Fang - Burnaby resident

102 – 5788 Sidley Street

Burnaby, BC

V5J 0E4

Canada

Rez Ref # 14-44
Bylaw # 13596

From: Sophia Zhang [mailto:.
Sent: May-31-16 2:22 PM
To: Mayor; Clerks
Subject: 6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street

Hello,

I am a Burnaby resident and I want to state my support for the development project at 6050 Sussex Street. The Vancouver region has a housing crisis and we desperately need more options for everyone – our seniors, our young people, families, and the average person. I think City council should vote in support of this project to allow the construction of a condo building and rental building and a new church. This will create a good spectrum of housing for future owners and renters while allowing an existing church to continue to operate in a better building.

Sincerely,

Sophia Zhang
113-5889 Irmin street
Burnaby, V5J0C1

Rez Ref # 14-44

Bylaw # 13596

From: Kevin Aquilaro [mailto:

Sent: May-31-16 2:37 PM

To: Clerks; Mayor

Subject: 6050 Sussex Avenue, 4769 Hazel Street and 4758 Grange Street

Dear Burnaby Mayor and Councilors,

Please accept this letter as my expression of support for the proposed development project to be located at Sussex Ave and Hazel Street - a condo tower, rental tower and church building.

Best regards,

Kevin Aquilaro

4952 Dominion Street

Burnaby, BC V5G 1C9

Rez Ref # 14-44

Bylaw # 13596

From: Qiu Wu [mailto:
Sent: May-31-16 3:31 PM
To: Clerks; Mayor
Subject: 6050 Sussex Avenue

Dear City of Burnaby Council.

I encourage you to support the development project proposed for Sussex Avenue and Hazel Street. It's my understanding that this project includes a condo building, rental building and new church. I think our region needs more housing overall so I do support more development. Churches in our communities are also very important since they not only provide services for their congregation but often community services. Finding ways for them to be able to stay in the community and continue providing their services is a great thing. Often using financial profits from development is the only way a church can afford to upgrade their facilities.

Thank you

Qiu-Hang Wu

5842 Portland St

Burnaby, BC

V5J 2R8