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**TO:** CITY MANAGER **DATE:** 2016 September 13

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 71130 20  
*Reference: Metrotown Update*

**SUBJECT: RESPONSE TO THE STOP DEMOVICTIONS BURNABY DELEGATION**

**PURPOSE:** To respond to the issues raised by a delegation at the 2016 May 16 meeting of Council, and to provide a review of their submitted report entitled: "*A Community Under Attack*".

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**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to the members of the "*Stop Demovictions Burnaby Campaign*" who presented to Council on 2016 May 16.

**REPORT**

**1.0 BACKGROUND**

On 2016 May 16, Council received a delegation represented by Ms. Astrid Casteneda and Mr. David Diewert, representing the "*Stop Demovictions Burnaby Campaign*". The presenters raised concerns about the social impact on renters related to new development in Metrotown. As part of the presentation, a document prepared by the group was presented entitled: "*A Community Under Attack: The displacement of vulnerable Metrotown residents by the City of Burnaby's Demoviction development policies.*"

Arising from the delegation, Council requested: "***THAT*** staff report back to Council on the issues raised by the delegation and that a copy of the report be provided to the delegation for information when available." This report addresses Council's request to review the issues presented by the delegation on 2016 May 16, and specifically the information within the submitted document.

This report outlines the material submitted by the delegation, information on Metrotown's rental housing stock, and the City's efforts and advocacy on behalf of the community in relation to affordable and market rental housing. Related to this report, is a further report from the Planning and Building Department on Council's agenda that presents the *Burnaby Housing Profile - 2016*, which contains information on general housing issues, the City's housing policies and programs, City advocacy on housing, and the City's inventory of market and non-market housing.

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## **2.0 OVERVIEW AND COMMUNITY PLAN CONTEXT**

The delegation's presentation and submission was provided in relation to recent development in Metrotown. To provide an overall context for the current planning and land use designations in this Town Centre, the following information outlines the background of the Metrotown development plan.

The first land use plans adopted by Council for the Metrotown Area were established through the 'Apartment Study Area Plan 1969'. This plan identified three precincts: Apartment Study Area J (northeast of Boundary Road and Kingsway), Apartment Study Area L (flanking Kingsway between Patterson Avenue and Royal Oak Avenue), and Apartment Study Area M (Maywood). These area plans identified a range of land uses for low, medium and high density apartment areas; and commercial, institutional and other development. Low-rise multiple-family apartment buildings were extensively developed between 1950 and 1977 due to favourable lending terms offered by the Canada Mortgage and Housing Corporation. Many of these new apartment buildings were developed as market rental housing. Following the introduction of the first strata title legislation in 1969 a majority of new apartment developments were constructed as stratified condominium units.

In 1977, the Metrotown Development Plan was adopted by Council, which provided a vision for creating a vibrant urban centre for Burnaby within a consolidated guide plan for the Town Centre. The Plan included 11 sub areas which reflected current land uses and designations under the 1969 Apartment Study Area Plans, and future potential land uses. The 1977 plan noted that low-rise apartment areas were forecasted as having future potential for transition to higher density RM4 and RM5 developments. The 1977 Metrotown Development Plan proceeded to be implemented with associated amendments over time primarily to accommodate specific mixed-use developments in line with the plan's policies and adopted land uses.

The City has started a community consultation process to update the 1977 Metrotown Development Plan. The intent of the updated plan is to create a renewed vision of Burnaby's downtown which is designated as a 'Regional City Centre', and the need to accommodate population and employment growth over the next 40 to 50 years. Under the Metro Vancouver Regional Growth Strategy, it is estimated that the region will grow by an additional 1.2 million new residents and 600,000 jobs over the next 30 years, with Burnaby projected to accommodate approximately 120,000 new residents and 60,000 new jobs over that period. To accommodate ongoing growth within its established urban structure, Burnaby has established four town centre locations, and other urban village plan areas, which are connected to transit, employment, commercial, social, and recreational services, will continue to be the most appropriate locations for more intensive new development.

## **3.0 BURNABY RESIDENTIAL POLICY FRAMEWORK**

The City promotes a broad housing continuum to meet the current and future needs of Burnaby residents. The *Residential Policy Framework* of the City's OCP, which guides residential

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development and growth within Burnaby, is premised on the development of the City's four Town Centres: Metrotown, Brentwood, Edmonds and Lougheed. Each Town Centre provides for a mix of housing opportunities. Higher density building forms (i.e. apartment towers and mixed-use developments) are supported within the Town Centres, as they are set within the appropriate urban context supported by a broad range of commercial services, civic and recreational facilities, and amenities; and a transit system with strong pedestrian and cycle linkages. Multi-family residential development areas outside of the Town Centre areas include designated Urban Villages and Suburban Multi-Family Community Plan Areas.

Building on the policy objectives of the OCP and *Residential Policy Framework*, the City has implemented housing policies and initiatives to protect, facilitate, and support housing availability and affordability within Burnaby for both market and non-market housing. In response to Burnaby's OCP policy direction to support housing choice, the City is committed to facilitating the development of a comprehensive housing continuum to serve the diverse needs of its citizens. The housing continuum features a range of housing tenures, including market ownership, market rental, non-market rental, and housing with supports. Diverse housing options across the continuum help to accommodate people of different ages, incomes, household structures, and physical and social needs. There are two typical forms of tenure for market housing: home ownership and rental housing. The majority of Burnaby's citizens are homeowners, with about 36% of Burnaby's citizens renting housing in market and non-market developments.

Market rental housing is identified as an important component of the housing continuum. It contributes to the diversification of housing stock to accommodate the specific needs of the community, particularly individuals and families that are not able to afford or access home ownership, or are not wanting to at a particular life stage. It also provides a measure of financial accessibility to housing, particularly for moderate income households that are unable to enter the market as homeowners. More broadly still, the development of a comprehensive housing continuum, which includes rental housing, contributes to the health and robustness of Burnaby's economy, the vibrancy of the community, and creates a more complete and inclusive community. To that end, it is noted that all multiple-family designated sites within Burnaby could accommodate market rental housing. It is further noted that, as a practice, several typical requirements of rezoning, namely provision of parking in line with the Burnaby Zoning Bylaw, may be reduced for market rental housing proposals.

Non-market or affordable housing is the provision of purpose built (below market) rental housing, the delivery of which is principally the responsibility of senior levels of government (*Provincial* and *Federal*). These levels of government have the resources, legislative ability, jurisdiction and constitutional mandate to appropriately respond to the housing needs related to income and social supports. Senior levels of government have the ability and resources to advance initiatives, strategies and programs that can significantly contribute to the provision of non-market rental housing, as well as an ability to influence and/or respond to the external factors that influence the supply and demand of housing.

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Within this context, the City supports and contributes, within its means and abilities, to the provision of non-market housing. More detailed information on these policies and programs is available in a further report on Council's agenda on the *Burnaby Housing Profile - 2016*. A key component of this contribution to non-market housing is provided for by the City's Community Benefit Bonus Policy, from which the City currently allocates 20% of all cash-in-lieu contributions to the City Housing Fund for non-market housing. The City also actively seeks opportunities to advance non-market housing through partnerships with the development industry, senior levels of government, and non-profit housing providers – such as the recently announced Cedar Place program in the Edmonds Town Centre.

#### **4.0 REPORT OF SUBMISSION**

The *Stop Demovictions Burnaby Campaign* has asserted, through a delegation to Council and statements on the organization's views, that the City is actively working against the housing needs of low-income Burnaby citizens who are renting in Metrotown. In support of this view, the delegation provided Council with a copy of their submission titled "*A Community Under Attack – The displacement of vulnerable Metrotown residents by the City of Burnaby's Demoviction development policies.*"

As directed by Council, staff have reviewed the issues raised by the delegation and presented in the submitted materials. Generally, the submission provides a narrative of concerns and issues, as advanced by the delegation and which includes the views of some Burnaby residents of Metrotown. The materials generally present a view that all of the housing issues that renters face are the direct result of the City's deliberate actions and policies. To advance this argument, the submission, unfortunately, contains misinformation regarding the City's adopted bylaws, policies, community plans and facts associated with development in Metrotown, and the City's efforts on housing.

The following is an overview of the issues raised by the delegation in their presentation and submission to Council. The overview is provided in reference to key sections of the submission, including:

- Part 1: Forward – "Four Myths About Metrotown"
- Part 2: Introduction, Finding and Analysis, Sections 1-4
- Part 3: Requested "Priority Actions"

##### **Part 1: Forward – "Four Myths About Metrotown"**

Mr. Rick McGowan, representing the Metrotown Residents' Association, is the author of the forward to this report. The author asserts that the City has presented misinformation to the public as part of the rezoning and planning processes associated with Metrotown. These characterizations were presented in the delegation's submission under four sections called "myths".



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Through its review, staff have found the assertions to be generally unsupported; containing numerous factual errors; and that important additional and readily available public information has been omitted. The following provides an overview of the four “myths” advanced by the writer, and outlines factual errors contained in the submission.

**“Myth #1 – Density in Metrotown is moderate and is needed to improve affordability”**

**Delegation’s Assertion:** “Metrotown has 121 persons per hectare compared with Downtown Vancouver which has 106 persons per hectare. ...this point gets ignored.”

**Staff Response:** The submission has included information that misrepresents urban densities<sup>1</sup>. The Metrotown Plan boundary has an area of approximately 308 hectares. The 2011 Census indicates a population of approximately 27,000 in Metrotown, resulting in a population density of 81 persons per hectare. Metro Vancouver’s data indicates that Downtown Vancouver’s residential districts (ie. Downtown Eastside and Triangle West) have population densities ranging from 129.9 to 352.2 persons per hectare. (see Figure 1). To compare Metrotown with other ‘Regional City Centres’ (RCC) it is noted that New Westminster’s downtown has a population density of 104 persons per hectare, and Lonsdale in the City of North Vancouver has a population density of 100 persons per hectare. In summary, Metrotown, compared with other centres in Metro Vancouver, remains an urban centre with moderate density.

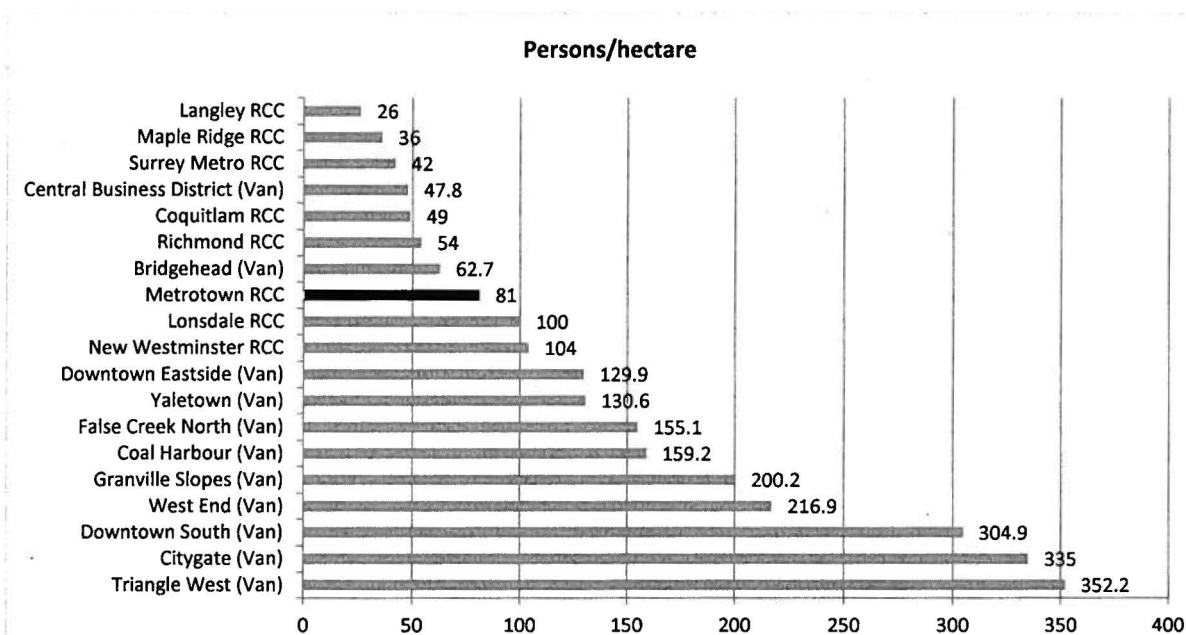


Figure 1 - Population densities (p/ha) for Metro Vancouver Neighbourhoods (Source: 2011 Statistics Canada census data)

<sup>1</sup> The Metrotown boundary includes Central Park. Density calculations for other areas may also include significant park, open space and low density areas within the reported density calculations.

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Additionally, the writer suggests that the City of Burnaby had advanced and advocated for the densification of Metrotown for the single-purpose of increasing housing affordability. It is noted that the City does not “advocate” for density for its own sake. The City has established a growth management framework, which includes its Official Community Plan and related local area plans, as required by the Community Charter and the Local Government Act. These plans and other policies are intended to respond to a wide range of municipal and community issues.

“Myth #2: Affordable housing is not our responsibility”

**Delegation’s Assertion:** *“Since 2011 the City of Burnaby has sold over \$100 million of supplementary density in Metrotown.”*

**Staff Response:** The City has adopted bylaw provisions and supporting policies for its Community Benefit Bonus Program. As of 2016 July, the City of Burnaby has collected \$127,274,283 in value (excluding interest), in the form of both contributed physical amenities and cash contributions in-lieu. This has occurred since 2007. It is important to note that density is not “sold” by the City, rather density bonusing is administered in accordance with the Burnaby Zoning Bylaw and the City’s supporting policies. The intent of density bonusing is to supplement community amenities in response to anticipated residential growth in the City’s Town Centres.

City policies and the Bylaw currently permit ‘density bonusing’ in Burnaby’s four Town Centres utilizing the Comprehensive Development District. A full report on the Burnaby Community Benefit Bonus Policy and achievements from 1997 to 2014 was received by Council on 2014 June 9. This report, which is available on the City’s website, outlines the program’s achievements. Some of which include:

- Child Care Centres (Madison Children’s Centre, Yukon Crescent Children’s Centre, Cameron Children’s Centre);
- Civic Facilities (Tommy Douglas Branch Library, Alan Emmott Centre, Bonsor 55+ Centre, Bonsor Recreation Complex);
- Affordable and/or Special Needs Housing (4 Units Adaptable, Affordable Housing, 9 Units Adaptable, Affordable Housing, 6 Units Affordable Housing);
- Non Profit Office/Program Space (Holdom Resource Centre, Brentwood Resource Centre, Metrotown Neighbourhood House, Community Resource Space at Kingsway & Willingdon Avenue);
- Park and Public Open Spaces (Jim Lorimer Park and Chubb Creek, Taylor Park, Metro Skate Park, George McLean Park, Variety Club Playground, Ernie Winch Park, Stride Avenue Ravine Park);
- Environmental and Public Realm Improvements (Salisbury Urban Trail, BC Parkway Upgrades, Enhancements to Chubb Creek, Corner of Beta Avenue & Dawson Street Improvements); and,

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- Approximately \$10,295,610 committed to partnerships to create non-market affordable/special needs housing units (Dixon Transition Society, Legion Branch 83, Swedish Canadian Rest Home, Vancouver Resource Society, George Derby Care Society, and BC Housing).

***Delegation's Assertion:*** "In Edmonds the City and Province are squandering the opportunity to increase the stock of affordable housing for families as it gives up crown land to a developer..."

**Staff Response:** The City is working with the Province through BC Housing, together with a developer to double the number of non-market housing units at the Cedar Place and Southgate Village sites in the Edmonds area. The proposed project results in 181 non-market units, with 90 old non-market units being replaced, and 91 non-market seniors housing units being created. The Province is re-investing all the value from its lands into the new housing, as well, the City is making a density bonus contribution with an approximate value of \$8.5 million dollars, while also increasing site density through rezoning to provide the necessary funds for the additional units.

This project is a model of local and senior government partnership with the development community that demonstrates the City's commitment to leverage the available financing, government lands and zoning opportunities in order to deliver additional non-market units to Burnaby.

The delegation's submission further suggests that, because the City has adopted policies that continue to advocate for senior governments to assume their constitutional responsibilities to supply affordable non-market housing, the City of Burnaby has not done enough to support housing with its own financial resources, including provision of land.

For the City to have an effective response to affordable housing matters, it is necessary to continue to advocate for senior governments to live up to their respective legislated responsibilities. The City does not have the ability or sufficient local property tax revenues to provide a suitable and sustainable response to fund non-market housing to meet local, provincial and/or national needs.

Notwithstanding this fact, it is a matter of public record that the City of Burnaby has demonstrated its ongoing commitment to contributing substantial funding, land and resources to support the creation of affordable housing. This is done within the City's means, and without further impact on local tax payers, who are not expected to assume senior government funding responsibilities. The City's contributions in this area have been documented in the above noted *Burnaby Community Benefit Bonus Policy* report, and in the further report on *Burnaby's Housing Profile - 2016*, which appears elsewhere on Council's agenda. Further, the City does not share the perspective that market rental units should be subsidized by its taxpayers, as this has the result of providing a transfer of public funds to private business for profit.

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*"Myth #3: We care about low-income families"*

***Delegation's Assertion:*** *A recent study by the Canadian Non-Profit Housing Association ranks Burnaby last in Canada of 523 municipalities for affordability and accessibility."*

**Staff Response:** This citation is not related to a study with a rigorous methodology, but an interactive web-based compilation of census data known as the 'Canadian Rental Housing Index' which was developed by the BC Non-Profit Housing Association. Although this data may be considered a useful tool for this group's housing advocacy mandate and efforts, it is not considered to be a credible evaluation of the current status of rental housing in Canadian communities, or even for Burnaby, as it is largely based on the limited Statistics Canada's 2011 National Household Survey. The use of studies based on this data have been widely held not to be reliable in consideration of the low response rate to a voluntary form and limited data collection that was implemented by the Federal Government at that time.

***Delegation's Assertion:*** *"(The lands offered by the City for non-profit housing projects) ...are not within walking distance of SkyTrain."*

**Staff Response:** This statement does not account for the fact that both City owned non-market housing sites are located in well-established commercial districts, which are well-served by main bus routes with good connections to SkyTrain. This was a fundamental part of the essential planning criteria used in the selection of these City lands as ideal locations for the development of non-market housing. Proximity to transit was not the only consideration for the selection of the sites. These sites also offer proximity to community services, amenities, recreation, green spaces and a host of other features that make the sites attractive from a non-profit housing perspective.

Generally, this section attempts to build a case to support the premise that *"These statistics and policies are not those of a government that cares about low-income families."* As indicated in the *Burnaby Housing Profile-2016*, Burnaby has a strong tradition of supporting and advocating on behalf of its citizens with special and non-market housing needs. The scope and breadth of these initiatives are considerable and represent decisions of successive Councils that are concerned with these issues and have acted for the overall benefit of Burnaby citizens. Key to documenting past, current and future efforts of a caring community is the Social Sustainability Strategy, completed and adopted by Council in 2011. This is a guiding strategy with regard to social needs and actions in the community.

A progress report on actions under the Burnaby Social Sustainability Strategy documents efforts taken by the City, between 2013 and 2015, to care for the community. Key highlights of that 2015 September report are listed in the table below:

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**Burnaby Social Sustainability Strategy**  
**Summary table of Phase 1 Implementation Actions 2013-2015**

Meeting Basic Needs	<p><b><i>Ensuring everyone has a foundation to live a life of dignity</i></b></p> <ul style="list-style-type: none"> <li>• Potential for up to <b>500</b> new child care spaces as a result of a new Child Care agreement between the City and School District</li> <li>• <b>100+</b> post-secondary students mentored through the Burnaby Board of Trade</li> <li>• <b>8,600 residents</b> access Burnaby's recreation credit program in 2014</li> <li>• New <b>restrictions</b> for payday loan lending</li> <li>• <b>\$1.32 million</b> allocated from the Burnaby Housing Fund to support affordable housing</li> <li>• <b>433</b> adaptable housing units secured since 2013</li> <li>• <b>154</b> new secondary suites, more under review</li> <li>• New <b>Healthier Community Partnership</b> between the City, School District, and Fraser Health, working together on mental health and physical literacy</li> <li>• <b>500+</b> Burnaby residents attend free <b>food preservation and gardening</b> workshops hosted by Burnaby Food First, with support from the City of Burnaby</li> </ul>
Celebrating Diversity and Culture	<p><b><i>Recognizing the role diversity and culture play in supporting a cohesive, creative and engaged community</i></b></p> <ul style="list-style-type: none"> <li>• <b>22 newcomers</b> trained as storytellers – captured in <b>Burnaby Digital Storytelling Project</b></li> <li>• <b>10 Inter-Faith community gatherings</b> attended by 100s of Burnaby residents</li> <li>• Member of the <b>Canadian Coalition of Municipalities Against Racism</b> since 2012</li> <li>• <b>27,000 hours</b> contributed by volunteers to support isolated seniors in 2014</li> <li>• <b>43,500 visits</b> to Burnaby Youth Centres in 2014</li> <li>• <b>Local artists</b> featured in Burnaby Art Gallery exhibitions</li> </ul>
Getting Involved	<p><b><i>Nurturing an involved community where individuals, groups and organizations actively participate in, contribute to, and help share community life</i></b></p> <ul style="list-style-type: none"> <li>• New <b>one-stop guide</b> to civic participation: <a href="http://www.burnaby.ca/beinvolved">www.burnaby.ca/beinvolved</a></li> <li>• <b>5.6% increase</b> in voter turnout in 2014 municipal election</li> <li>• <b>50 City Hall tours</b> engage 1,000+ residents</li> <li>• New <b>Volunteering</b> portal promotes volunteer opportunities</li> <li>• Burnaby Board of Trade launches award-winning <b>Pledge for a Sustainable Community</b></li> </ul>
Learning for Life	<p><b><i>Continuous building of skills and knowledge through people's lives from birth to late adulthood</i></b></p> <ul style="list-style-type: none"> <li>• New <b>directory of learning services</b> produced by Literacy Now Burnaby</li> <li>• <b>74,975+ visits</b> to Burnaby Public Library's free computers in 2014</li> <li>• <b>Community Adult Literacy Program</b> launched through Literacy Now Burnaby with Burnaby Neighbourhood House, SFU and Burnaby Public Library</li> <li>• Byrne Creek Secondary becomes Burnaby's <b>8<sup>th</sup></b> community school in 2015</li> <li>• <b>Free Wi-Fi</b> to a further 17 City locations, available now at all community centres, libraries and City Hall</li> </ul>
Enhancing Neighbourhoods	<p><b><i>Recognizing the importance people place on vibrant neighbourhoods and opportunities for neighbours to interact</i></b></p> <ul style="list-style-type: none"> <li>• <b>Complete communities</b> – more opportunities for people to live close to transit, employment, services, shopping and recreation</li> <li>• <b>Priority community amenities</b> identified in each town centre – new development</li> </ul>



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	will contribute <ul style="list-style-type: none"> <li>• 3 new community resource centres opened – 22,000 square feet of program and meeting space for Burnaby-based non-profits</li> <li>• 12 celebrations at new Edmonds outdoor plaza, more plazas on the way</li> <li>• 3 public art pieces installed so far on the Beresford Art Walk – Burnaby’s new outdoor art gallery</li> <li>• 28 Festivals Burnaby grants each year</li> <li>• 107 neighbourhood small grants awarded through Burnaby Neighbourhood House and the Vancouver Foundation</li> </ul>
Getting Around	<i>Envisioning a future in which transportation services, infrastructure and information combine to ensure travel is not a barrier to participation in society</i> <ul style="list-style-type: none"> <li>• New Town Centre public realm standards - wider sidewalks, bike lanes and rain gardens</li> <li>• Pedestrian improvements – 18 kilometres of new sidewalks and urban trails in 2013-14</li> <li>• Accessibility improvements – 63% of Burnaby bus stops are now accessible for people who use mobility aids, annual program to continue improvements</li> <li>• 40 kilometres added to Burnaby’s bike network over the past 5 years</li> </ul>
Protecting Our Community	<i>Fostering an atmosphere of security where all people are able to participate in community life</i> <ul style="list-style-type: none"> <li>• 35 emergency preparedness presentations in 2014</li> <li>• RCMP deliver 8 crime prevention presentations reaching 100s of residents in 2014</li> <li>• Volunteers contribute 5,363 hours with community policing programs</li> <li>• Auxiliary constables contribute 2,900 volunteer hours in 2014</li> <li>• New web-based Business Watch program launched Sept. 17, 2015</li> </ul>

“Myth #4: Our public consultation process works”

**Delegation’s Assertion:** *“When a new development is proposed in Metrotown, a public hearing is required because most developments require a change in zoning from the existing multifamily low rise to high rises with a supplementary density bonus.”*

**Staff Response:** A Public Hearing is required for any amendment to the Burnaby Zoning Bylaw as this is a legal requirement under the Local Government Act. However, not all rezoning applications advanced in the Metrotown area utilize the ‘s’ Category Zoning provision of the bylaw, which allows for the City to obtain community amenities and contributions to the Housing Fund. Since the introduction of the ‘s’ Category Zoning in 2011, a total of 35 rezoning applications (excluding two CD amendments) in Metrotown have been advanced, only 20, or 57% of these included the application of the ‘s’ Category Zoning.

**Delegation’s Assertion:** *“Even petitions from neighbours seem to go ignored by council, and are given the same weight as an email.”*

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**Staff Response:** All correspondence to Mayor and Council sent to the City is received by Council. Such correspondence is provided with the Council agenda. Correspondence, presentations and petitions that are submitted as part of a Public Hearing process are also received and considered by Council at the Public Hearing. As such, all correspondence is considered. Council considers the issues that are raised, and routinely directs staff to report back on them prior to advancing bylaw amendments to Council for consideration of Second Reading, with the expectation that the issues are either duly resolved in the suitable plan of development, or are explained to the satisfaction of Council. These reports are also forwarded to those who provided input at a Public Hearing (either in person or by written correspondence), also with the expectation that staff work with the community directly to offer more information or to undertake a resolution to matters raised where possible and appropriate.

**Delegation's Assertion:** *"The Advisory Planning Commission (APC), handpicked by the Mayor, is largely a rubber stamp for development. We see the APC, on those rare occasions that they have concerns for a large development, is ignored by council and its concerns are never publicly addressed."*

**Staff Response:** The City established the Advisory Planning Commission (APC) to provide input to the Mayor for consideration at Public Hearing on rezoning applications. As provided for under Provincial legislation within the Community Charter (Division 4), it is the Mayor's duty to make appointments to committees. All Burnaby citizens may submit their interest to serve on a Committee through the Office of the Mayor.

Council regularly receives and considers all submissions and comments from the APC, as part of their overall consideration of any development proposal, as part of the Public Hearing process. The members of the APC are citizens of Burnaby with a wide-range of individual expertise, knowledge and experience which is brought to their advisory role. As requested by Council, staff respond through reports to Council on issues raised by the public and/or the Advisory Planning Commission, as a matter of public record. Reports are routinely received prior to Council's advancement of further readings of a rezoning bylaw.

**Delegation's Assertion:** *"A proposed consultation process that was supposed to occur in Metrotown as a 'first priority' upon adoption of 's-zoning' has failed to materialize 6 years later ..."*

**Staff Response:** When Council adopted an implementation approach for 's' Category Zoning on 2011 March 07, it authorized that significant residential and commercial sites within Town Centres be advanced for rezoning individually on their own merits. As part of that implementation approach, Council approved a "Second Phase of Subsequent Town Centre Review Processes", which included the current Metrotown Development Plan Update process.

Contrary to the writer's position that the City's overall practices and processes are part of an ongoing pattern of Burnaby Council not considering public opinion, the City has a strong tradition of public engagement on its various plans and policies, as evidenced by the public

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consultation undertaken for the Metrotown Development Plan Update, the initial phase of which has just concluded. This commitment to engagement is also clearly evident in a range of public process including the Economic Development Strategy, the Social Sustainability Strategy, the Environmental Sustainability Strategy, each Town Centre Plan, and numerous area plans and other plans and policies developed in all parts of the City.

## **Part 2: Introduction, Finding and Analysis, Sections 1-4**

This section of the delegation's submission provides an outline their views on the development process in Metrotown, with reference to the blocks bounded by Nelson Avenue, Dunblane Avenue, Marlborough Avenue, Imperial Street and Grimmer Street. Additionally, the submission presents some findings and analysis of the group's survey of 60 residents of apartments located within this area.

Generally, the submission documents the difficulties and stress that renters surveyed had with the process of relocation and finding new accommodation when faced with the termination of a tenancy agreement. These issues can be stressful and inconvenient to any family or individual that, for any circumstance, must relocate, especially as the vacancy rate for rental housing in Metro Vancouver remains at a very low level.

The submission made to Council presents information on specific evictions and the low vacancy rate of Metrotown, and conclude that these are the direct result of the actions of the City of Burnaby. Staff would note, however, that a copy of the survey, its methodology or the responses themselves were not part of the documents provided to the City. As such, staff cannot comment on the validity or accuracy of the survey and its responses related to any specific personal circumstance. There is also little supporting evidence or research that would substantiate the statements that Burnaby policies alone account for low vacancy rates, shortages of rental housing, and/or market development interest in Metrotown. In summary, the submission presents erroneous information regarding the City's role and legislated powers and mis-characterize what has been a long-standing City initiated and supported community plan and development process. These matters are discussed further below:

***Delegation's Assertion:*** "When development plans promise to dramatically transform a neighbourhood it is common practice for cities to do something called a 'social impact study' before rolling out the changes. The City of Burnaby has not done any such a study."

**Staff Response:** For Council's reference, a copy of the consultation panels for the Metrotown Plan Update, that have been presented at community consultation events and available on the City's website, are ***attached*** to this report. These panels summarize the demographic and other information that have been gathered by staff to represent the social, demographic and other information on characteristics of the community. This information is based on available Statistics Canada information on the Metrotown Area, as well as other available information sources. Collectively, this material represents social assessment information for Metrotown.

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This detailed demographic analysis was undertaken to more fully and completely understand the community as part of the background work to commencing the Metrotown Plan update.

As noted, in detail, subsequently in this report, Council also approved a broadly based consultation process for the Metrotown Plan update that is being completed prior to advancing a draft land use plan for the Metrotown Plan area. The information and input gathered from the community, including the delegation's submission, is being reviewed and assessed to provide input and guidance to the land use plan update for Metrotown.

This extensive City consultation process, which included meeting directly with community stakeholder groups to hear their concerns and respond to questions, is a continuing part of the assessment process for the plan update. As well, staff have been encouraging the community to complete a survey, which is available online, at City Hall, and at City events and meetings. The survey provides interested parties the opportunity to provide feedback on social and community matters, as well as the background work done to form the Preliminary Vision, Principles, and Land Use Framework for the Metrotown Plan Update. The input received from area residents will be documented in a future report to Council, and will inform and guide further work on the Plan's update.

Given the extent of both staff's background research and analysis, and the robust public consultation undertaken as part of the first phase of the plan's update, staff consider that the information needed to address the delegation's request for a social impact assessment has been completed.

**Delegation's Assertion:** *"The 234 units on this square block are only one-third of the units to be demolished under current zoning applications in Metrotown. As of the end of March 2016, there are 684 apartment units facing demovictions in Metrotown ...which means nearly 1,400 people are facing eviction and displacement in Burnaby."*

**Staff Response:** There are currently only four rezoning applications under review in Metrotown (as of September 7, 2016) that include a proposal to demolish an existing multi-family apartment building (comprising a total of 267 residential units). As noted previously, these applications are subject to the City's Tenant Assistance Policy and require submission of a Tenant Assistance Plan. The four rezoning applications propose to increase Metrotown's housing supply with a total of 1,232 new housing units. As noted in the Burnaby Housing Profile – 2016, it is estimated that 25% of all strata-titled units in the City are part of the market-rental supply. Using this estimate, about 308 units within the four proposed developments, if constructed, will be added to the City's overall market rental inventory.

**Delegation's Assertion:** *"Who lives in Metrotown": "in the past 10 years due to the process of demovictions that has been displacing hundreds of families, especially in the past 5 years. The demographic of the Metrotown neighbourhood will continue to change drastically as these families move out."*

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**Staff Response:** The data utilized in the delegation's submission was based on the 2006 Census, which does not reflect the current demographic profile and population statistics. Current information, based on 2016 data was not yet available. As such, the delegation's assertions cannot be demonstrated, as there is no corroborating demographic data available.

**Delegation's Assertion:** *"Burnaby Closes its Borders to Refugees": "At a forum organized by the Stop Demovictions campaign, two settlement workers reported that they are no longer able to place any refugees in Metrotown. The strain on refugee housing placement in Metro Vancouver can be directly linked to Burnaby council's destruction of refugee housing in the Metrotown area. Demovictions have transformed Metrotown from the most common landing place for refugees, to a place without refugees."*

**Staff Response:** This assertion does not reflect the actual number of refugee claimants being settled in Burnaby, nor does it accurately represent Council's actions related to housing issues. As Government Assisted Refugees (GAR) arrive in Canada as permanent residents, they are free to settle anywhere in the country. Of the 2,744 GARs destined to B.C. between 2010 and 2013, 2,495 (91%) settled in Metro Vancouver, of these 16% chose Burnaby. This rate for Burnaby is well above the City's ranking in terms of our share of the regional population, with Burnaby housing accommodating 10% of the region's population.

The Cities of Burnaby and New Westminster received 544 GARs from 2010 to 2013, or 21.8% of total GARs in Metro Vancouver. The share of GAR settlement in Burnaby and New Westminster decreased marginally compared to the 2005 to 2009 period, when it was at 26%. Within Burnaby, most GAR's settled in the Edmonds, Cariboo Hill, and Metrotown areas with some selecting North Burnaby, and other parts of the City.

Burnaby is also one of the destination communities in Canada for refugees and between 2014 - 2016 welcomed over 533 individuals comprising 280 families. It is noted that among these refugees there are 127 Syrian individuals, and 41 Syrian families (*Sources: Refugee Newcomers in Metro Vancouver – Changing Faces and Neighbourhoods 2010-2013, May 2014 by ISS of BC; Government of Canada*).

Staff recognize, however, that the low vacancy rate for all forms of affordable housing in Metro Vancouver continues to remain a significant challenge for low and moderate income earners, including refugees to Canada. However, this issue of access to affordable housing is common in the region, and is not only attributable to Metrotown and/or rezoning applications which seek to expand the supply of housing.

**Delegation's Assertion:** *"Burnaby is sitting on 403 city-owned lots using them as mortgage holdings rather than making them available for social housing in partnership with other levels of government."*

**Staff Response:** The City does not hold mortgages on any City owned lands. The City is debt free and has not assigned any land as security through mortgages or other instruments. The City



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owns property for a range of public purposes including road and transportation networks; park, open space and environmental protection; agriculture; civic infrastructure; public facilities for recreation, policing, fire services, libraries, and other services; maintenance of public infrastructure, delivery of sanitation, water, sewer, recycling and garbage services; housing, and future development. City lands represent a significant public asset for Burnaby for the overall benefit and service of the community.

City lands made available for housing are outlined in the Burnaby Housing Profile - 2016 document which appears elsewhere on Council's agenda. The City has also recently made available two significant residential parcels for non-profit affordable housing, and is currently seeking proposals to develop these sites in partnership with senior governments and other service providers.

As noted elsewhere in this report and in the Burnaby Housing Profile - 2016, the Federal and Provincial governments tax for housing, and local governments plan for development to provision land use opportunities to accommodate social housing. As documented in established City housing policies, the City makes a contribution to housing that is within our means, and this is primarily supported by the Housing Funds, which are contributed by new development in Metrotown and other Town Centres. This approved source of funding does not rely on other homeowners and residents to pay increased taxes to support affordable housing objectives, or the disposition of land assets that have been secured for a broad range of City public purposes. In short, the use of the Housing Fund provides the means to purchase lands being made available for non-market housing in partnership with other levels of government, without impact to the local property tax base.

### **Part 3: Requested Priority Actions**

The delegation's submission identified four "*Priority actions to stop demovictions*" and "*call on the City of Burnaby to immediately undertake these four priorities*":

- *Declare an immediate moratorium on demolitions of rental apartments;*
- *Rehouse all those displaced by demovictions;*
- *Create a community planning committee and begin a resident-driven community planning process. Scrap Burnaby's proposed demoviction and displacement plan; and*
- *Build social housing by contributing City-owned land and resources.*

To address the report's recommendations staff have reviewed and addressed each of the requested actions below:

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**Delegation's Request: "Declare an immediate moratorium on demolitions of rental apartments"**

**Staff Response:** The City of Burnaby has an obligation under the Building Bylaw to issue Building and Demolition Permits if they meet all conditions of the BC Building Code, and those established by the Chief Building Inspector and any applicable regulations (further information is included in the report: "Growth Management and Housing Policies in Burnaby", adopted by Council on 2015 November 09).

Members of the delegation, recognizing the limitations of the City of Burnaby to withhold Demolition Permits, have alternately called for a moratorium on rezoning rental apartments to allow for greater density. It is noted that Council has the ability under statute to grant or not to grant specific rezoning applications. However, municipalities in British Columbia have not been granted the power by the Province under the Local Government Act to establish zoning districts by tenure to define areas for market rental housing or strata-titled condominiums. Therefore, even if a moratorium on the rezoning of existing rental apartments was instituted, it is anticipated that properties with prevailing multiple-family residential zoning rights would continue to redevelop under their prevailing zoning to construct residential development (either with rental units or as strata-titled units). These development applications would proceed to be processed by the City through building permits that would not be subject to Council review and approval.

In summary, the City is not able to institute a moratorium on demolitions to retain the existing apartments and their rental units. Further, a moratorium on rezoning would be contrary to community plans and objectives to accommodate a growing population, and the need to increase the supply and diversity of housing. Such an action would also not be advised as it would forego benefits for the community in terms of improved services, new facilities and amenities, and contribution to the City's Housing Fund, which is used to support development of new non-market housing.

**Delegation's Request: "Rehouse all those displaced by demovictions"**

As noted in the Council report entitled "Growth Management and Housing Policies in Burnaby", and in the Burnaby Housing Profile – 2016 (appearing on Council's agenda), it was clearly expressed that the City does not have the mandate or resources to manage the direct provision and maintenance of affordable housing. The City's role in residential development is that of a regulator to ensure that all development complies with provincial legislation such as the Local Government Act, Community Charter and BC Building Code, through its adopted bylaws and policies. The Federal Government through the Canada Mortgage and Housing Corporation (CMHC) and the Provincial Government through BC Housing are mandated to manage and assist with housing needs of residents.

It has been acknowledged that the majority of the existing rental units in Metrotown are market rental units (88%). As such the residents of these units remain responsible to secure their own housing that meet their individual needs and expectations. At the same time, City contributions

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to support provision of non-market housing in the City have been clearly noted. In regard to assisting those persons who may be displaced from their current rental unit through development, the City has an adopted a tenant assistance policy which requires the development's applicant to undertake the following:

The Submission of a Tenant Assistance Plan, which includes:

- a written commitment to exceed the minimum requirements of the Provincial Residential Tenancy Act;
- documentation of the on-site applicable units including the number and size of units, rental rates and existing vacancy rates;
- a plan to guide communications between the applicant and the tenants;
- a minimum of three months rental payment compensation payable to each tenant relocating, to compensate for moving expenses, utility reconnection fees and relocation costs; and,
- a minimum of three months' notice provided to each tenant.

An applicant seeking rezoning, through the Tenant Assistance Plan, is also to provide assistance to tenants seeking alternative accommodation, by way of:

- an offer to interested tenants to secure any available rental housing unit in the new development, or in an off-site rental housing unit managed by the same applicant;
- an offer to interested tenants to purchase an available housing unit in the new development; and,
- information on other accommodation options for tenants to re-locate in the same area and/or other areas.

The City of Burnaby has also adopted plans which have increased the supply of rental housing across the city. Council approved the construction of 300 new market rental units within the Brentwood Phase I Redevelopment, and has provided approval in principle for a 21 unit market rental building in Burnaby Heights, and an additional 238 unit market rental building in Metrotown. There have also been recent enquiries on other purpose built rental sites in Burnaby to pursue infill market rental development, and it is anticipated that future rezoning applications would result from these enquiries. New rental stock is also being made available through the rental of strata units by private owners.

It is, however, acknowledged that market rents are a reflection of the age and condition of buildings, as well as current vacancy rates. Therefore, as older rental buildings in need of substantial repair are redeveloped, the availability of suitable inexpensive rental housing is reduced. The new housing, however, does represent a long term re-investment and provision of new and suitable housing that will serve the City for decades to come. Increasing the supply of housing in all forms and types will assist in increasing the range and number of affordable market rental units within Burnaby over time.

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The City continues to actively seek opportunities to support non-market housing throughout Burnaby, and has achieved this in partnership with the Provincial government on the Cedar Place site with provision of 181 non-market units replacing 90 older units in need of redevelopment. Also as noted, through the City's Amenity Density Bonus Program, 20% of all cash-in-lieu contributions are allocated toward the City's Housing Fund, which supports non-market housing development by offsetting City related fees and charges, and making City lands available for non-market housing development.

In summary, the City is working within its means and mandate to encourage the development of market rental housing and non-market housing, throughout the City and specifically within Metrotown. However, the City does not operate a resident relocation program, nor would this be an appropriate function for the City. Individuals/tenants are ultimately responsible to secure housing that meets their specific needs, with those in core need being able to access support through Federal and Provincial social welfare programs. As such, it is not considered suitable or appropriate for the City to assume responsibility for individuals, and/or senior government social/income supports for residents, seeking market rental generally or arising from redevelopment activity.

**Delegation's Request: "Create a community planning committee and begin a resident-driven community planning process. Scrap Burnaby's proposed demoviction and displacement plan"**

**Staff Response:** The City does not have a 'demoviction and displacement plan' for Metrotown. The delegation has used these terms in reference to the Metrotown Town Centre Plan Update process and the City's adopted Official Community Plan. For the Metrotown Plan Update, the Planning and Development Committee and Council approved a broad based public consultation process with the goal of engaging as many residents, property owners, community groups, and representatives of the real estate and development industry as possible in the plan review process.

The first phase of the public input process, recently completed, included the following:

- *City Webpage:* A dedicated webpage to provide the public with continued access to the most up-to-date resources and information related to the Plan update, including a Plan summary, information panels, survey, and reports.
- *Newspaper and Digital Notices:* Published digital and printed advertisements in the Burnaby Now and other media to ensure the public was well advised of the Plan update and directed the public to the webpage and available methods of providing input.
- *Public Opinion Survey:* Provided both a hard-copy and digital public survey along with the summary brochure at City venues and on the webpage. The purpose of the survey was to invite citizens to express their opinions on the preliminary vision, principles, and land use framework for the Plan update.

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- *Consultation:* Attended meetings with stakeholder groups to provide information about the Plan update and to garner input.
- *InfoBurnaby Article:* Published an InfoBurnaby article to provide information about the Plan update and to encourage citizens to visit the website as well as share their ideas and input.
- *InfoBurnaby Special Edition:* Publish a special edition of InfoBurnaby specific to the Plan update. It will include information advising citizens to visit the website and to share their ideas and input.
- *Pop-up Displays:* Set-up information displays at various locations in the city to provide information about the Plan update and to encourage citizens to fill out surveys, visit the webpage, and share their ideas and input.

Public input that is received is intended to further inform the refinement of the preliminary concept and the formulation of a draft Metrotown Development Plan for the Planning and Development Committee's and Council's consideration, as a basis for a second phase of public consultation.

Phase Two of the public consultation process will include taking a draft Metrotown Development Plan, as endorsed by Committee and Council, to the public as part of a further phase of public consultation. This will provide Burnaby citizens with the opportunity to view the draft Metrotown Development Plan and provide their feedback.

To date, staff have met or received submissions from over 1,800 people in the community; attended 8 community events; participated in 15 stakeholder meetings, and installed and attended to displays at local libraries and recreation facilities, including:

- Environment Festival
- Hats off Day
- Eastburn Interagency Meeting
- Homelessness Task Force Meeting
- HUB Burnaby Committee Meeting
- Voices of Burnaby Seniors
- Burnaby Early Childhood Development Table and Burnaby School-Aged Initiative
- Canada Day (Long Weekend)
- Stop Demovictions Group
- Burnaby Access Advisory Committee
- Metro Vancouver
- Newcomers Centre for Children & Families
- Edmonds City Fair
- Public Library Board
- Kensington Community Fair



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- Civic Square Event
- Burnaby Neighbourhood House
- Immigrant Advisory Committee
- BC Day Celebrations (Long Weekend)
- Burnaby Neighbourhood House (second event)
- Fraser Health
- TransLink
- Camaray Gardens
- Metrotown Planning Charrette
- Metrotown Residents Association
- Burnaby Family Life
- Willingdon Community Fair
- BC Acorn
- Newcomers Centre for Children & Families
- Girl Makers Camp
- Displays at Bob Prittie, McGill, Cameron, and Tommy Douglas Library and Bonsor Centre

Staff have also received numerous counter enquiries, telephone calls, emails and submitted surveys in response to our first phase of community outreach.

The public engagement process was carefully considered prior to initiating the plan update, with the goal of reaching the greatest number of people to receive their input. The community oriented approach to public engagement through participating in community events and stakeholder meetings enabled staff to discuss the issues raised both on a one on one basis, and within a group, so that people were comfortable and encouraged to express their opinions.

The community engagement process undertaken for the Metrotown Development Plan update enabled the community to interact with City staff at community events, at City Hall or at community meetings. All meetings were safe places where people were comfortable to express their opinions and to obtain clear answers to their questions. Thus far, staff are extremely encouraged by the quality and breadth of feedback, due in part to the large number of personal interactions with the community.

For the reasons noted above, staff consider the consultation approach undertaken for the first phase of public input on preliminary principles, vision and land use framework of the Metrotown Plan update to be appropriate, robust and balanced.

As noted, resulting from this input staff will prepare a report to Council summarizing the input received. This input will also assist in the preparation of a Draft Metrotown Development Plan, which will be advanced to a second round of public input on the specific designations proposed within the plan.

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**Delegation's Request: "build social housing by contributing City-owned land and resources"**

As previously stated, the City of Burnaby is actively engaged in providing both lands and resources for the construction of affordable housing in partnership with non-profit agencies and senior levels of Government.

In regard to the City contributing land towards the development of social housing, the City has committed to bring forward select City-owned properties for the development of non-market housing, with the initial phase identifying two City-owned properties at 3802 Hastings Street and 7898 Eighteenth Avenue to be made available immediately. The City's housing grant program would also apply to the development of these lands to help offset City related development fees, charges, and site servicing costs.

To-date the City has provided property to accommodate 293 non-market units at Lions Mulberry Place, Ridgelawn Gardens, Cariboo Co-operative, Hastings Village, Garden Square Co-operative, Marguerite Dixon Transition Society and Action Line Housing Society.

Further, Council has adopted an Affordable Units Policy which seeks 20% of units in a development on wholly publicly owned land to be non-market housing. This policy, implemented in conjunction with senior government housing programs, has resulted to-date in the development of 390 non-market units at Oaklands, George Derby, Cariboo Heights and the former Burnaby South School Site.

In regard to the use of resources, as noted, the City as part of the amenity density bonus policy deposits 20% of all cash in lieu contributions from all four town centres into a combined city-wide housing account. Housing Funds totalling \$10,295,610 have been provided or committed to the following non-profit housing projects or societies for the provision of non-market rental seniors and transitional housing, including: the Dixon Transition Society (Wenda's Place), Legion Branch 83 seniors housing (Poppies Residence), Swedish Canadian Rest Home, Vancouver Resource Society, and George Derby Care Society and the BC Housing Cedar Place project.

The Amenity Density Bonus program has also secured nineteen non-market special needs and family housing units within the Madison, Renaissance and Brentwood Gate development projects in the Brentwood Town Centre.

Most recently, the City has committed \$8,500,000 in housing funds to develop 181 units of non-market housing in the Southgate area, with the replacement of 90 units of family housing to replace the ageing Cedar Place family housing development, owned and operated by BC Housing, and an additional 91 units of new non-market seniors housing on the former Cedar Place site.

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The City of Burnaby recognizes the role and responsibility of senior levels of government in the provision of non-market housing, and the City continues to allocation designated available resources toward the provision of secure, long term non-market housing throughout the City. The City welcomes opportunities to work with the community, senior levels of government, non-profit housing providers and the development industry to increase the supply of non-market housing supply in Burnaby. The current and future Metrotown Plan has the ability to accommodate non-market housing alongside market housing on any site designated for multiple-family uses. Therefore, community partners and senior government housing providers are encouraged to work with the City to seek out opportunities and synergies to further this goal.

## 5.0 CONCLUSION

The requested staff review of the delegation's presentation and their submission has found that it incorporates numerous errors of fact, mis-characterization of the policies and programs of the City, and misrepresentations of legislated processes. The City has a long history of supporting and advocating for affordable housing and protecting the needs of renters, and on this basis the mis-information presented by the Demovictions Burnaby Campaign requires a response and correction.

Through their presentation and their submission, the Stop Demovictions Burnaby Campaign has advanced a narrative that inappropriately portrays the City's actions as not being aligned with the responsibilities, plans, objectives and values of the community. The citizens of Burnaby and City Council have a long and well documented history of advocating for the protection and care of its citizens and the community from a social, environmental and economic perspective.

It is recommended that a copy of this report be sent to the delegation that appeared before Council and the Stop Demovictions Burnaby Campaign.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

JBS\JW:sla:sa  
**Attachment (1)**

cc: Deputy City Manager  
Director Engineering  
Director Parks, Recreation and Cultural Services  
Director Finance  
Chief Building Inspector  
City Solicitor  
City Clerk



# METROTOWN DEVELOPMENT PLAN UPDATE

We want to know  
what you think!

Please fill out a public  
opinion survey or send  
us your comments.

## PURPOSE

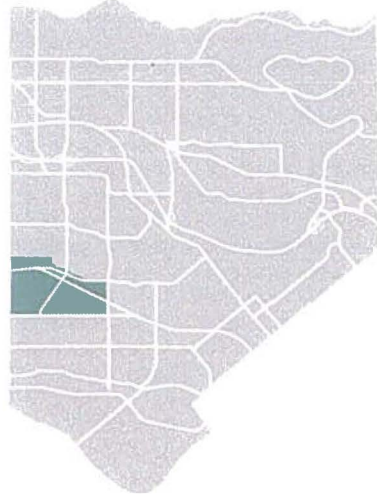
The City is embarking on a community planning process to update the Metrotown Development Plan. This update provides the opportunity to create a true downtown for Burnaby; one that enables the highest order of land use and development supported by social, recreation, entertainment, and cultural amenities important to all of Burnaby's residents, businesses and employees.





# ABOUT METROTOWN

Metrotown is bounded by Boundary Road to the west, Imperial Street to the south, Royal Oak Avenue to the east and Bond Street to the north. It is a Town Centre serving the southwest quadrant of the City and is designated as one of Metro Vancouver's Regional City Centres.



**POPULATION 24,900**



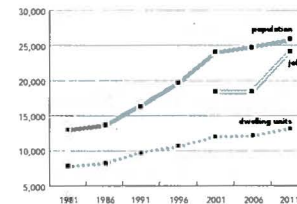
People

=

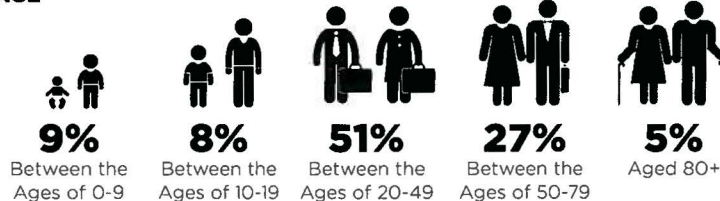
**11%**

of Burnaby's Population

## METROTOWN'S GROWTH



## AGE



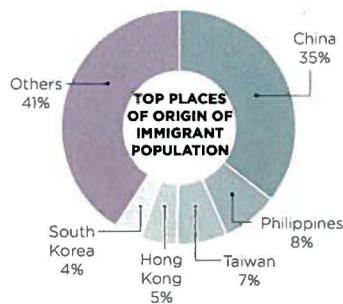
## EDUCATION



**50%**

of the population aged 25 and over in Metrotown have a university degree

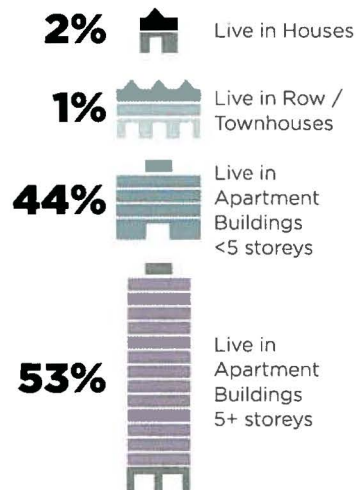
## IMMIGRATION



**62%**

of Metrotown's population are Immigrants

## HOUSING TYPES



## HOUSING COST



**51%** of renter households spend 30% or more of household income on shelter

**30%** of owner households spend 30% or more of household income on shelter

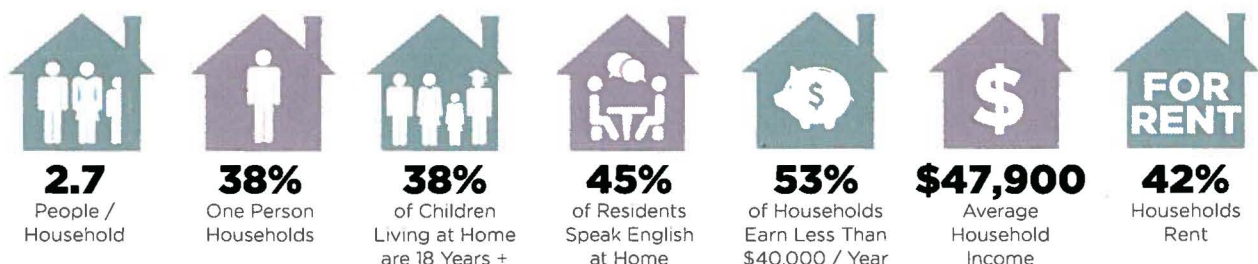
## CHANGE OF RESIDENCE



**25%** of residents have moved within the last 1 year

**56%** of residents have moved within the last 5 years

## HOUSEHOLD STATISTICS





# ABOUT METROTOWN

## EMPLOYMENT



**24,000**

Jobs

=

**17%**

of Burnaby's Jobs

## OCCUPATIONS

**28%**

Sales & Service  
Occupations

**18%**

Business, Finance  
& Administration  
Occupations

**13%**

Professional, Scientific  
& Technical Services

**9%**

Education, Law &  
Social, Community &  
Government Services

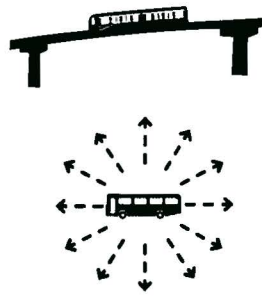
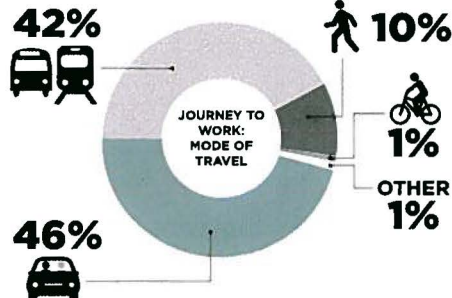
**7%**

Management  
Occupations

**25%**

All Other  
Occupations

## TRANSPORTATION



**2 SKYTRAIN STATIONS**

• Metrotown  
• Patterson

Metrotown SkyTrain Station  
Serves

**50,000+**

Trips per Day

Metrotown Bus  
Exchange Serves

**12**

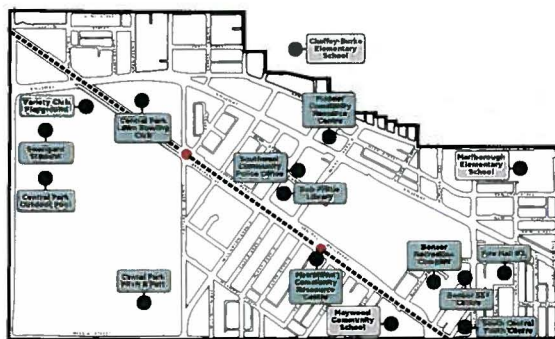
Routes

Metrotown Bus Exchange  
Serves

**25,000+**

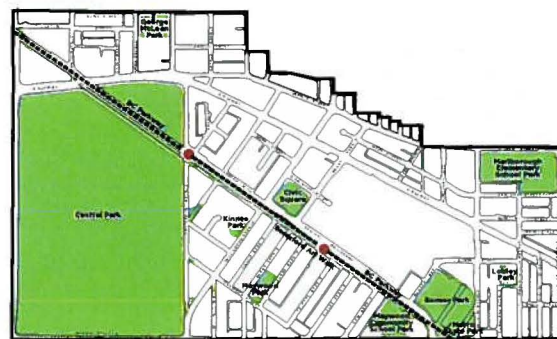
Trips per Day

## AMENITIES AND SCHOOLS



● Civic Amenity or Public School ● SkyTrain Station / Local Commercial ---- SkyTrain Expo / Millennium Lines

## PARKS AND OPEN SPACES



■ Park / Public School ● SkyTrain Station / Local Commercial ---- SkyTrain Expo / Millennium Lines

## SCHOOLS



**933**  
Students

Marlborough  
Elementary School



**440**  
Students

Maywood  
Community School

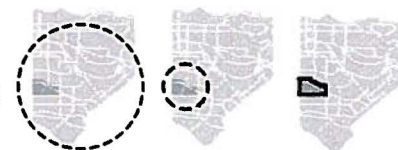


**515**  
Students

Chaffey-Burke  
Elementary School  
(Located outside of Town Centre boundary)

## PARKS

Metrotown has  
**235 acres**  
of Park Space



MAJOR PARK  
Central Park

DISTRICT PARK  
Bonsor Park

NEIGHBOURHOOD PARKS  
George McLean Park  
Kinnee Park  
Lobley Park  
Maywood Park

## PUBLIC OPEN SPACE



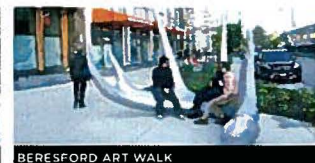
CIVIC SQUARE



BC PARKWAY



METRO SKATE PARK



BERESFORD ART WALK

# WHY DO WE NEED A PLAN UPDATE?

1

## NEW CITY-WIDE POLICIES & STANDARDS

The Plan update will reflect new city-wide policies and standards to guide development and growth into the future.



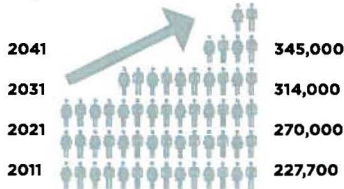
- › Burnaby Official Community Plan (1998)
- › Burnaby Transportation Plan (1995)
- › Economic Development Strategy (2007)
- › Social Sustainability Strategy (2011)
- › Environmental Sustainability Strategy (Draft)
- › Community Benefit Bonus Policy (1997)
- › 's' Category Zoning (2010)
- › Town Centre Public Realm Design Standards (2015)

2

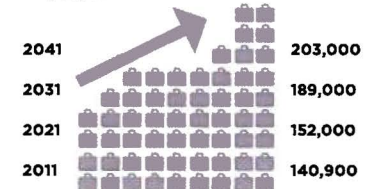
## ACCOMMODATING REGIONAL GROWTH

The Plan update will respond to the City's commitment to accommodate an additional 125,000 people and 60,000 jobs over the next 25 years.

### Population



### Employment



3

## PHYSICAL CHANGES

The Plan update will further integrate and build upon the physical changes that have transformed Metrotown from automobile-oriented commercial and low intensity residential uses, to a dynamic walkable, transit-oriented, and mixed-use community.



4

## COMMUNITY AMENITIES

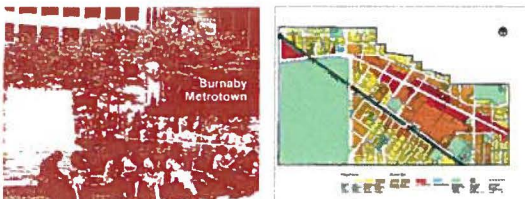
The Plan update will provide further opportunities and direction for the achievement of additional future community amenities.



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## CONSOLIDATION OF PLAN UPDATES

The Plan update will consolidate minor amendments into one cohesive Plan document providing greater clarity.





# A DOWNTOWN VISION

## PRELIMINARY VISION

*To establish an **exciting, inclusive, and sustainable downtown** for Burnaby; one comprised of well-connected neighbourhoods that provide a sense of place and community identity; provide major office, business, tourism and employment opportunities; provide a variety of housing choices; provide civic, recreational, and cultural amenities and facilities that serve the needs of the Metrotown community and Burnaby as a whole; is supported by a comprehensive transportation network that promotes a more walkable, healthier, and active community; and provide a high quality public realm that evokes a sense of beauty, creativity, excitement and vibrancy.*

## THE IMPORTANCE OF A GREAT DOWNTOWN

Downtowns are an important part of a city. They are the primary area in which economic, cultural and social exchanges occur. They can represent a city's identity or image.

"Great" downtowns are active, vibrant and exciting. They provide the physical space in which to do business, interact, connect and belong. They offer places where people want to live and thrive. They are also destinations that people want to visit, linger and spend time in. Great downtowns are walkable and are highly accessible by transit. They include a broad range of commercial services and amenities, civic facilities, arts, entertainment, learning, parks, and recreational spaces to serve a diverse population.

### COMPONENTS OF A GREAT DOWNTOWN





# PRELIMINARY PRINCIPLES

## PRINCIPLE #1

### METROTOWN IS BURNABY'S DOWNTOWN:

- o accommodating a significant share of the City's anticipated **growth and development** into the future;
- o providing the highest concentration and intensity of **economic activity** in the City;
- o fostering neighbourhood function, character and identity as part of an **Integrated and well-connected** downtown; and,
- o enhancing neighbourhood **amenities and public spaces** that foster social interactions, serendipity, and healthy living.



## PRINCIPLE #2

### METROTOWN IS AN EXCITING DOWNTOWN:

- o creating major streets that are vibrant and active with inviting land uses and urban landscapes that generate **pedestrian activity** throughout the day and night;
- o developing urban plazas, public squares and civic gathering spaces, for cultural, entertainment, social, and celebratory events, promoting Metrotown as both a **city-wide and regional destination**; and,
- o encouraging **hospitality amenities and services** to enhance visitors' experience.



## PRINCIPLE #3

### METROTOWN IS AN INCLUSIVE DOWNTOWN:

- o requiring that **physical accessibility** is equal to all, regardless of physical ability, age, gender, or cultural background;
- o building on a **sense of community** and pride by fostering a safe and inclusive downtown; and,
- o facilitating **housing options** by establishing a land use framework that supports a variety of housing types and tenures.



## PRINCIPLE #4

### METROTOWN IS A SUSTAINABLE DOWNTOWN:

- o establishing **sustainable employment and business activities** by concentrating major office and commercial uses near transit, and providing supporting services and infrastructure;
- o promoting future development that **reduces energy, water and resource demand and consumption**, in alignment with the City's broader environmental initiatives and policies; and,
- o providing amenities and infrastructure that promote **healthy living and social well-being** by meeting peoples' basic needs, and supporting **transportation options** that support all modes, which include walking, cycling, and transit.

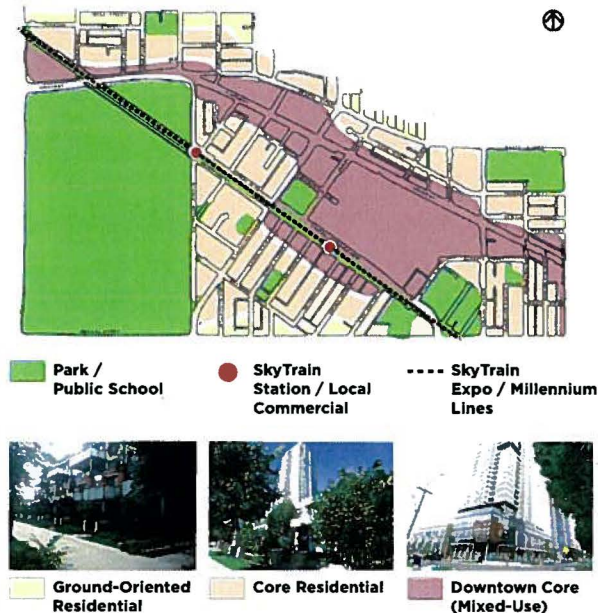




# PRELIMINARY LAND USE FRAMEWORK

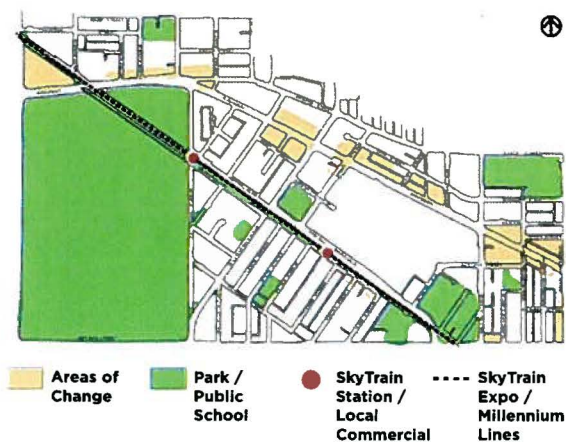
## PRELIMINARY LAND USE FRAMEWORK

The framework features a mix of land uses and that collectively support the development of a complete and balanced downtown. It includes space for employment opportunities, housing, arts, culture and entertainment, community services, and amenities.



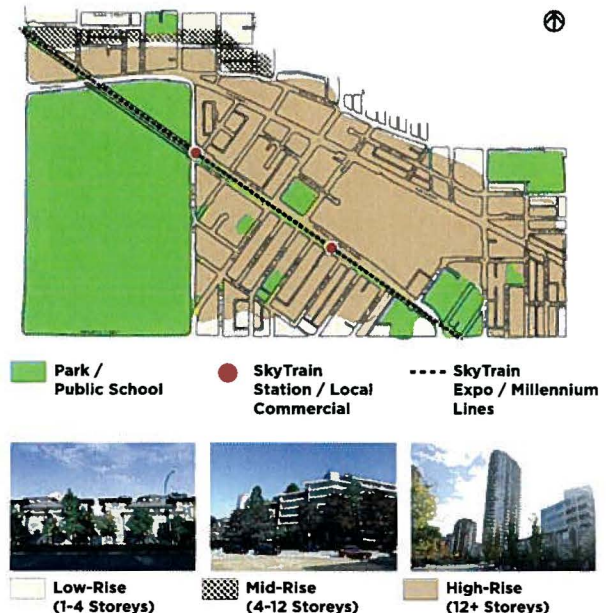
## AREAS OF LAND USE CHANGE (SINGLE-USE TO MIXED-USE)

The areas of land use change include areas that are identified today as single-use (residential or commercial or institutional) and adjusting them to mixed-use to better support a exciting, inclusive, and sustainable downtown.



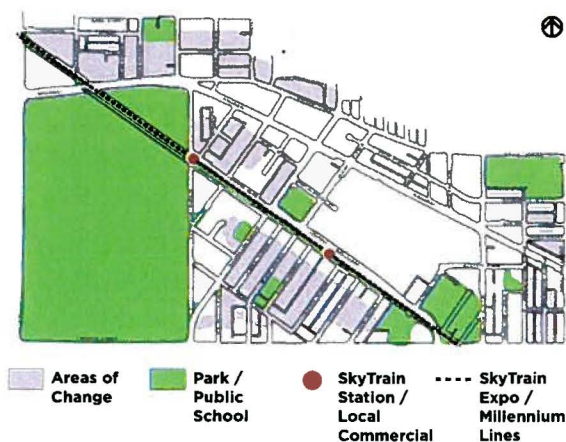
## PRELIMINARY BUILT FORM FRAMEWORK

The framework proposes building forms that transition in scale from high-rise in the downtown core to ground-oriented housing near the single- and two-family neighbourhoods at the Town Centre boundary.



## AREAS OF CHANGE TO BUILT FORM (LOW-RISE TO MID- AND HIGH-RISE)

The areas of built form change include areas that are identified today as having low-rise and townhouse forms, to mid-rise and high-rise forms to create more respectful transitions and opportunities for higher density housing forms surrounding the Downtown Core and the Kingsway corridor to meet long-term housing and employment needs.



# THANK YOU!

Thank you for participating in the Metrotown Development Plan update!

We want to know what you think!  
Please fill out a public opinion survey or send us your comments.

## PLEASE VISIT US AT

[www.burnaby.ca/metrotownplan](http://www.burnaby.ca/metrotownplan)

For the most up-to-date information and resources on the Plan Update and to obtain further information on the public input process, including how to send us your comments, ideas, and questions, or to setup a meeting with your group.



## YOUR INPUT IS WELCOMED!

You can submit your comments, questions, and ideas as part of the first phase of the public input process before August 31, 2016. Please fill out the public input survey or provide a written submission in-person or by mail, fax, email, or online.

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	3rd Floor, Burnaby City Hall	Fax:	604-294-7220
	4949 Canada Way	Email:	metrotownplan@burnaby.ca
	Burnaby, BC V5G 1M2	Online:	<a href="http://www.burnaby.ca/metrotownplan">www.burnaby.ca/metrotownplan</a>
		Facebook:	<a href="http://www.facebook.com/cityofburnaby">www.facebook.com/cityofburnaby</a>
		Twitter:	@cityofburnaby

## PROCESS

This public input process is to garner input from the entire City on the future of Burnaby's downtown.

