

March 1, 2017

A copy of the letter I sent to Mr. Ian Wasson at the Planning & Building department.

Hoping that the addresses of the buildings involved be flagged somehow as well as my letter - for when an application for rezoning takes place.

P.S.
Thank you, Mayor Corrigan and team for being there & fighting to stop the KM pipeline

Re. Rezoning and floor area ratio (FAR) for our cluster of two 4 story buildings -- 1955 Woodway Place and 4941 Lougheed Highway,

Burnaby

SECTION 2 COUNCIL CORRESPONDENCE (2017.03.16)
Planning & Development Committee (2017.03.28)
City Manager
Deputy City Manager
Dir. Planning

Dear Mr. Ian Wasson,

My name is Suzan Colcleugh. I am writing as suggested by someone at the City of Burnaby, Planning and Building department when I visited yesterday. I was given your name and told that the final decision to rezone lies with Mayor Derek Corrigan and council.

My quest presently is to educate myself so I can be better aware of the possible options - for myself, as well as for some other co-owners of the buildings noted above. There are a few of us who are opposed to the sale of the buildings to developers, and who are concerned that there might be other owners who will be swayed to sell without further investigation into the matter, and who might regret it later.

All this started when I was at our strata AGM last Thursday, and found out then that there is an interest amongst quite a few of the people present to dissolve the strata and sell to developers. The strata directors have been aware of this for a while but chose to keep it quiet in case of panic by owners. (FYI one of our strata directors works for AWM Alliance Real Estate Group Ltd., the company recently chosen to manage our buildings. This company is also a real estate company, and is apparently one that is managing Trump's new tower downtown). The whole thing has this horrid essence of a real estate gold rush.

A bit about me, and I will keep it precise. I am a single mother of 4 children. I was living at the affordable housing by Bellwood Avenue

here in Burnaby when my mother, our closest and dearest family member, suddenly passed on. My 2 youngest and I moved into her suite at 1955 Woodway Place in April last year. This suite is our only home, and has been the only solid and safe refuge or harbour for us ever since my parents arrived here in Vancouver years ago. Everything in it, from the gate to shelves etc were installed by my parents. We have also just renovated some after moving in, painting, putting in new carpets etc. My mother died at the apartment, and we are still reeling from it. We have taken over ownership of the suite, and for the first time in my children's lives, they have a place to call true home...a wonderful one with roots and a family history. We have been more than troubled by this recent news. What it feels like is a deep grieving, a shock, a sudden sense of being unsafe. It is devastating, and my children are so sad and stressed with the uncertainty of a home that might not be. It is a normal state and we are not the only ones feeling this way.

Our suite, # , is a large and spacious ground floor 2 bedroom suite with an immense fenced wrap around patio with a private gate (put up initially by my late father) leading out. We are nestled in a car free, secluded, terraced and tree lined neighborhood, with a private cul-de-sac. There are parks and beautiful old trees all around us. It was safe for my kids to roam here, and it will be safe and wonderful for my grandchildren (I am expecting my first grandchild this May – another reason for me to stay close). Our dentist, doctor, friends and community are here or nearby. My children grew up in the area. So, you can understand how much we love the suite and the location.

I need to do a concise cost/benefit or return on asset analysis, and collect information pertaining to this issue of selling – so it becomes clear as to which direction is better for us owners, especially those whose suites are their only property and their homes. My guess is that it is not worth it

even if the interested developer offers each of us \$500,000. Those of us whose only homes are these suites in the two buildings will have to move further out of metro Vancouver, possibly change jobs or suffer the costs of commuting, be separated from their community and support network, pay higher taxes as well as higher maintenance fees (we have a good maintenance cost and system in place presently – one that covers heating, hot water, the caretaker, management, garbage removal, gardening etc.), not to mention the other immediate costs for moving, resettling, and costs/fees for paperwork and services (legal or otherwise) of all kinds due to the sale and transfer. That is a lot to pay for just a small financial gain really. Not much real estate can be bought these days for the remaining few hundred thousand dollars, especially where my children and I want to live, which is where we are now. This picture might be good for those who have other properties or who are retired and want to just move away from Vancouver to live elsewhere, but it is not for us.

The kind lady at the City of Burnaby, Planning and Building department pointed out yesterday that the building I am in is in a “no highrise potential zone” (i.e. within a “medium density multiple family residential zone” – category RM4 – 1.2 floor area ratio). I am assuming that in order for it to be worthwhile for developers, there would have to be an application for rezoning.

Here are some questions I have for you, Mr. Wasson:

- 1) Who applies for the rezoning permit? The developers after the sale, or the strata as a whole before putting the buildings out on the market?
- 2) What is the process for application? How much is the application? What other related costs could there be, and how much are they?

- 3) Can I (and other owners) who do not wish to sell appeal the process? Does this entail employing a lawyer? How much approximately would this cost us? (I am a low income person)
- 4) Would it be easier and less costly for all of us owners if we waited until there is a change in zoning? When would something like a rezoning be done? 20 years? 30 years from now? What is your educated estimate?
- 5) What do you think property values would go for re. apartments in the future (eg in 10 years? In 20 years?) This is complete speculation I know, though I believe that some exploration of figures and data might just turn this crazy tide to sell around. I need a cost/benefit ratio so us owners can make clearer informed decisions vs. being swayed and sold.
- 6) For owners who wish to sell, would it be possibly better for them to sell privately, instead of via a whole building sale to a developer?
- 7) Finally, and an important question – for our two buildings, and possibly a third actually (1945 Woodway Place, Burnaby – used to be part of our cluster and may join in the sale to make a larger impact), what zoning could we go to and what “floor area ratio” would that be?

Mr. Wasson, I want to thank you for your patience and for reading my letter. I would not be doing this if it weren't so deeply important to my family and me. I can be reached at this e-mail address. Perhaps we can arrange a meeting at your office. Is there anything else that I should know? Should I read up certain aspects of Strata law?

All good things, Suzan Colcleugh

