



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2017 June 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-49**
BYLAW #13645; AMENDMENT BYLAW NO. 40/16
Apartment tower with street-oriented townhouses and live-work units
Third Reading

ADDRESS: 6695 Dunblane Avenue and 4909, 4929, 4971 Imperial Street (see *attached* Sketches #1 and #2)

LEGAL: Lot A, DL 152, Group 1, NWD Plan 7803, Lots' 1 & 2, DL 152, Group 1, NWD Plan 7803; Lot 53, DL 152, Group 1, NWD Plan 35102

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C2 Community Commercial District, Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Imperial" prepared by IBI Architects Group, dated 2016 July 08)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 November 7;
- b) Public Hearing held on 2016 November 22; and,
- c) Second Reading given on 2017 January 23.

The prerequisite conditions have been partially satisfied as follows:

- a) The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2017 June 20 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20.*
- d) The submission of an undertaking to remove all improvements prior to Final Adoption of the Bylaw, but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism. If requested, demolition may be delayed to more closely coincide with approval of building permits.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20.*
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with 3.4 of this report.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20, and will deposit the necessary funds prior to Final Adoption.*
- f) The dedication of any rights-of-way deemed requisite.
- *A subdivision plan dedicating the requisite rights-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- g) The consolidation of the net project site into one legal parcel.
- *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20, and the requisite statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office prior to Final Adoption.*
- i) The granting of Section 219 Covenants:
- restricting enclosure of balconies;
 - indicating that project surface driveway access will not be restricted by gates;

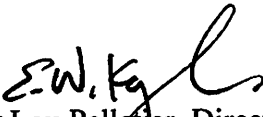
- guaranteeing the provision and maintenance of public art;
 - ensuring compliance with the approved acoustical study;
 - guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - ensuring the provision and ongoing maintenance of ten bicycles and related storage/bicycle repair room, and to ensure that they remain common property to be administered by the Strata Corporation;
 - ensuring the provision and ongoing maintenance of a minimum of two electric vehicle and two Level 2 Electric Vehicle Charging Stations, and to ensure that they remain as common property to be administered by the Strata Corporation;
 - ensuring the provision of three car share spaces as common property to be administered by the Strata Corporation; and,
 - ensuring that handicap accessible parking stalls in the underground parking areas be held as common property to be administered by the Strata Corporation.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20, and the requisite covenants will be deposited in the Land Title Office prior to Final Adoption.*
- j) The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20. A detailed Sediment Control System plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- k) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20. A detailed on-site stormwater management system has been submitted for the approval of the Director Engineering prior to Final Adoption. The required Covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- l) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20. A detailed Solid Waste and Recycling Plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*

- m) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20, and the necessary provisions are indicated on the development plans.*
- n) The provision of 3 covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2017 June 20 committing to implement the recycling provisions.*
- o) The review of on-site residential loading facilities by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20. An on-site residential loading plan has been submitted to the Engineering Department – Traffic Division for approval prior to Final Adoption.*
- p) The submission of a tenant assistance plan.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20. A detailed tenant assistance plan has been submitted and is to be executed prior to the demolition of the existing rental buildings on the site.*
- q) The provision of facilities for cyclists in accordance with this report.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20, and the necessary provisions are indicated on the development plans.*
- r) Compliance with the Council-adopted sound criteria.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20. An acoustic study has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- s) The undergrounding of existing overhead wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20.*
- t) The submission of a detailed comprehensive sign plan.
- *The applicant has agreed to this prerequisite in a letter dated 2017 June 20.*

- u) The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2017 June 20 to make the necessary deposits prior to Final Adoption.*
- v) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2017 June 20 to make the necessary deposits prior to Final Adoption.*
- w) The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2017 June 20 to make the necessary deposits prior to Final Adoption.*
- x) The deposit of the Metrotown Open Space Charge.
 - *The applicant has agreed in a letter dated 2017 June 20 to make the necessary deposits prior to Final Adoption.*
- y) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 June 20.*

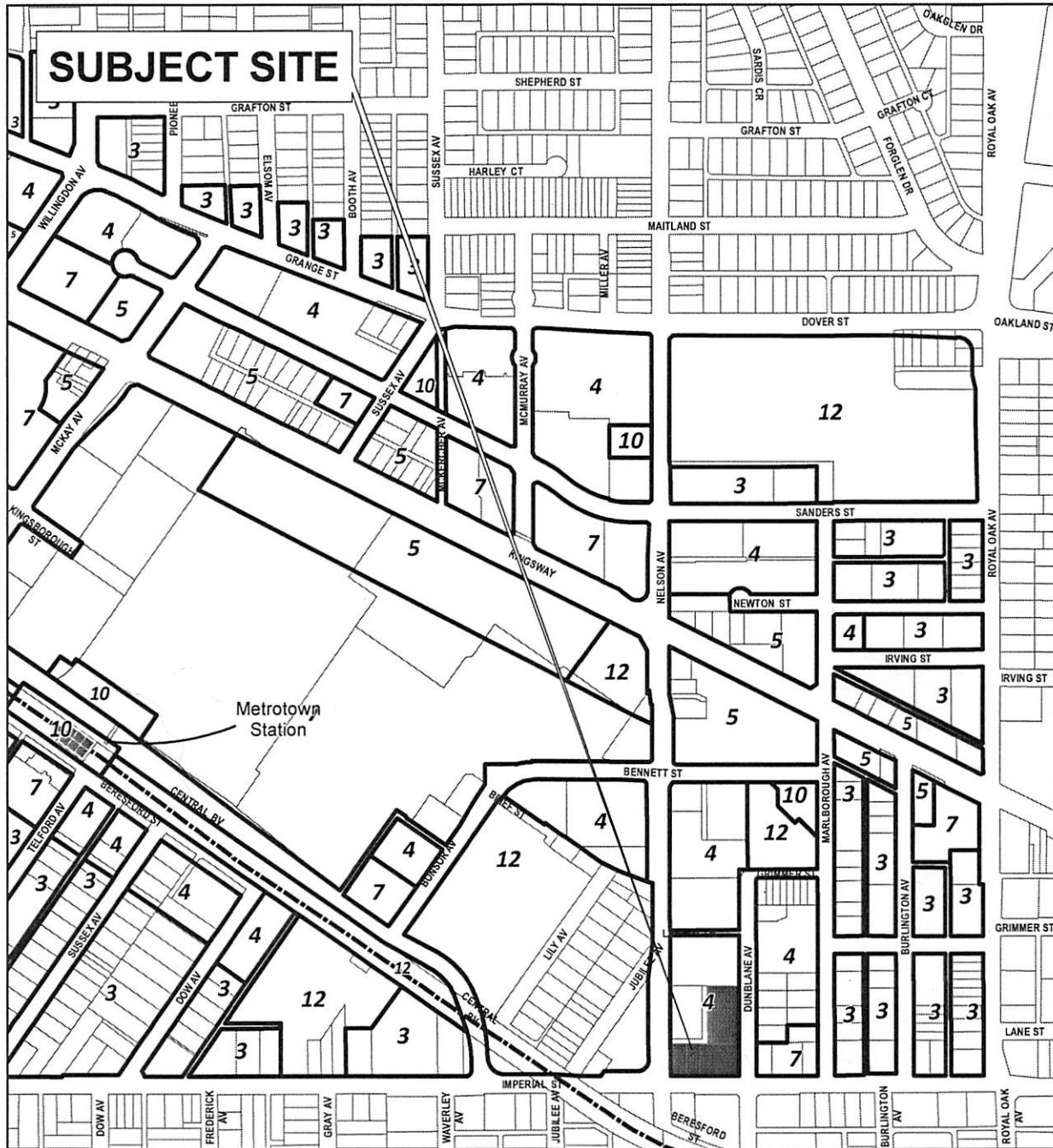
As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2017 June 26, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

A copy of the Public Hearing minutes for this rezoning application is **attached** for information.


Lou Pelletier, Director
PLANNING AND BUILDING

JD/eb
Attachment

cc: City Manager

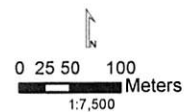


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|--|--------------------------------------|
| 2 Low Density Multiple Family Residential | 7 High Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | |
| 6 Medium Density Mixed Use | |



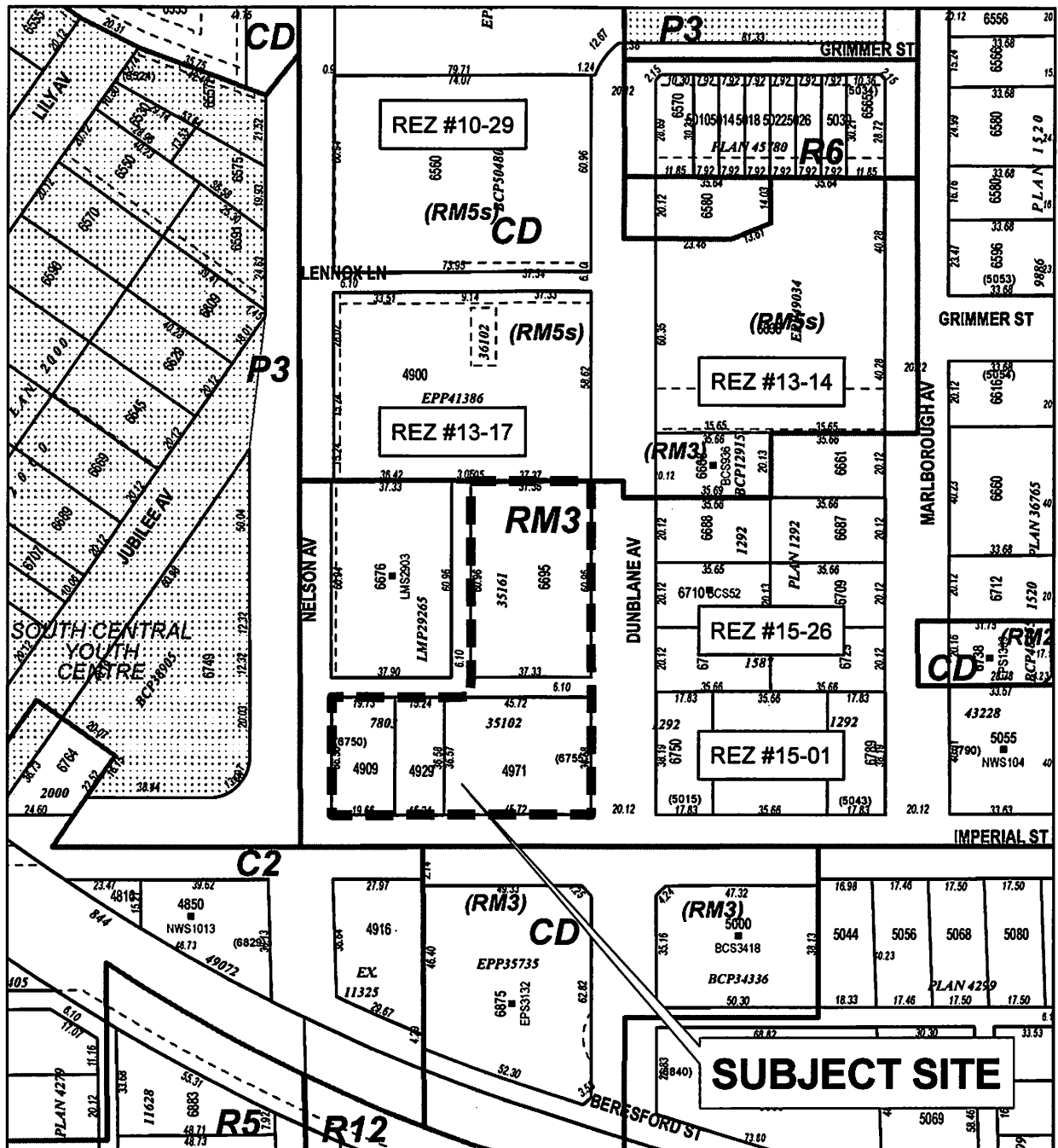
Planning and Building Dept

Metrotown Plan



Printed on August 22, 2016

Sketch #2



PLANNING & BUILDING DEPARTMENT



DATE:
AUG 22 2016

SCALE:
1:2,000

DRAWN BY:
AY

REZONING REFERENCE #15-49
6695 DUNBLANE AVENUE
4909, 4929 AND 4971 IMPERIAL STREET

 Subject Site

Sketch #1

**Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 40, 2016 - Bylaw No. 13645**

Rez. #15-49

6695 Dunblane Avenue and 4909, 4929, 4971 Imperial Street

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C2 Community Commercial District, Metrotown Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Imperial" prepared by IBI Architects Group, dated 2016 July 08)

The purpose of the proposed zoning bylaw amendment is to permit a 36-storey apartment building with street-oriented townhouses on Dunblane Avenue and live-work townhouse units on Imperial Street and Nelson Avenue.

The Advisory Planning Commission advised it supports the rezoning application.

Seventy-three letters were received in response to the proposed rezoning application:

Vesna Troha, 310 - 3811 Hastings Street, Burnaby
Edyta Alfawicka, 510 - 3811 Hasting Street, Burnaby
Mary Troha, 4368 Union Street, Burnaby
Ed Wong, 805 - 3920 East Hastings, Burnaby
Andy Seto, 120 North Stratford Avenue, Burnaby
Peter Prastos, 3721 Georgia Street, Burnaby
Nagib Karim, 6091 Sprott Street, Burnaby
Rozmin Karim, 6091 Sprott Street, Burnaby
Callen Clarke, 418 - 9399 University Crescent, Burnaby
G. Bruce Friesen, 1006 - 4758 Grange Street, Burnaby
Zoe Luba, 4608 Dundas Street, Burnaby
Helen Ward, 4819 Albert Street, Burnaby
Tascha Shahriari-Parsa, 301 - 1550 Fell Avenue, North Vancouver
Thomas Hasek, 4758 Victory Street, Burnaby
Patricia, no last name or mailing address provided
Sandra Betker, 2111 Banbury Road, North Vancouver
David Fairey, 4778 Fernglen Place, Burnaby
Emily Luba, 4806 Dundas Street, Burnaby
Mari Piggott, 2270 Lakewood Drive, Vancouver
Donna Polos, 4652 Victory Street, Burnaby
Lily Vong, 7470 Boundary Road, Burnaby
Mira Dzafic, 7 - 7220 Edmonds Street, Burnaby
Rita Santillan, 6850 Union Street, Burnaby
Jim Gorman, 2402 - 6888 Station Hill Drive, Burnaby
Sani Dzafic, 7 - 7220 Edmonds Street, Burnaby

Amber Keane, 7624 Sussex Avenue, Burnaby
Sean Keane, 7624 Sussex Avenue, Burnaby
Rick McGowan, Metrotown Residents' Association, 239 - 4155 Sardis Street, Burnaby
Angela Boscariol, 7390 Pandora Street, Burnaby
Christina Panis, 201 - 3861 Albert Street, Burnaby
Roberto Canas and Claudia Molina, 302 - 6676 Nelson Avenue, Burnaby
Carlo Sayo, 209 - 6737 Station Hill Court, Burnaby
Derek Sahota, 418 - 9339 University Crescent, Burnaby
Joey Hartman, 2402 - 6888 Station Hill Drive, Burnaby
Denise Valdecantos, 209 - 6737 Station Hill Court, Burnaby
Letizia Waddington, 1963 Kitchener Street, Vancouver
Tim Watts, 101 - 6676 Nelson Avenue, Burnaby
Harry Narsih, 6676 Nelson Avenue, Burnaby (2 submissions)
Laarni de los Reyes, 1403 - 7235 Salisbury Avenue, Burnaby
Mussary Martin, 1403 - 7235 Salisbury Avenue, Burnaby
Roz Bailey, Surrey Manufactured Home Owners Association, #3 15820 Fraser Highway, Surrey
Cindy Miller, 7048 - 140a Street, Surrey
Matthew Hunter, 6585 McKay Avenue, Burnaby
Charles Doebele, 7341 19th Avenue, Burnaby
Tyler Thompson, 4675 Imperial Avenue, Burnaby (2 submissions)
Wisten Lu, no mailing address provided
Cathy Yang, 5676 Nelson Avenue, Burnaby
Muthanna Tayyem, 31 - 1960 Bellwood Avenue, Burnaby
Yevgeniya Prokopova, 212 - 6695 Dunblane Avenue, Burnaby
Thomas Johnston, 212 - 6695 Dunblane Avenue, Burnaby
Amrita Parmer, 7797 12th Avenue, Burnaby
Ross M. Mills, 238 Wood Street, New Westminster
Marilyn C. Peters, 13804 Grosvenor Road, Surrey
Theresa Sampson, 202 - 315 Hospital Street, New Westminster
A. Findlay, 57 Agnes Street, New Westminster
Trish Cullen, 5933 Horne Street, Burnaby
Dianne M. Brissette, 105 - 1016 Fifth Avenue, New Westminster
Piroz Rahman, 209 - 6695 McKay Avenue, Burnaby
Mae Burrows, 7798 Stanley Street, Burnaby
Kevin Johnston, 8 - 7459 13th Avenue, Burnaby
Haider Nayani, 1381 Howard Street, Richmond
Mic Di Tomaso, 6880 Balmoral Street, Burnaby
B. Thompson, 506 Tenth Avenue, New Westminster
Peter Lojewski, 610 - 668 Columbia Street, New Westminster
Phil Burrows, 105 - 6695 Dunblane Avenue, Burnaby
Ricardo Garay, no address provided
Katherine Zheng, 202 - 6444 Silver Avenue, Burnaby
Ashley Jones, no mailing address provided
Marline Chervinski, no mailing address provided
Barbara Zeller, 7254 Willingdon Avenue
Tyler Grove, 201 - 5055 Imperial Street, Burnaby

The following speakers appeared before Council and spoke to the proposed rezoning application:

Linda Tetlock, 203 - 321 10th Street, New Westminster, appeared before Council and spoke in opposition to the proposed rezoning application as it will have a negative impact on people's lives. The rezoning will increase homelessness and the speaker requested that Council build more affordable housing.

Wanda Mulholland, Coordinator of the Burnaby Task Force on Homelessness and the Society to End Homelessness in Burnaby, 7476 13th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested Council create bylaws and/or zoning that protects affordable housing including rent controls, one-for-one replacement policies, maintenance bylaws, dedicate city-owned land for social housing and advocate to senior levels of government.

Clint Morrison, 108 - 815 Fifth Avenue, New Westminster, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Morrison stated concerns with the inconvenience, cost and stress related to displacement.

Maurie Jackson, 7360 17th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns regarding the negative impact on displaced residents, the unaffordability of new rental and housing stock, and a lack of safe and secure housing options. Ms. Jackson requested that Council require developers to contribute to affordable housing initiatives.

Arthur Sekada, 104 - 6695 Dunblane Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Sekada stated concerns with the proposed height of the building and the rapid speed of development. The speaker requested that the City require developers to pay higher rates for increased building heights, work to create a walkable community, consider rent control options, create and protect affordable housing and consider development free zones.

Trevor Gibbons, 312 - 6695, Dunblane Avenue, Burnaby, appeared before Council and spoke in opposition to the rezoning application. The speaker stated concerns regarding the potential loss of community diversity, loss of public space such as lane ways and parks, the decreased park per capita ratio, car/pedestrian conflicts and safety and the lack of bicycles lanes. Mr. Gibbons requested Council require 60% of the housing form of new developments be dedicated to subsidized rental housing.

Nagib Karim, 6091 Sprott Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker believes that the development will provide greater access to existing amenities (transit, shopping and services) and provides viable housing options for his family.

Gary Johansen, 7068 Jubilee Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with the displacement of long term Burnaby residents and requested that Council build more affordable housing using development funds.

Mullein Buss, 2684 East 8th Avenue, Vancouver, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Buss stated that the rezoning will result in the displacement of many residents and increase homelessness.

Shari Chan, 5 - 6688 Dunblane Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns regarding the negative impacts of resident displacement, loss of affordable rental units and a lack of safe and secure housing options. Ms. Chan requested Council develop policies that protect affordable rental stock, create more rental housing and require developers to rent or sell to local residents at affordable rates.

Dave Diewert, Alliance Against Displacement, 1325 - 104th Avenue, Surrey, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with the number of affordable rental buildings (16) that have been demolished for development since 2015 in Burnaby. Mr. Diewert believes that rezoning is resulting in the increased pace of development and requested Council abandon the Metrotown Plan Update process.

Holly McCallum, 901 - 6455 Willingdon Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns regarding the negative impact of resident displacement including loss of diversity and marginalization of displaced individuals and families. Ms. McCallum requested Council implement policies that secure affordable housing for seniors, low income residents, families and immigrants. The speaker also requested that Council require developers to contribute funds to the development of affordable housing options.

Shelly Vellani, 6760 Kneale Place, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker believes the proposed development will provide needed housing to current and future residents. Ms. Vellani supports the close proximity of the development to local amenities and services such as grocery stores, activity centres and rapid transit. The speaker also believes that the increased density will benefit local business owners.

Stella Comia, 202 - 4971 Imperial Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Ms. Comia stated that the rezoning will require her to leave her home and increase the likelihood of her becoming homeless.

Natasha Sanders-Kay, 301 - 6730 Burlington Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker is experiencing stress from the potential loss of her home due to development. Ms. Sanders-Kay relies on her existing support network in her current neighbourhood and does not want to see herself or her neighbour's displaced.

Councillor McDonell left the Council Chamber at 9:08 p.m.

Councillor McDonell returned to the Council Chamber at 9:12 p.m.

Mathew Hunter, 2 - 6585 McKay Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker is concerned that displaced low income residents will no longer be able to easily access services and transit infrastructure as available rental housing is unaffordable.

Leila Lolua, 6158 Elgin Avenue Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested that Council consider slowing or stopping development in the Metrotown area as it is resulting in the displacement of residents. Ms. Lolua suggested that new rental housing be built prior to the demolition of existing rental stock.

David Neufield, 6366 Cassie Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested that Council deny the rezoning application.

Richard Keall, 206 - 6676 Nelson Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning. The speaker requested that the developers consider purchasing his property and including it in the development.

Helen Ward, 4819 Albert Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that the rezoning application does not align with the Official Community Plan (OCP) and would require an OCP amendment to be legal. Ms. Ward criticized the public consultation process for development and that consultation practices fail to include residents with disabilities and immigrants.

Martin Fernandez, 6 - 6797 Dow Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that the demolition of buildings in Metrotown is displacing residents.

Ivan Drury, 10589 North Deroche Road, Deroche, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that the demolition of affordable rental housing will displace residents increasing homelessness. Mr. Drury believes that displaced residents will have challenges securing housing as they will face discrimination and not be able to afford higher market rental rates. The speaker also shared concerns regarding the loss of industrial land in Metrotown.

Astrid Castaneva, 6695 McKay Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that displaced residents and seniors with mobility issues will not be able to stay in their current community and lose access to social opportunities, health services and city amenities. With greater distance to travel to access services, seniors will likely experience higher accident rates.

Councillor Calendino left the Council Chamber at 9:50 p.m.

Councillor Calendino returned to the Council Chamber at 9:52 p.m.

Emily Luba, 4806 Dundas Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that ESL seniors are at risk of losing their homes and language barriers make it difficult for them to find and secure new accommodation.

Derek Sahota, Teaching Support Staff Union (TSSU), 418 - 9339 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that members of the TSSU voted in favor of supporting the Demoviction Campaign as they are concerned for residents facing eviction and homelessness.

Mathew Davies, 6660 Malbough Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that rezoning applications inherently favor developers.

Murray Martin, 1403 - 7235 Salisbury Avenue, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker requested that Council stop rezoning properties from RM3 to RM5 as the change in zoning promotes development and increases homelessness.

Fred Hinmueller, 6939 Gray Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested that Council slow development in Burnaby and allow those being displaced more time to find new homes.

Ms. Chen, 3570 Triumph Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested that Council prioritize supplying, maintaining and creating housing for vulnerable and marginalized residents.

Shari Chan, 5 - 6688 Dunblane Street, Burnaby, appeared before Council and spoke for a second time. The speaker stated that new immigrants cannot afford newly developed high rise apartments.

Murray Martin, 4013 - 7235 Salisbury Avenue, Burnaby, appeared before Council and spoke for a second time. The speaker stated that the high number of condos being developed in Burnaby is directly related to the impact of rezoning on demolition. Mr. Martin believes that development should be undertaken to house local residents before accommodating new immigrants.

Gary Johansen, 7068 Jubilee Avenue, Burnaby, appeared before Council and spoke for a second time. The speaker requested that Council review the Metrotown Plan and consider updating it. Mr. Johansen also suggested that Council research the actions taken by other major cities internationally to identify policies and actions that protect affordable rental housing options. The speaker would also like Council to decrease the amount of space dedicated to high density development in Metrotown and focus more on developing affordable rental housing near rapid transit hubs

Dave Diewert, Alliance Against Displacement, 1325 - 104th Avenue, Surrey, appeared before Council and spoke for a second time. The speaker requested that Council develop a Resident Relocation Program to assist residents that are displaced by development. Mr. Diewert believes that existing tenant assistance programs do not reflect the financial realities of evicted/impacted residents, and aligns with the market intentions of the developers.

Zoe Luba, 4806 Dundas Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that rezoning properties with existing rental housing will negatively impact families and individuals living in the affected homes and community.

Ivan Drury, 10589 North Deroche Road, Deroche, appeared before Council and spoke for a second time. The speaker stated that new developments are not appropriate housing options for new immigrants as they are unaffordable to rent or purchase.

Martin Fernandez, 6 - 6797 Dow Avenue, Burnaby, appeared before Council and spoke for a second time. The speaker referenced City communication materials regarding the Metrotown Downtown Plan Update and stated that the materials do not include a development plan that will appeal to all people including recent immigrants.

Derek Sahota, Teaching Support Staff Union (TSSU), 418 - 9339 University Crescent, Burnaby, appeared before Council and spoke for a second time. The speaker urged Council to prioritize meeting the Metro Vancouver Rental Housing targets instead of regional growth plan targets.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #15-49, Bylaw #13645 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #15-49 and;

THAT a copy of the report be sent to the applicant and those who spoke at, or submitted correspondence.

CARRIED UNANIMOUSLY