

**Ibrahim, Sabreena**

SECTION 2 COUNCIL CORRESPONDENCE (2017.06.08)  
Planning & Development Committee (2017.06.27)  
City Manager  
Deputy City Manager  
Dir. Planning and Building

**From:** Wong, Elaine  
**Sent:** May-31-17 8:15 AM  
**To:** Clerks  
**Subject:** FW: Save Affordable Homes in Metrotown

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

From: Rick Erb [REDACTED]  
Sent: May-30-17 4:42 PM  
To: Kang, Anne; Wang, James; Calendino, Pietro; Dhaliwal, Satvinder; Johnston, Dan;  
[cjordan@comsavings.com](mailto:cjordan@comsavings.com); McDonell, Paul; Volkow, Nick; Mayor  
Subject: Save Affordable Homes in Metrotown

Dear Council and Mayor,

I am writing to you today to express concern about the Metrotown Development Plan Update, which seeks to re-zone almost the entire area bordered by Boundary, Royal Oak and Imperial Streets. This development plan update will re-zone the lower density, multi-family residential neighbourhood into a much higher density condominium-heavy "downtown."

The preliminary built form framework for this Metrotown plan will be almost entirely high rise, 12 + story towers.

City Council has repeatedly told residents that they do not have the power to stop developers from purchasing building and re-developing them and this is true. However though, the city has zoning power, and is the ones who mandate how high developers can build. That being said, ACORN is not anti-development – but rather, we are anti-displacement, and our issue with this plan is not so much about the height of buildings and the technicalities of zoning powers and development, but rather we are concerned with the mass displacement which will ensue if this plan goes forth.

City planners have told residents that the Metrotown Development Plan Update will destroy 2992 rental units in the neighbourhood. If you take into account that each unit houses roughly two or three people, if not more, it becomes scarily clear that over seven thousand people stand to lose their homes from this plan.

If the Metrotown Plan passes, the neighbourhood will be in a completely different price range than what most current residents can afford. Most towers will likely be condominiums for purchase, unrealistic for most of the current renters in the neighbourhood. Even if some are priced as market rentals, market rentals will be still unaffordable for current renters in the neighbourhood. Many renters in Metrotown, have lived there for over 15 years, and will see these new market rental prices almost double their rent prices. We need non-market rentals to be a part of the Metrotown neighbourhood.

It is not just 2992 affordable rental units that will be lost if this plan passes, but rather it will be the loss of the entire community.

This is not merely a housing issue, but rather an issue that has much wider social and health impacts. The current community of Metrotown is vibrant, diverse and kind-hearted – everyone from refugees to senior citizens, to young families to immigrants from all over the world feel welcome and included there. I hope you

understand that if this Metrotown Plan passes, all of this will be lost. I hope you understand how much is at stake when you vote on this plan in the coming months.

As a City Councillor, your job is to support, listen to and value all residents of Burnaby, and if you vote no to the Metrotown Development Plan update, you will be doing just that –your job. So please, listen to us – voices from the impact to be directly impacted, and do not pass the Metrotown Development Plan Update.

Sincerely,