

## Arriola, Ginger

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**From:** Claire Gallagher  
**Sent:** May 18, 2018 12:56 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Jamie Doe (Representative), Newmodia, Party A

I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Claire Gallagher  
132 Queen Street West m4j 1m9

## Johnman, Rose

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**From:** Allan Fernandez <research@acorncanada.org>  
**Sent:** May-24-18 12:47 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Allan Fernandez

6645 Dow Avenue Burnaby V5h 3e1

## Johnman, Rose

---

**From:** Claire Gallagher <research@acorncanada.org>  
**Sent:** May-24-18 12:50 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Claire Gallagher  
630 Carnarvon Street #2 Toronto v3m 6g3

## Johnman, Rose

---

**From:** Claire Gallagher <research@acorncanada.org>  
**Sent:** May-24-18 12:55 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Claire Gallagher

100 Dundas Street West Mississauga m6r 2b7

## Johnman, Rose

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**From:** Claire Gallagher <research@acorncanada.org>  
**Sent:** May-24-18 1:01 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Claire Gallagher

630 Carnarvon Street #2 New Westminster V3M 6G3

## Johnman, Rose

---

**From:** Claire Gallagher <research@acorncanada.org>  
**Sent:** May-24-18 1:12 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Claire Gallagher

1403 Salisbury Avenue 7325 burnaby v5e 4e6

## Johnman, Rose

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**From:** Nadya Boski <research@acorncanada.org>  
**Sent:** May-24-18 1:39 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Nadya Boski  
2-7155 MacPherson Ave. Burnaby V5J 5G9

## Johnman, Rose

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**From:** Lori Goldman <research@acorncanada.org>  
**Sent:** May-24-18 1:39 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Lori Goldman

402-803 Fairview Road Penticton V2A 5Y7



## Johnman, Rose

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**From:** Diane Jeppesen <research@acorncanada.org>  
**Sent:** May-24-18 1:40 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Diane Jeppesen

7542 Canada Way Burnaby V3N 3K2

## Johnman, Rose

---

**From:** Laarni Delos Reyes <research@acorncanada.org>  
**Sent:** May-24-18 1:40 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Laarni Delos Reyes  
1403-7235 Salisbury Ave Burnaby V5E 4E6

## Johnman, Rose

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**From:** Eroca Zales <research@acorncanada.org>  
**Sent:** May-24-18 1:47 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Eroca Zales

5565 Inman Avenue Burnaby V5H 2M2

## Johnman, Rose

---

**From:** Nancy Whiteside <research@acorncanada.org>  
**Sent:** May-24-18 1:47 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Nancy Whiteside  
506 Garfield Street new westminster v3l 4a5

## Johnman, Rose

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**From:** Cate May Burton <research@acorncanada.org>  
**Sent:** May-24-18 2:17 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Cate May Burton  
3612 West 4th Avenue Vancouver V6R1P1

## Johnman, Rose

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**From:** amrita parmar <research@acorncanada.org>  
**Sent:** May-24-18 2:27 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

amrita parmar

7797 12th Avenue Burnaby V3N 2K6

## Johnman, Rose

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**From:** Richele Greenwood <research@acorncanada.org>  
**Sent:** May-24-18 3:15 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Richele Greenwood

527 Carnarvon Street New Westminster V3L 0J1

## Johnman, Rose

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**From:** Melany Lang <research@acorncanada.org>  
**Sent:** May-24-18 3:18 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Melany Lang  
19-7775 120A Street Surrey V3W 0T5



## Johnman, Rose

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**From:** Janet Hudgins <research@acorncanada.org>  
**Sent:** May-24-18 3:21 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Janet Hudgins

Vancouver Vancouver, BC V6K 2A9

## Arriola, Ginger

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**From:** Patricia Ermko <research@acorncanada.org>  
**Sent:** May 24, 2018 4:27 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Patricia Ermko

345 Cedar Street New Westminster V3L 3N9

## Arriola, Ginger

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**From:** Laurie Keddie <research@acorncanada.org>  
**Sent:** May 24, 2018 5:31 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Laurie Keddie

1066 E 8th Avenue Vancouver V5T 1T9

## Arriola, Ginger

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**From:** georges wilson <research@acorncanada.org>  
**Sent:** May 24, 2018 5:45 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

georges wilson

203-1400east 11th ave vancouver v5n 1y5

## Arriola, Ginger

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**From:** Brian T Funk [REDACTED]  
**Sent:** May 24, 2018 6:03 PM  
**To:** Clerks  
**Subject:** Rezoning #17-34

Re Applicant Belford (McKay) Properties Limited Partnership  
Amendment Bylaw 13879  
AT: 6366 Cassie Avenue.

**From:** Brian T Funk residing at 6366 Cassie Avenue. Burnaby.  
**Date:** May 24<sup>th</sup>, 2018

To whom it may concern:

My name is Brian T Funk and I have resided at 6366 Cassie Avenue for seven years, this is my home, this is where I live. I have lived in the South Burnaby area for decades where I've raised a family, my children going to Chaffey-Burke elementary, Moscrop and South Burnaby High Schools and Simon Fraser University. I have worked, voted, supported local merchants, and happily supported this city, proud that I and my family lived in this beautiful city of Burnaby, our home for so long.

**I do not want the City of Burnaby to expropriate me from my home.** I am now a senior citizen with an ever diminishing fixed income. The thought of being displaced, having to find a new place to reside and possibly move away from my family, friends and the area that holds the memories of my life, scares me. And why? All this because of a master plan? It disgusts me to think that the City of Burnaby in its falsely exuberant rush to create more housing spaces, in the end, will only be affordable to speculators and the elite few that can afford them. It has tossed out its long term residents like worthless pennies in a pile of silver coin. And it seems, without any thought (for these displaced persons where they have lived for so long) to **creating alternative, AFFORDABLE HOUSING BEFORE THEY GET TOSSED OUT OF THEIR HOMES.**

Although I do not own the one bedroom apartment at 6366 Cassie Ave., I feel I have a right to demand from Burnaby City council, as a long term citizen of Burnaby and of my home at this address, that you, the voted in members of council of the City of Burnaby, **withdraw this application to rezone this property at 6366 Cassie Ave.** and in effect, demolish and expel me (and many others) from where I have set up my permanent home. I urgently and fervently ask that you reconsider this rezoning and take pause in this virulent, destructive course.

The Metrotown area, over the last several years has had several high-rise blocks built all in the name of "The Metrotown Downtown Plan." I say enough already. If your plans call for so many new high-rise buildings to be put in place, PLEASE slow it down. **Please slow your construction phase down.** Can you not see that continuing to expel Burnaby citizens at such an alarming rate causes a crisis. This crisis comes in the way of displacement of hundreds if not thousands of long term Burnaby residence, fleeing their homes and the city of Burnaby like horses in a raging barn fire due to the fact that the City of Burnaby has not prepared for this displacement, has not determined that **affordable housing should**

**be built before the displacement, that the City of Burnaby does not care about it's faithful citizens. SHAME!**

I have been told the City of Burnaby has plans to build affordable housing. Commendable that it crossed your minds. But this affordable housing should be put in place FIRST and then the displaced people can move to these places without the anguish of losing their homes and feverishly searching for new affordable places to live. Affordable housing is shrinking at a rate proportional to your destructive Metrotown Downtown Plan. There are few affordable living areas left in Burnaby and I say again, shame on the City of Burnaby for treating it's citizens in such a shoddy manner.

In Burnaby's mind "Who are they, their just old, long term citizens, why should we care? We can get more revenue from the speculators and out of country owners anyway. Oops was that my out loud voice...I mean Burnaby is looking to the future and housing will be needed. We are Burnaby. A new modern city with modern ideas and a stylized agenda...we are doing good...ah huh...

...btfunk

## Arriola, Ginger

---

**From:** Peter Lojewski <research@acorncanada.org>  
**Sent:** May 24, 2018 7:12 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Peter Lojewski

610 - 668 Columbia Street New Westminster V3m1a9

## Arriola, Ginger

---

**From:** Denis Boko <research@acorncanada.org>  
**Sent:** May 24, 2018 7:32 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Denis Boko

1509-7088 18 Avenue Burnaby V3N 0A2



## Arriola, Ginger

---

**From:** Linda Ham <research@acorncanada.org>  
**Sent:** May 24, 2018 7:35 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Linda Ham

1509-7088 18 Avenue Burnaby V3N 0A2

## Arriola, Ginger

---

**From:** Noel Ouellette <research@acorncanada.org>  
**Sent:** May 24, 2018 7:41 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Noel Ouellette

#2 241 Townsend st New Westminster V3M 1L4

## Arriola, Ginger

---

**From:** Slobodan Salindrija <research@acorncanada.org>  
**Sent:** May 24, 2018 10:21 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Slobodan Salindrija

7150 Fulton Avenue Burnaby V5E 3H4

## Arriola, Ginger

---

**From:** patrick foreman <research@acorncanada.org>  
**Sent:** May 24, 2018 11:23 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

patrick foreman

698 Twentieth Street New Westminster v3m 4w2

## Arriola, Ginger

---

**From:** Gwyneth McIntosh <research@acorncanada.org>  
**Sent:** May 24, 2018 11:35 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Gwyneth McIntosh

1922 8th Ave E Vancouver V5N 1V1

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 25, 2018 10:12 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Angela Boscarol

7390 Pandora Street Burnaby V5A 1B9

## Arriola, Ginger

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**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 25, 2018 9:49 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Zivar Forsatian  
5550 Cambie Street Abbotsford V4X 2S7

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 25, 2018 2:08 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Stephanie Langford

1436 Graveley Street Vancouver V5L 3A3



## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 25, 2018 2:09 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Amanda Greenlay  
19219 66 Avenue Surrey V4N 0B9

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 25, 2018 2:25 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Susan Greenwood

6654 Mockingbird Lanes Mississauga L5N 5J9

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 25, 2018 2:57 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Laura McDonagh

108 26th Street East North Vancouver V7N 3H8

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 25, 2018 3:00 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Claudia Schwan

1239 Park Terrace Victoria V9A 3N8

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 25, 2018 8:35 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
David Chen  
568 Hawks Avenue Vancouver V6A 3H9

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 25, 2018 10:54 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Abby Rod

521- 455 Ginger Drive New Westminster V3L 5L1

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 1:53 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Mary Kennedy

21670 119 Avenue Maple Ridge V2X 2Y3

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 8:25 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Michele Mannila

3576 East 23rd Avenue Vancouver V5R 1C4



## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 8:58 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Michael Kirkland

19379 Cusick Crescent Pitt Meadows v3y2m9

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 9:36 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Dan Helfrich

375 e 3rd street, N.Vancouver, B.C. North Vancouver v711g1

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 11:10 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Femida Hassanali

Apt 204 Vancouver V6G 1P1

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 11:37 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Catherine Lee  
2131 Stirling Ave Richmond V7B 1J6

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 11:42 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Pam O'Neill

2210 Clarke Street Port Moody V3H 1Y7

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 11:43 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Pat Gibbs

14, 22411 124 Ave Maple Ridge V2X 0H3

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 11:59 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Sandra Berman

3950 Willow Street Vancouver V5Z3R3

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 12:09 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Farida Lalji

990 Adair Avenue Coquitlam V3K 3V2



## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 12:26 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Jean Swanson

950 British Columbia 37 Terrace V8G

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 12:52 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Bruce Gunn

75 Martin Street Penticton V2A

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 12:54 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Susanna Kaljur

4654 Arran Road Courtenay V9N 9S6

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 1:14 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Sheila Pratt

14092 Silver Valley Road Maple Ridge V4R 0C2

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 1:22 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Mary Gavan

106 - 650 Bucketwheel Vancouver V5Z 3Z2

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 1:58 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Rafe Sunshine

304 1653 Oak Bay Ave Victoria V8R1B5

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 2:37 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Joanna Wilkinson

403 20 Olympia Ave Victoria V8V2N4

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 2:42 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Hollie Brown

901 Hereward Road Victoria V9A 4C9



## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 3:49 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
alexander daughtry  
1320 Salsbury Drive Vancouver V5L 4B3

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 4:46 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

kathy weistra

105-430 Ninth St New Westminster v3m 3w4

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 4:59 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Robert Lee

2520 Wark St Victoria BC V8T 5G6

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 5:43 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Tanya Johnson

3042 Noel Drive Burnaby V3J 1J6

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 6:55 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Allan Crawshaw

138 Dallas Road Victoria V8V 1A3

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 8:43 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Martin Merkli

301 Burnaby V5E 3H4

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 10:07 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Alison Coolican

308 - 4160 Albert St Burnaby V5C 6K2

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 10:10 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Kim Patrick O'Leary

221 Hythe Avenue Burnaby V5B 3J1



## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 26, 2018 11:08 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Anita Romaniuk

797 West 24th Ave Vancouver V5Z2B9

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 7:48 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Jody Koinoff

740 Carnarvon Street New Westminster V3M 1E7

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 9:11 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Onni Milne

#408-3360 W Broadway Vancouver V6R2B2

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 10:19 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Tim Searle

101 - 1007 6th ave. New Westminster V3M2B7

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 11:04 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Tony Pop

603 W 8th Ave Vancouver V5Z 1C7

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 11:23 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Mary Peters

#301 - 347 Seventh Street Nanaimo V9R 1E3

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 1:55 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Kimball Finigan  
3240 Waverley Ave Vancouver V5S 1G3

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 4:09 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

cathy griffin

21-8400 Forest Grove Drive Burnaby V5A 4B7



## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 4:46 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Christine W

41 Lurline Avenue Victoria V8Z 1H5

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 6:20 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Karen Thompson

42-7055 Blake St Vancouver V5s3v5

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 7:56 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Anna Kowalewski

617 twentieth st New Westminster V3m 4w1

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 8:14 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Lillian Deeb

1748 East Pender Street Vancouver V5L1W4

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 8:40 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Penny Oyama

#102, 7058 14th Avenue Burnaby V3N 0E6

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 8:43 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Juan Ayala

#102, 7058 14th Avenue Burnaby V3N 0E6

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 8:58 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Dee Beattie

450 Garrett Street New Westminster V3L 3S4

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 9:33 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Michael Blais

317 - 7268 Balmoral St. Burnaby V5E 1J7



## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 10:07 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Tara Black

J126-13305 104 Avenue Surrey V3T 1V5

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 10:35 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Matt Greaves

2158 Wall Street Vancouver V5L 1B5

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 27, 2018 11:51 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Jennifer Racine

7076 Maureen Court Burnaby V5A 1H5

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 28, 2018 2:04 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Nancy Yee

Unit 311/590 Whiting Way Coquitlam V3J 3R9

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 28, 2018 9:50 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Edward Hepting  
3896 Elmwood Street Burnaby V5G 1S1

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 28, 2018 10:54 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Keltie Jeakins

2225 Triumph Street Vancouver V5L 1L2

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 28, 2018 12:40 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

TIM Kennelly

7739 Gray Avenue Burnaby V5J 3Z7

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 28, 2018 4:20 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

James Coccola

2610-5380 Oben St Vancouver V5R 6H7



## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 28, 2018 4:35 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Scott Nunn

202 Carnarvon Street New Westminster V3L 1B8

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 28, 2018 4:40 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Tabitha Naismith

13460 70b Avenue Surrey V3W5Y6

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 28, 2018 5:24 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

David Hendry

408-680 Clarkson St New Westminster V3M 6X9

## Arriola, Ginger

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May 28, 2018 5:26 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Kari Michaels

2875 East 25th Avenue Vancouver V5R 1H8

May 28, 2018

Mohammad Mohebtash

311-6433 Mckay Ave  
Burnaby BC V5H 2W8

Subject: Rezoning of 6366 & 6433 McKay Ave

To Whom It May Concern:

With this letter I, Mohammad Mohebtash, the resident of 311-6433 McKay am declaring my disapproval for the rezoning of the subject address.

This rezoning plan is causing me (72) and my wife (58) a tremendous discomfort and causing us immense stress. As a disabled senior with severe knee and back pains it is very difficult for us to move and even harder to find a place and relocate.

Please consider our situation for approving this plan.

Sincerely.

Mohammad Mohebtash

**OConnell, Kate**

---

**From:** Paul Holden [REDACTED]  
**Sent:** May-28-18 9:36 PM  
**To:** Clerks  
**Subject:** Submission on Bylaw 13879  
**Attachments:** Holden - Bylaw 13879 Submission.pdf

*2/R 17-34*

Ms. O'Connell,

Below please find my submission to Council regarding Bylaw 13879 for the proposed re-zoning of 6433 McKay. For your convenience, I have also attached a PDF version of my submission.

Sincerely,

Paul Holden

---

216-6350 Willingdon Ave  
Burnaby, BC  
V5H 2V4

May 29, 2018

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

Re: Bylaw 13879

Dear Members of Council,

1. I am writing to submit my views on the proposed re-zoning of 6433 McKay, as described in draft Bylaw 13879. This submission will (a) outline my relationship to the neighbourhood and explain why I will be affected by the proposed re-zoning and (b) elaborate my opinion of the proposed re-zoning. Throughout I will make reference to the Metrotown Downtown Plan (MDP) and relevant legislation as these provide the guiding principles that should be implemented by a re-zoning proposal.

Background

2. I am a resident of 6350 Willingdon Ave, across the street from 6433 McKay, the site of the proposed re-zoning. I have been a resident here for almost three years and a resident of Burnaby for almost 9 years, all of that time living in the area covered by the Metrotown Downtown Plan.

I work for a software company also located in Burnaby.

3. Long before the City of Burnaby conceived of the Metrotown Downtown Plan, I chose to live in the area covered by that plan, based on some of the same principles. I live close to SkyTrain so that I don't need to own a car. I take transit

to work and I walk to nearby business centres to buy groceries and anything else I need. In short, I am an early adopter of the Metrotown Downtown lifestyle, even without the necessary municipal infrastructure in place.

4. The proposed re-zoning of 6433 McKay will have a significant impact on my life, as have the other two recent high-rise developments at Beresford & Cassie: "Modello" and "Gold House". The property at 6433 McKay is directly across from 6350 Willingdon Ave, and Cassie is a street that I use daily as I go about my Metrotown Downtown life.

#### Specific Re-zoning Impact

5. The re-zoning bylaw and any development that follow should guarantee safe passage for pedestrians of all mobility levels, on both street fronts of the property, throughout the construction period. As stated in the Metrotown Downtown Plan, pedestrian infrastructure is key, especially infrastructure for individuals with mobility limitations. During the construction of "Modello" and "Gold House" at Beresford & Cassie, pedestrian infrastructure was not maintained, causing substantial inconvenience and increased risk of injury to residents walking through the area. Those who are early adopters of the Metrotown Downtown lifestyle should not be punished for their choices by the absence of important pedestrian infrastructure. The re-zoning bylaw and any developments that follow should not be approved until this infrastructure is guaranteed, along with a City of Burnaby commitment to enforce that guarantee throughout construction.

6. The re-zoning bylaw and any development that follow should provide for adequate street lighting throughout the construction period. During the construction of "Modello" and "Gold House", street lighting was not maintained. The absence of street lighting made it extremely dark at night and thereby increased the risk of injury to residents and road users, particularly the most vulnerable road users. Those who are early adopters of the Metrotown Downtown lifestyle should not be punished for their choices by the absence of important pedestrian infrastructure. The re-zoning bylaw and any developments that follow should not be approved until this infrastructure is guaranteed, along with a City of Burnaby commitment to enforce that guarantee throughout construction.

7. The absence of pedestrian infrastructure and proper street lighting during the construction of "Modello" and "Gold House" is in contrast to the infrastructure provided for automobile traffic during construction. Automobile traffic was unaffected by the construction of these two high-rises and was even facilitated by laying a temporary new road surface at the North end of Cassie. If investments can be made to minimize the impact of developments on automobile traffic, then investments can also be made to minimize the impact on pedestrians and residents generally. The re-zoning bylaw and any developments that follow should not be approved until this infrastructure is guaranteed, along with a City of Burnaby commitment to enforce that guarantee throughout construction.

#### Relationship to the Metrotown Downtown Plan

8. I am concerned that the Metrotown Downtown Plan is not working. The City of Burnaby should verify the effectiveness of the Plan's implementation in the Maywood neighbourhood and make the necessary adjustments before proceeding with further re-zoning and re-development. If the assumptions of the Plan prove to be mistaken, it would be a disaster for the Plan, leading to a Metrotown Downtown utterly lacking the vibrancy that is sought through the Plan. My concern about the implementation of the MDP is based on two observations in the Maywood neighbourhood.

9. First, I have noticed that while there are already four high-rise residential buildings on Beresford that are occupied, the automobile and pedestrian traffic on Beresford suggests that many of these residential units remain empty. This observation is consistent with the findings of the City of Vancouver and the Province of British Columbia on empty residences in the Metro Vancouver Region. The proposed re-zoning at 6433 McKay is based on the Metrotown Downtown Plan. The proposed re-zoning does not make sense outside of the framework provided by the MDP.



10. Second, the ground-level commercial operations anticipated in the MDP for the Beresford developments have not materialized as anticipated.

Some of the commercial store fronts in those high-rise buildings remain empty. Even where the commercial store fronts are occupied by active businesses, in some cases it took up to two years after the buildings were ready for occupancy, before the commercial store fronts were occupied. This observation supports my concern at (9) that many of the residences in the Beresford high-rises are unoccupied. It stands to reason that businesses will not move in until there are local customers to support those businesses. Furthermore, the absence of ground-level commercial operations diminishes the vibrancy of the neighbourhood, the viability of Metrotown as a regional town centre and, due to the lack of "eyes on the street" (to quote the MDP) invites crime.

11. The City of Burnaby should carry out a study to determine how many and which residences in the Maywood neighbourhood are empty. If there are high rates of empty residences, the MDP will have to be modified to accommodate this change in residential property purchasing behaviour.

Since the proposed re-zoning is based on the Metrotown Downtown Plan, and since there is evidence to suggest the Plan is at risk of failure, Bylaw 13879 should not be approved until this study is completed and the MDP has been updated. To continue with the MDP in general, and the proposed re-zoning in particular without conducting such a study and heeding its results, would be irresponsible.

#### Community Benefit Bonus Policy

12. The proposed re-zoning does not provide for a Community Benefit Bonus, as promoted by the Metrotown Downtown Plan. Bylaw 13879 provides the property owner the privilege of a "Density Bonus" by proposing to re-zone to a "Comprehensive Development District". However, the proposed bylaw does not meet the conditions described in s 6.22 of the Burnaby Zoning Bylaw, to grant the Density Bonus.

13. The four high-rise towers already built on Beresford also have not provided for a Community Benefit Bonus. There are no new parks nor has there been an expansion of existing parks, there are no new child care facilities, rental accommodations, public facilities or open public spaces. The sole exception is the office space occupied by Burnaby Neighbourhood House. The large metal sculptures placed in front of some of these high-rises do not constitute a sufficient community benefit to satisfy s 6.22 of the Burnaby Zoning Bylaw or to compensate the residents of Burnaby for the substantial benefit the City of Burnaby has granted to the property owners through the Density Bonus.

14. When a re-development goes ahead at 6433 McKay, a large number of rental units will be removed from the Burnaby rental market. Through the building of the four high-rise towers on Beresford, as well as the two additional towers currently under construction, a substantial number of rental units have already been removed from the Maywood neighbourhood.

These rental units have not been replaced, either through the Community Benefit Bonus, or otherwise.

15. As has been documented in the local media and by researchers, rental accommodation is at a premium in Burnaby. The Maywood neighbourhood has historically provided relatively well-priced rental units, close to transit and job opportunities. These rental units have been replaced by condominiums and townhouses which are out of reach for the former residents of the re-developed rental buildings. Even though as a software developer I have a higher income than the average in the Maywood neighbourhood, the residences in these new developments are also out of reach for me. Despite being an early adopter of the Metrotown Downtown lifestyle, when my building is eventually re-developed, I will be forced to leave the Metro Vancouver Region due to lack of rental accommodation and an inability to enter the real estate market.

16. Bylaw 13879 should not be approved until the City of Burnaby has secured a Community Benefit Bonus that is proportional to the value of re-development of the land as well as the value of the Density Bonus that the property owner receives through the re-zoning. The City of Burnaby should recognize that in the current real estate market it has a strong bargaining position. The City should use its bargaining position to secure significant Community Benefit



Bonuses for the residents of Burnaby. A few metal sculptures do not constitute a significant community benefit and it is irresponsible for the City to forgo the opportunity to secure greater benefits for its residents.

#### Summary

17. In summary, there are serious flaws in the proposed re-zoning. Some of these flaws, including the absence of provision for pedestrian infrastructure and street lighting, can be addressed by amendment. Others, including the changing property purchasing patterns which threaten to undermine the Metrotown Downtown Plan, and the underwhelming Community Benefit Bonus, cannot be so easily fixed. Proposed Bylaw 13879 should be referred to City staff for study and review and should not be approved until substantive changes are made.

Sincerely,

Paul Holden  
BSc, LLB, BCL

216-6350 Willingdon Ave  
Burnaby, BC  
V5H 2V4

May 29, 2018

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

Re: Bylaw 13879

Dear Members of Council,

1. I am writing to submit my views on the proposed re-zoning of 6433 McKay, as described in draft Bylaw 13879. This submission will (a) outline my relationship to the neighbourhood and explain why I will be affected by the proposed re-zoning and (b) elaborate my opinion of the proposed re-zoning. Throughout I will make reference to the Metrotown Downtown Plan (MDP) and relevant legislation as these provide the guiding principles that should be implemented by a re-zoning proposal.

### **Background**

2. I am a resident of 6350 Willingdon Ave, across the street from 6433 McKay, the site of the proposed re-zoning. I have been a resident here for almost three years and a resident of Burnaby for almost 9 years, all of that time living in the area covered by the Metrotown Downtown Plan. I work for a software company also located in Burnaby.
3. Long before the City of Burnaby conceived of the Metrotown Downtown Plan, I chose to live in the area covered by that plan, based on some of the same principles. I live close to SkyTrain so that I don't need to own a car. I take transit to work and I walk to nearby business centres to buy groceries and anything else I need. In short, I am an early adopter of the Metrotown Downtown lifestyle, even without the necessary municipal infrastructure in place.
4. The proposed re-zoning of 6433 McKay will have a significant impact on my life, as have the other two recent high-rise developments at Beresford & Cassie: "Modello" and "Gold House". The property at 6433 McKay is directly across from 6350 Willingdon Ave, and Cassie is a street that I use daily as I go about my Metrotown Downtown life.

### **Specific Re-zoning Impact**

5. The re-zoning bylaw and any development that follow should guarantee safe passage for pedestrians of all mobility levels, on both street fronts of the property, throughout the construction period. As stated in the Metrotown Downtown Plan, pedestrian infrastructure is key, especially infrastructure for individuals with mobility limitations. During the construction of "Modello" and "Gold House" at Beresford & Cassie, pedestrian infrastructure was *not* maintained, causing substantial inconvenience and increased risk of injury to residents walking through the area. Those who are early adopters of the Metrotown Downtown lifestyle should not be punished for their

choices by the absence of important pedestrian infrastructure. The re-zoning bylaw and any developments that follow should **not** be approved until this infrastructure is guaranteed, along with a City of Burnaby commitment to enforce that guarantee throughout construction.

6. The re-zoning bylaw and any development that follow should provide for adequate street lighting throughout the construction period. During the construction of “Modello” and “Gold House”, street lighting was *not* maintained. The absence of street lighting made it extremely dark at night and thereby increased the risk of injury to residents and road users, particularly the most vulnerable road users. Those who are early adopters of the Metrotown Downtown lifestyle should not be punished for their choices by the absence of important pedestrian infrastructure. The re-zoning bylaw and any developments that follow should **not** be approved until this infrastructure is guaranteed, along with a City of Burnaby commitment to enforce that guarantee throughout construction.
7. The absence of pedestrian infrastructure and proper street lighting during the construction of “Modello” and “Gold House” is in contrast to the infrastructure provided for automobile traffic during construction. Automobile traffic was unaffected by the construction of these two high-rises and was even facilitated by laying a temporary new road surface at the North end of Cassie. If investments can be made to minimize the impact of developments on automobile traffic, then investments can also be made to minimize the impact on pedestrians and residents generally. The re-zoning bylaw and any developments that follow should **not** be approved until this infrastructure is guaranteed, along with a City of Burnaby commitment to enforce that guarantee throughout construction.

### **Relationship to the Metrotown Downtown Plan**

8. I am concerned that the Metrotown Downtown Plan is not working. The City of Burnaby should verify the effectiveness of the Plan’s implementation in the Maywood neighbourhood and make the necessary adjustments before proceeding with further re-zoning and re-development. If the assumptions of the Plan prove to be mistaken, it would be a disaster for the Plan, leading to a Metrotown Downtown utterly lacking the vibrancy that is sought through the Plan. My concern about the implementation of the MDP is based on two observations in the Maywood neighbourhood.
9. First, I have noticed that while there are already four high-rise residential buildings on Beresford that are occupied, the automobile and pedestrian traffic on Beresford suggests that many of these residential units remain empty. This observation is consistent with the findings of the City of Vancouver and the Province of British Columbia on empty residences in the Metro Vancouver Region. The proposed re-zoning at 6433 McKay is based on the Metrotown Downtown Plan. The proposed re-zoning **does not make sense** outside of the framework provided by the MDP.
10. Second, the ground-level commercial operations anticipated in the MDP for the Beresford developments have not materialized as anticipated. Some of the commercial store fronts in those high-rise buildings remain empty. Even where the commercial store fronts are occupied by active businesses, in some cases it took up to **two years** after the buildings were ready for occupancy, before the commercial store fronts were occupied. This observation supports my concern at (9) that many of the residences in the Beresford high-rises are unoccupied. It stands to reason that businesses will not move in until there are local customers to support those businesses. Furthermore, the absence of ground-level commercial operations diminishes the vibrancy of the neighbourhood, the viability of Metrotown as a regional town centre and, due to the lack of “eyes on the street” (to quote the MDP) invites crime.

11. The City of Burnaby should carry out a study to determine how many and which residences in the Maywood neighbourhood are empty. If there are high rates of empty residences, the MDP will have to be modified to accommodate this change in residential property purchasing behaviour. Since the proposed re-zoning is based on the Metrotown Downtown Plan, and since there is evidence to suggest the Plan is at risk of failure, Bylaw 13879 should **not** be approved until this study is completed and the MDP has been updated. To continue with the MDP in general, and the proposed re-zoning in particular without conducting such a study and heeding its results, would be irresponsible.

### **Community Benefit Bonus Policy**

12. The proposed re-zoning does not provide for a Community Benefit Bonus, as promoted by the Metrotown Downtown Plan. Bylaw 13879 provides the property owner the privilege of a "Density Bonus" by proposing to re-zone to a "Comprehensive Development District". However, the proposed bylaw does not meet the conditions described in s 6.22 of the Burnaby Zoning Bylaw, to grant the Density Bonus.
13. The four high-rise towers already built on Beresford also have not provided for a Community Benefit Bonus. There are no new parks nor has there been an expansion of existing parks, there are no new child care facilities, rental accommodations, public facilities or open public spaces. The sole exception is the office space occupied by Burnaby Neighbourhood House. The large metal sculptures placed in front of some of these high-rises do not constitute a sufficient community benefit to satisfy s 6.22 of the Burnaby Zoning Bylaw or to compensate the residents of Burnaby for the substantial benefit the City of Burnaby has granted to the property owners through the Density Bonus.
14. When a re-development goes ahead at 6433 McKay, a large number of rental units will be removed from the Burnaby rental market. Through the building of the four high-rise towers on Beresford, as well as the two additional towers currently under construction, a substantial number of rental units have already been removed from the Maywood neighbourhood. These rental units have not been replaced, either through the Community Benefit Bonus, or otherwise.
15. As has been documented in the local media and by researchers, rental accommodation is at a premium in Burnaby. The Maywood neighbourhood has historically provided relatively well-priced rental units, close to transit and job opportunities. These rental units have been replaced by condominiums and townhouses which are out of reach for the former residents of the re-developed rental buildings. Even though as a software developer I have a higher income than the average in the Maywood neighbourhood, the residences in these new developments are also out of reach for me. Despite being an early adopter of the Metrotown Downtown lifestyle, when my building is eventually re-developed, I will be forced to leave the Metro Vancouver Region due to lack of rental accommodation and an inability to enter the real estate market.
16. Bylaw 13879 should **not** be approved until the City of Burnaby has secured a Community Benefit Bonus that is proportional to the value of re-development of the land as well as the value of the Density Bonus that the property owner receives through the re-zoning. The City of Burnaby should recognize that in the current real estate market it has a strong bargaining position. The City should use its bargaining position to secure significant Community Benefit Bonuses for the residents

of Burnaby. A few metal sculptures do not constitute a significant community benefit and it is irresponsible for the City to forgo the opportunity to secure greater benefits for its residents.

#### Summary

17. In summary, there are serious flaws in the proposed re-zoning. Some of these flaws, including the absence of provision for pedestrian infrastructure and street lighting, can be addressed by amendment. Others, including the changing property purchasing patterns which threaten to undermine the Metrotown Downtown Plan, and the underwhelming Community Benefit Bonus, cannot be so easily fixed. Proposed Bylaw 13879 should be referred to City staff for study and review and should **not** be approved until substantive changes are made.

Sincerely,

Paul Holden  
BSc, LLB, BCL

**OConnell, Kate**

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**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-28-18 10:20 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Matthew Hunter  
2-6585 McKay Ave Burnaby V5H 2W8

**OConnell, Kate**

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**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 1:13 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Sani Dzafic

6366 Cassie Avenue Burnaby V5H 2W5

**OConnell, Kate**

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**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 1:12 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Sani Dzafic  
5977 Wilson Avenue Burnaby V5H 2R3



**OConnell, Kate**

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 1:13 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

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Regards,  
Sani Dzafic  
6433 McKay Avenue Burnaby V5H 2W8

## OConnell, Kate

---

**From:** Stephen Vincent  
**Sent:** May-29-18 9:27 AM  
**To:** Clerks  
**Subject:** Rezoning #17-34

Dear Sir,

As a longtime resident of 6366 Cassie Avenue (Apt 315 - full address below) I view with dismay the prospect of being evicted from the building where I have lived for so long; a view that I know is shared by other residents of the building.

The building is in good physical shape and the attractive wooden exterior makes for a pleasant contrast with other buildings in the neighbourhood, particularly the most recent developments. The gardens also make for a green oasis which adds to the appeal of the whole neighbourhood. This building is a prime example of the kind of midrange rental accommodation that is increasingly hard to find in the Lower Mainland.

In the glossy promotions that the City handed out extolling the benefits of the new development plan there was considerable talk about diversity of accommodation. It is time to do more than pay lip service to the concept of diversity and actually promote it by letting buildings such as 6366 Cassie not be demolished needlessly, particularly given the rental crisis in the Lower Mainland.

Sincerely,

Stephen Vincent

Stephen Vincent  
#315-6366 Cassie Ave.  
Burnaby,  
V5H 2W5

**OConnell, Kate**

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**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 9:47 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Shannon Blakeman  
3777 Cambie Street Vancouver V5Z 2 X4

## OConnell, Kate

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**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 10:48 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Karen Murphy  
#316 - 6366 Cassie Avenue Burnaby V5H 2W5

**OConnell, Kate**

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**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 11:13 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Patrick Clark  
#212 10342 148 St Surrey V3R 3X3

**OConnell, Kate**

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**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 11:14 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Morgan McKee  
5430 Portland Street Burnaby V5J 2R4

## OConnell, Kate

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**From:** KAREN MURPHY  
**Sent:** May-29-18 11:19 AM  
**To:** Clerks  
**Subject:** Public Hearing May 29 - Rezoning #17-34

My husband and I will be very seriously impacted by this proposed bylaw amendment. I have lived in the building at 6366 Cassie for over 40 years. I have always loved the area and our building was always well maintained, spotlessly clean, with friendly neighbors and lots of trees and private green space. I have never been in a financial position to buy and so, as this apartment was the nicest in the area, I stayed.

One of the Burnaby councilors allegedly referred to our area as a slum but it only became a slum after the "vision" for a downtown Burnaby was implemented. Now there are homeless people everywhere, sleeping in the park, on the library steps, etc. The apartment building owner across the street is running the building as a short term rental, which I believe is illegal. Other buildings are cutting back on upkeep for obvious reasons. Is this the result that was intended? How is this PROGRESS?

I am 66 years old, a cancer survivor, and already one year past retirement age. I am too afraid to retire and I am trying to save as much money as I can to pay the astronomical rent that I know I will be paying when I am uprooted from my home. My husband is disabled from 2 strokes and has not been able to work for 14 years. He does not receive disability so I am supporting two of us, which is going to be extremely difficult when I retire. If we get demovicted, we have been told by BC Housing that when, or IF, we were offered a place to live, we would only be able to turn down one offer and would have to take the second one or I would be removed from the list. I cannot accept a place for us to live without seeing the layout to determine if my husband would be able to function in the space. We do not live in a palace but it is home to us and we have made the space work for his abilities. I have no idea what any of the BC Housing properties look like or even how clean they are. So it is difficult to apply for a place to live without knowing what we are applying for. If we turn down two, we're removed from the list? Wonderful. We probably won't get offered a spot anyways because I have been told the wait list for BC Housing is anywhere from 2 to 5 years long. If I have to look for a suitable market rental, I know I will quickly spend through my savings trying to manage these inflated, astronomical rents that people are having to pay due to the lack of supply. My husband's many doctors and specialists are all in this area and I am terrified to have to move too far away for his ongoing care. I do not understand how or why Burnaby should be able to destroy existing affordable rental stock and just throw another few hundred people out into the street, especially when the buildings are in pretty decent shape. At least, mine is, although it is obvious the new building owners have cut back on upkeep as well. This demoviction is heartless, shortsighted, and not the action of a caring municipal government. I am tired, my physical and mental health is suffering and I will not be capable of moving myself or even packing up my possessions to make this move due to a chronic back condition. And all of that will take more money than the four measly months of rent that we will be receiving as a payout. What a slap in the face after 43 years of being a good tenant.

If this demoviction goes through, you can bet that the next demoviction taking place will be that of the current Burnaby mayor and council because the people of Burnaby are fed up. We have been pushed too far and enough is enough. I used to consider myself so lucky to live in Burnaby. I loved it here but it is very quickly being destroyed. Most people I know in Burnaby feel the same way. Council would know this if they actually listened to the people and not just the developers. I have to look out for myself and my husband, which is what I have been doing up to now. Now, it looks like my ability to look after the two of us is being taken away and we are at the mercy of someone else's so-called vision. The time to stop this horror is NOW. The time to start listening to and caring about the people who elected you is NOW. You are turning us all into municipal refugees.

**Karen Murphy, #316 – 6366 Cassie Street, Burnaby, BC V5H 2W5**

**OConnell, Kate**

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**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 11:16 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Kim Van Ingen  
217-1064 Howie Ave Coquitlam V3J 1T8



**OConnell, Kate**

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 11:20 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

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Regards,  
Morgan McKee  
5430 PORTLAND STREET BURNABY V5J2R4

**OConnell, Kate**

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**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 11:28 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
stan datsko  
1064 Howie Avenue Coquitlam V3J 1T8

## OConnell, Kate

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 11:29 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Shirley Sinclair  
5430 Portland Street Burnaby V5J 2R4

## OConnell, Kate

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 11:30 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Morgan McKee  
5430 Portland Street Burnaby V5J 2R4

## OConnell, Kate

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 11:33 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Gerry McKee  
5430 Portland Street Burnaby V5J 2R4

## OConnell, Kate

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 11:39 AM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Matthew Van Den Hooven  
PO Box 16 Nanaimo V9R 5K4

**OConnell, Kate**

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 12:32 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Gwyn McIntosh  
1922 West 8th Avenue Vancouver V6J

**OConnell, Kate**

---

**From:** David Fairey [REDACTED]  
**Sent:** May-29-18 12:41 PM  
**To:** Clerks  
**Subject:** Burnaby City Council Rezoning Application Hearings May 29, 2018

Dear Burnaby City Council:

I am writing in opposition to the rezoning of the following addresses:

- #1: Rez #17-26, 6525 Telford Ave Burnaby:
- #2: Rez #17-32, 5977 Wilson Ave Burnaby
- #3: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby'

Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Respectfully,  
David Fairey  
4778 Fernglan Place,  
Burnaby, BC  
V5G 3W1  
[REDACTED]



**OConnell, Kate**

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 12:50 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Craig Pavelich  
4174 Union Street Burnaby V5C 2X1

## OConnell, Kate

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 12:51 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Heather Duff  
7242 Jubilee Avenue Burnaby V5J 4B6

## OConnell, Kate

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 1:14 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Mira Dzafic  
7220 Edmonds Street Burnaby V3N 4T9

## OConnell, Kate

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 1:30 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Mira Dzafic  
6525 Telford Avenue Burnaby V5H

## OConnell, Kate

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 1:30 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Mira Dzafic  
5977 Wilson Avenue Burnaby V5H 2R3

## OConnell, Kate

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 1:31 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Mira Dzafic  
6366 Cassie Avenue Burnaby V5H 2W5

## OConnell, Kate

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 1:47 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Craig Jorgensen  
2488 East 29th Avenue Vancouver V5R 1T9

## OConnell, Kate

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 1:48 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Geri Madden  
7007 Willingdon Avenue Burnaby V5J 3R4



## OConnell, Kate

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 2:32 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Astrid Castaneda

6695 McKay Avenue Burnaby V5H 2W8

**OConnell, Kate**

---

**From:**  
**Sent:** May-29-18 2:34 PM  
**To:** Clerks  
**Subject:** Letter in Opposition to Rezoning Applications Rez. #17-26, Rez. #17-32, and Rez. #17-34  
**Attachments:** Letter in Opposition to Rezoning Applications, City of Burnaby Public Hearing, May 29, 2018.PDF

Dear City Clerks:

Please accept the attached letter in opposition to the following rezoning applications, all being the subject of the City of Burnaby's public hearing on May 29, 2018.

- Rez. #17-26; 6525 Telford Avenue (53 years old); a single high-rise apartment building with street-oriented townhouses;
- Rez. #17-32; 5977 Wilson Avenue (55 years old); a single high-rise apartment building with street-oriented townhouses;
- Rez. #17-34; 6433 McKay Avenue (50 years old) and 6366 Cassie Avenue (49 years old); a single high-rise apartment building with street-fronting townhouses;

Sincerely,

Reinhard Schauer

5868 Olive Avenue #201  
Burnaby, BC V5H 2P4

Reinhard Schauer  
5868 Olive Avenue #201  
Burnaby, BC V5H 2P4

May 29, 2018

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

**Letter in Opposition to Rezoning Applications Rez. #17-26, Rez. #17-32, and Rez. #17-34**

Dear Council:

I am writing in opposition to the following rezoning applications, all being the subject of a public hearing on May 29, 2018:

- Rez. #17-26; 6525 Telford Avenue (53 years old); a single high-rise apartment building with street-oriented townhouses;
- Rez. #17-32; 5977 Wilson Avenue (55 years old); a single high-rise apartment building with street-oriented townhouses;
- Rez. #17-34; 6433 McKay Avenue (50 years old) and 6366 Cassie Avenue (49 years old); a single high-rise apartment building with street-fronting townhouses;

To appreciate the Metrotowners' long-standing opposition to the City of Burnaby's Metrotown Downtown Plan, one must have regard to the housing strategy that city planning and council have imposed on Metrotown since the turn of the century.

On a recent neighborhood walk around Metrotown, I identified 46 residential development sites under rezoning, under construction, or redeveloped since 2000. Of the 25 sites already redeveloped or under construction, all are condominium buildings. 24 are high-rise condominium buildings, many with attached town houses, and one on the corner of Central Blvd and Olive Ave is low-rise. Of the 21 sites that are in different stages of the rezoning process, 18 are planned as condominium buildings, one as a high-rise market rental tower (Sussex Ave, north of Kingsway), one as a mid-rise non-market rental building (Sussex Ave, south of Beresford Ave), and one as a low-rise non-market rental building (Willingdon Ave/Maywood St). According to the City of Burnaby's May 2018 major development project list, one of those 18 condominium towers will include an unspecified "non-marketing housing component". As noted by a prominent real estate magazine, perhaps another will include 31 rental units.

In sum, of the 46 residential development sites that the City of Burnaby conceived since the turn of the century, 43 are condominium buildings with, perhaps, two offering a non-market housing component. Judging by an average of beyond 250 apartment units in Metrotown's new condominium towers, the ratio of condominium units to purpose-built rental units that the City of Burnaby has provided or has planned for Metrotown since 2000 is about 19 to 1. It shall also be noted that none of those 46 buildings was constructed or is being planned as what B.C.'s Minister of Municipal Affairs and Housing describes in her housing strategy *Homes for B.C.* as "rental units for the missing middle." Worse, the City of Burnaby takes out exactly those units from Metrotown's spectrum of housing options.

City planners and councillors often respond to this imbalance in housing supply with an argument that they expect 25% of Metrotown's condominium units be rented out. Reality is that much of the secondary condominium rental market around transit hubs serves non-permanent residents, such as international students. Rents in Metrotown's new condominium towers approach fast \$2,000/month, or \$24,000 a year, for a 1-bedroom apartment only. This stands in stark contrast to the income level of Metrotown's households. According to the Burnaby Housing Profile 2016, 53% of Metrotown's households generated less than \$40,000 a year at that time. While the City's Director of Planning and Building insists that "*the City does not have a demoviction and displacement plan for Metrotown,*" reality is that most of these households will soon have no place to go in Metrotown, as their affordable purpose-built rentals are demolished at a breathtaking rate to make space for condominiums. Those households are thrown to the curb – some literally.

Another misconception of many city politicians and planners about Metrotown concerns the structural sanity of the buildings being rezoned. Their narrative of Metrotown portrays those buildings as "*basically dilapidated*" or as having "*reached their end of life.*" Indeed, some buildings in Metrotown fall into that category, but many others do not. In reality, I counted at least seven three-storey rental buildings aged 50 years or less that city council had rezoned and developers demolished. At least six more such buildings are in the city's pipeline of destruction. This includes two three-storey purpose-built rental buildings that are the subject of the public hearing on May 29. The building on 6433 McKay Avenue is 50 years old, and the building on 6366 Cassie Avenue is 49 years old. Many more buildings were demolished or are under rezoning in their low 50's. The vast majority of those buildings have not, by a long stretch, reached their end of life.

Public hearing after public hearing, Metrotowners have testified on the fair condition of their rental buildings. Even the city's Director of Planning and Building once recognized the "*fair*" condition of a classic three-storey building on 5025 Imperial Street, which was 46 years old at the time of rezoning. City council unanimously rezoned that building, nevertheless, and the developer cleared it within a year's timeframe. In fact, it takes very little research to identify expert opinions that estimate the lifespan of those wood-frame structures between 60 and 80 years, depending on the owner's compliance with standard building maintenance procedures.

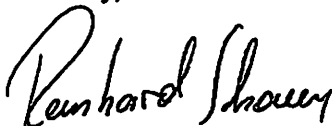
The City of Burnaby's approach to housing in Metrotown, which is geared toward the needs of housing developers and investors, did not have to be this way. Metrotown's affordable purpose-built rental buildings can be rebuilt – when their true end of life comes – again as affordable purpose-built rental buildings to serve the very demographic of people that has populated these lands since the mid-20<sup>th</sup> century. Metrotown offers land and architectural design space that can easily double its population density within the city's 30-year planning time frame of 2011 to 2041, and all in a socially responsible manner. Metrotown has room for both condominium high-rise towers in the core and more affordable wood-frame based rental buildings on the edges. Suffice it to say that modern-day wood-frame structures allow for significantly higher density than Metrotown's classic three-storey buildings built around 1970.

Year after year, Burnaby's rental housing situation deteriorates, but city planning and council keep holding on to their condominium-centric housing strategy, in hopes that somehow the results will be different. The effects of inadequate considerations of the housing needs of local populations begin to show. Metrotown is gradually losing its long-standing character as a living space for people from all walks of life. The stress level caused by looming demovictions rises. Never knowing whether their building is next, long-time residents leave Metrotown in droves. Many are pushed farther out into the Lower Mainland, thus extending the affordable rental housing crunch to Burnaby's neighboring municipalities and beyond. Rifts in our communities open up along socio-economic lines.

I urge city council to acknowledge that the housing situation in Burnaby has reached a crisis level and to take immediate action, including

- 1) the launch of an independent review of the Metrotown Downton Plan, with the goal to determine what it takes to preserve Metrotown's long-standing character of a socially and economically inclusive town center;
- 2) the designation of the remaining purpose-built rental areas of Metrotown as rental only, with the objective to re-establish a ratio of condominium units versus purpose-built rental units that compares with the level of 2000, and to return to a healthy rental vacancy rate of around 3%; and
- 3) a moratorium on the rezoning of viable purpose-built rental buildings, as determined by an independent structural assessment, with the goal to stabilize the long-term housing outlook of a huge swath of Burnaby's citizens.

Sincerely,



Reinhard Schauer

## OConnell, Kate

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 2:48 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Gustavo Fernandez  
6695 McKay Avenue Burnaby V5H 2W8

**OConnell, Kate**

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 2:54 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Sukhbir Sandhu  
203 New Brunswick 625 Cross Creek E6B 2G9

**OConnell, Kate**

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 2:55 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,

Jeff Liu

449 Wilson Street New Westminster V3L 3R7



**OConnell, Kate**

---

**From:** Mark Van [REDACTED]  
**Sent:** May-29-18 3:01 PM  
**To:** Clerks  
**Subject:** rezoning #17-34

Hello!

As a REALTOR®, I am all for more developments coming to Burnaby. As a resident who lives right next door to this proposed development, I have only one true concern...traffic.

With the developments at the corners of McKay and Beresford and Cassie and Beresford, we have seen a huge influx of vehicle traffic, both construction and residential.

Many a day, trying to drive to my residence is tough due to the number of traffic control workers doing their jobs, and due to the fact that the streets are narrow. Beresford is almost a one way road between McKay and Willingdon.

And traffic driving down Beresford to Willingdon and then attempting to turn right, clog up that intersection as cars turning left onto Beresford from Willingdon cannot make it through that tight squeeze.

Last but not least, we have Maywood Park across the road from our residence and cars are regularly driving 60 km/hr or more past the park. I think the limit is 35 km/hr?

Please consider solutions for the traffic, the need for speed bumps on McKay and perhaps how road side parking is installed. The parking spots in front of 6533 McKay are indented, not impeding the flow of traffic.

Thank you for your time.

Mark Van  
101-6533 McKay Ave  
Burnaby BC  
V5H 2W8

Mark Van  
  
RE/MAX Metro  
[www.RealEstateWithMe.ca](http://www.RealEstateWithMe.ca)  
604-833-7228



**OConnell, Kate**

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 3:24 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Barry Waterlow  
302-5250 Victory St Burnaby V5J 5H2

**OConnell, Kate**

---

**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 3:24 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Kim Zander  
1218 East 15th Avenue Vancouver V5T 2S8

**OConnell, Kate**

---

**From:** amber keane  
**Sent:** May-29-18 3:31 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34)

Burnaby has a rental vacancy of under 1 percent and is the third most expensive place in Canada to rent after Vancouver and Toronto. We can't loss anymore affordable rentals for luxury condos.

Respectfully,  
Amber Keane  
7624 Sussex Ave  
Burnaby, BC

**OConnell, Kate**

---

**From:** Phillip Dluhy <...>  
**Sent:** May-29-18 3:55 PM  
**To:** Clerks  
**Subject:** Opposition to Metrotown Rezoning Demovictions

Hello,

I am writing in opposition to the proposed rezoning at 6525 Telford Avenue, 5977 Wilson Avenue, 6433 McKay Avenue, and 6366 Cassie Avenue. Lower mainland vacancy rates are at a fraction of a percent and all residents of this building face substantial rent increases, potentially leading to homelessness, if they are evicted. Many of these residents have limited incomes and are **already** paying significantly more than the recommended 30% maximum of their wages in rent.

By once again forcing low income and working class residents out of this city and potentially onto the streets, the council is continuing to show its allegiance to wealthy real estate developers while selling out long-time citizens of Burnaby. The actions that you City Council Members have been taking and today continue to take by rezoning land at 6525 Telford Avenue, 5977 Wilson Avenue, 6433 McKay Avenue, and 6366 Cassie Avenue, have ramifications for the entire Lower Mainland. By continuing to turn affordable housing into luxury condos, your actions are draining the Lower Mainland of rental housing resources, hurting residents throughout the entire region.

I sincerely hope you find the humanity inside yourselves to reject these applications and help support low income citizens in your city.

Sincerely,  
Phillip Dluhy

Address:  
76 Coburg St.  
New Westminster, BC, V3L5G7

(As a renter in the Lower Mainland that is affected by reduction in housing supply throughout the entire region, even though I live in New Westminster these decisions and actions affect me as.)

**OConnell, Kate**

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**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 3:48 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
donna polos  
4652 Victory St. Burnaby V5J 1R9

**OConnell, Kate**

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**From:** Acorn Institute Canada <research@acorncanada.org>  
**Sent:** May-29-18 4:30 PM  
**To:** Clerks  
**Subject:** Re: Rez #17-34, 6433 McKay Ave and 6366 Cassie Ave Burnaby

Dear

- Burnaby City Council

, I am writing in opposition to rezoning of 6433 McKay Ave and 6366 Cassie Ave Burnaby (Rez #17-34). Lower mainland vacancy rates are at almost zero and all residents of this building face substantial rent increases if they are evicted. Many are threatened with homelessness by the destruction of this relatively affordable apartment. Many of the residents have limited incomes, including seniors, and other people on very tight budgets who are presently paying much higher than 30% of their income on rents. This will further reduce the stock of the lowest cost market rentals in the lower mainland and put more financial pressure on everyone in the lower mainland.

Regards,  
Dorothy Field  
1560 Gladstone Avenue Victoria V8R 1S5

**OConnell, Kate**

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**From:** President <President@bcgeu.ca>  
**Sent:** May-29-18 4:41 PM  
**To:** Clerks  
**Subject:** Opposing rezoning application for Rez. #17-34 (6433 McKay Avenue and 6366 Cassie Avenue)

**Importance:** High

Dear city councillors,

*On behalf of the BC Government and Services Employees' Union, I am writing to oppose the rezoning application Rez. #17-34 (6433 McKay Avenue and 6366 Cassie Avenue).*

*BCGEU members are finding it increasingly difficult to afford life in Metro Vancouver - even with secure employment and regular negotiated wage increases. Working people are struggling to find housing for their families, leading many to move further away from their work and others to leave the province altogether. B.C. is losing productive and experienced workers.*

*Developments like the proposed tower forces current residents to lose their affordable homes in a housing market with rental vacancies nearing zero. The City of Burnaby should change their zoning practices to benefit working and middle class families, instead of real estate speculators who currently reap the rewards of rising land values.*

*Thank you,*

*Stephanie Smith  
BCGEU President*

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