

October 17th, 2019

Mayor and Councillors
City of Burnaby
4949 Canada Way
Burnaby, B.C.
V5G 1M2

Dear Mayor Hurley and City Councillors,

I am writing regarding **6438 Byrnpark Dr., Burnaby, Rezoning Reference #18-09** to ask you to cancel this rezoning application to Polygon in its entirety. Instead I ask you to use this public land for public good and build affordable housing including partnering with non-profits, with the Community Land Trust, or Co-op Housing Federation for affordable co-op or rental housing.

I remain dismayed regarding the giveaway to Polygon on the above mentioned piece of property on public land in Burnaby. As I understand it, the proposed changes to this rezoning application are:

- ⑩ 20 rental units added at rates 20% below CMHC average.
- ⑩ Giveaway to Polygon for an additional 27,641 square feet of density at 5900 Olive in Metrotown for more private profit
- ⑩ An offer to provide 15% of residents a 2-zone transit pass for 1 year

These minor revisions are about trying to provide a better look for the city, while giving Polygon massive amounts of private profit at 5900 Olive with minimal public benefit. Public land must be used for public good and this falls far short of that test.

If this was private land, these proposed 20 rental units would be the bare minimum required, but it is not; this is public land that is trying to be sold for private profit at the public's loss.

Thank you to Councillor Jordan for stepping up and indicating this sale should be cancelled. This is a good first step, but we need another 4 councillors to agree to vote against this project and cancel the sale of public land for more private profit. The City of Burnaby is wealthy enough. Time to use our savings to build homes for the community, to use public land for the public good.

I ask you Mayor and Councillors to consider the following:

This is public land, being sold to a private developer for more luxury condos. There are numerous alternate options to provide vastly more affordable housing on public land, including partnering with non-profits, the Community Land Trust, or Co-op Housing Federation for vastly more affordable co-op or rental housing. I recognize the City has made a commitment for 1400 units in 2021, but lets make many many more. We need literally thousands of affordable homes for people. Lets start with this rezoning.

This updated proposal includes a massive density giveaway to the developer for a site in Metrotown in exchange for a meagre 20 rental units. If city land is to be sold, there must be significant public benefit received from the sale; instead the City thought it was a good idea to create a massive giveaway to the

developer in exchange for the optics of "gaining" 20 rental units. Lets retake this space back in its entirety, and stop the giveaway on 5900 Olive in Metrotown.

Public land should be used for public benefit, especially in the middle of an ongoing housing crisis. This land must remain under public control to guarantee long-term affordability, which will be lost forever if this proposal to sell the land and build out-of-reach luxury condos for private profit goes ahead.

Lastly, we are in the midst of a climate crisis. Only two weeks ago I saw the massive Climate Strike protests demanding action on climate change, yet this proposal still aims to destroy a forest and build very large amounts of parking and encourage more polluting private vehicle trips, when this land is close to a very frequent bus (100) and Edmonds Skytrain station. It seems to me, a slightly disingenuous math being done in the updated proposal. In the updated proposal it states there is a "reduction" in on-site parking even though 194 spaces were proposed initially, and there is still 194 spaces in the updated proposal. I am not sure of the reduction on anything there.

The City of Burnaby declared a climate emergency last month, yet this proposal, with it's carbon intensive construction, destruction of forest, and subsidizing of polluting private vehicles flies in complete opposition to that emergency.

I ask you to cancel this rezoning application to Polygon in its entirety. Instead I ask you to use this public land for the public good and build affordable housing including partnering with non-profits, the Community Land Trust, or Co-op Housing Federation for affordable co-op or rental housing.

Thank you
Cathy Griffin
21-8400 Forest Grove Drive
Burnaby, B.C
V5A 4B7

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From: Martin Arnesen [REDACTED]
Sent: October-26-19 10:45 AM
To: Clerks <Clerks@burnaby.ca>
Subject: 6438 Byrnegpark Dr - opposition to sale

Rez Ref # 18-09
Bylaw # 14061

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

As a resident of Burnaby, I am writing to oppose the sale of the lot at 6438 Byrnegpark Dr. I would prefer this lot to be leased for the construction of supportive or low-income housing.

Thank you,

Martin Arnesen

Arriola, Ginger

From: Martin Arnesen <[REDACTED]>
Sent: October 28, 2019 12:11 PM
To: Clerks
Subject: Re: 6438 Byrnepark Dr - opposition to sale

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mailing address:

3015 Vega Ct, Burnaby BC, V3J 1B2.

Thank you,
Martin

On Mon., Oct. 28, 2019, 9:03 a.m. Clerks, <Clerks@burnaby.ca> wrote:

Please note mail circulated to Mayor and Councillors must include senders mailing address.

Please provide this information as soon as possible.

Thank you.

City of Burnaby

Office of the City Clerk

Phone: 604-294-7290

City of Burnaby | Corporate Services | Office of the City Clerk

4949 Canada Way | Burnaby, BC V5G 1M2

Our Vision: A world-class city committed to creating and sustaining the best quality of life for our entire community.

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2/2

Arriola, Ginger

From: Joe Sulmona [REDACTED]
Sent: October 26, 2019 9:49 PM
To: Clerks
Cc: Joe Sulmona
Subject: **[**SPAM Warning**]** Tuesday Public Hearing - Input to Polygon 6438 Byrnepark Dr

Importance: Low

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk

please submit the following to Council for the Public Hearing on Tuesday for Polygon 6438 Byrnepark Dr.

thank you.

Joe Sulmona
5504 Union Street
Burnaby, BC
[REDACTED]

Rez Ref # 18-09
Bylaw # 14061

Dear Your Worship and Council,

I encourage my fellow Burnaby residents to also support this development proposal.

To start, I will support this proposal for the same reasons as per the previous Public Hearing. And let's be clear, this project delivers on previous Council(s) decisions, resolved over decades, on how this neighbourhood and parcel should be developed.

Yet, the Burnaby Now Letter to the Editor this weekend, respectfully, expresses views and perspectives that completely fail to grasp the reality of how the province defines how land can be developed in Burnaby. This failed political candidate, and let's repeat "FAILED" candidate only speaks for themselves, and NOT the vast majority of Burnaby residents that demanded during the last Civic election, less than a year ago, that Council take some measured and responsible action towards the many challenges in society. While I am concerned that Council may have moved the goal posts with regards to the newly negotiated social housing prospects for this site, in the end, the applicant has voluntarily advanced this project for another Public Hearing, which means that a fair balance has been achieved between private interests

and public objectives. This is how land development works, regardless of who owns the land - at least until the Province changes the rules.

But we must be cautious here, what does this failed civic candidate want to have happen? Not only do we have a desire to rip up contracts, but as importantly also to give away land that provides NO return to us long-time residents (1966) that ultimately paid for that land through our taxes. The sale funds can then be reinvested in all kinds of ways, with Council discretion and taxpayer accountability, for use in expanding programs such as to support housing, etc.. I wish to stress here I do NOT recall during the last civic election that the now elected Council campaigned on the basis of becoming social housing developers, which is what is expressed in this letter.

I see two good results here. First, the new Council responding to the community will has encouraged and found a negotiated outcome to obtain a greater community benefit from this site. Second, this failed candidate has exposed for all to see a radical and extreme politics that would harm us all - good thing that voters rejected these ideas, together with the rhetoric of hateful language (e.g. *abhorrent*) that screams "*the rest of us are wrong, and our views don't count*". And let's remember, this failed candidate recently interviewed in another local newspaper, is working every possible angle to raise personal profile for the next election - so who is being served here by these views? The community which all civic elected officials are accountable to, or this neighbour's future political candidacy?

In sum, your Worship and Council, please support the revised proposal, and ignore the extremists amongst us that ultimately reject everything we have built in Burnaby as welcoming of new residents that these homes will serve, and do so with fiscal responsibility as we move towards more sustainable development...

Joe Sulmona
North Burnaby

Arriola, Ginger

From: Stan Grishin [REDACTED]
Sent: October 28, 2019 3:48 AM
To: Clerks
Subject: 6438 Byrnepark Dr.

Rez Ref # 18-09
Bylaw # 14061

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Hello,

As a long-time Burnaby Resident (I live at 9300 University Crescent), I'm appalled by the recent news that the city is planning to sell a large property to Polygon for almost a pittance.

The co-ops would be the much better way to guarantee the housing affordability and NOT selling city land to developers.

Arriola, Ginger

From: Tamsin Spooner [REDACTED]
Sent: October 28, 2019 9:22 AM
To: Clerks
Subject: rezoning Byrnepark Drive in South Burnaby

Rez Ref # 18-09
Bylaw # 14061

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Please do the right thing and use the public land at Byrnepark Drive to create affordable housing and lesson our environmental impact versus allowing yet another developer (Polygon) to get rich, and yet more housing for the rich. The mere mortals who live here really need some housing security, not to mention the impact of taking a chunk out of the forested area there for parking spaces. We need to move in a more sustainable direction with every decision we make.

Thank you

Sincerely,
A concerned Burnaby resident/renter.

Arriola, Ginger

From: Tamsin Spooner [REDACTED]
Sent: October 28, 2019 10:32 AM
To: Clerks
Subject: Re: rezoning Byrnepark Drive in South Burnaby

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sender : Tamsin Spooner, 6692 Napier Street Burnaby BC V5B 2C3

On Mon., Oct. 28, 2019, 10:00 a.m. Clerks, <Clerks@burnaby.ca> wrote:

Please note that correspondence circulated to Mayor and Councillors must include the sender's first and last name and home mailing address. Please provide this information as soon as possible.

Thank you.

City of Burnaby

Office of the City Clerk

Phone: 604-294-7290

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4949 Canada Way | Burnaby, BC V5G 1M2

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2/2

October 29, 2019

Mayor and Council
City of Burnaby
c/o Office of the City Clerk
4949 Canada Way
Burnaby, BC V5G 1M2

Rez Ref # 18-09
Bylaw # 14061

Dear Mayor and Council,

RE: 6438 Byrnegpark Drive Rezoning

I am writing on behalf of the Co-operative Housing Federation of British Columbia (CHF BC) to comment on the proposed rezoning and final sale of the property owned by the City at 6438 Byrnegpark Drive.

CHF BC represents more than 250 housing co-ops with almost 14,000 co-op homes across the province. Twenty-six of those co-ops and 1,900 co-op homes are in Burnaby.

CHF BC also owns and operates the Community Land Trust (CLT) as a non-profit, social purpose real estate developer whose mission is to create, preserve and steward permanently affordable homes in diverse, mixed-income communities.

CLT currently has a portfolio of 805 homes with another 1,950 homes under construction or in the municipal approval process. Our most significant partnerships are with municipal governments, as they invest community owned land into the CLT to support the development of co-operative and non-profit homes.

We acknowledge that the proposed rezoning of 6438 Byrnegpark Drive is based on earlier commitments made by the City under the previous Council and that these commitments would be difficult to reverse. It's important that municipalities honour their prior commitments and not change the rules midway through the game. We also acknowledge that the City has applied its new rental use policy framework to this development and the result will be that 20% of the homes will be purpose-built, affordable rental housing.

With that said, we do feel the need to highlight how important it is for community assets to remain under community ownership. When land is sold into the private sector, a municipal government loses its leverage to maximize the present and future value of the asset for a fair balance of social and community purpose in the long term. Future generations will never have an opportunity to consider how best to distribute the benefits of that asset for the broader social good. It's difficult to imagine how the short-term financial gain from the sale of public assets is sufficient compensation for this sacrifice.



The community housing sector in British Columbia is leading the country in providing opportunities for municipalities to achieve their affordable housing objectives without having to sell assets in land to the private sector. We encourage Council to work with us to consider a different outcome for the remaining sites in the original bundle of seven from the 1996 public tender (6488 Byrnespark Drive and 7388 Southwynde Avenue) and for many more parcels in the future. We believe this direction is consistent with the mandate Council was given in the last election and with the recommendations of the Mayor's Task Force on Community Housing.

Municipalities have a key role to play in meeting the housing needs of every citizen in British Columbia, and there is no more important lever than land use approvals and the stewardship of municipally owned housing assets. We hope that in future Council will rely on its partners in the community housing sector to develop City owned land for affordable housing and other community spaces in Burnaby.

Thank you for considering our views on this most important matter.

Yours truly,

A handwritten signature in black ink, appearing to read "Thom Armstrong", is written over a horizontal line.

Thom Armstrong
Executive Director
Co-operative Housing Federation of BC

Arriola, Ginger

From: Chris Marsh [REDACTED]
Sent: October 29, 2019 11:46 AM
To: Clerks
Subject: RE:6438 Byrnepark DR

Rez Ref # 18-09
Bylaw # 14061

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor Mike Hurley and Councillors,

I'm writing to you in regards to the proposed sale of city land to Polygon Development at 6438 Byrnepark Dr.

I have been a resident of Southpoint Drive for 12 years and now live at Byrnepark Walk, steps away from the beautiful Byrne park forest and Southpoint Rain garden. I was shocked to first learn about this forested area being included in the Edmonds town center plan.

Burnaby is blessed with many parks and free flowing creek systems. The intact forest habitat as well as the animals living within would be greatly impacted by any construction in the mature forest.

The development is proposing a 4 storey apartment as well as townhouses with surface parking. I have not seen any report on the traffic increase or mitigation proposals for the streets in the affected area. Taylor Park elementary has a marked crosswalk and it is in a 30km park zone along Southpoint drive. I have witnessed countless speeding cars and accidents along this sloped street leading to the proposed new development.

The hundreds of new residents will most likely not be taking transit or walking to any grocery stores or amenities as there is nothing close to this area.

I understand the need for more affordable family housing and rental units but this development has included only 20. Construction has already begun at the new South gate city on 14th street. Edmonds street near Highgate will have more towers on the old Value Village store site and Metrotown and Brentwood are seeing non stop developments. I urge you to stop the sale of this beautiful forested area and focus on building more affordable housing on vacant or previously used lots

Destroying a viable urban forest and adding more cars and pollution to the environment is not sustainable and impacts those already established in the neighbourhood.

I look forward to your reply,

Sincerely,
Chris Marsh
115-7478 Byrnepark Walk
Burnaby

Arriola, Ginger

From: Frank Mesich [REDACTED]
Sent: October 29, 2019 12:47 PM
To: Clerks
Subject: Polygon/Byrne Road Development

Rez Ref # 18-09
14060

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Meeting tonight regarding the Polygon Development at Byrne Road and Southridge Drive.

This development does not provide any environment benefits, or provide truly affordable housing.

Mayor and Council continue functioning with the mind set of “go away, leave us alone, as we know what we are doing”.

Perhaps a trip by say, 2 councillors to a European destination to investigate how to build affordable, environmentally sound, housing would be in order.

Regards,

Frank Mesich
6088 12th Avenue,
Burnaby, BC.
V3N 2J1.

Arriola, Ginger

From: Clerks
Sent: October 29, 2019 2:31 PM
To: Clerks
Subject: Rez# 18-09

Rez Ref # 17-36 + 18-09
Bylaw # 14060 + 14061

From: joelgibbs [REDACTED]
Sent: October-29-19 1:11 PM
To: Clerks <Clerks@burnaby.ca>
Subject: Rez# 17-36 and Rez# 18-09

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Dear Burnaby councillors,

From reading these proposals for these two proposed re-zonings, it is clear there is a massive disconnect withing the city, the city's priorities, and the planning/development process. In fact the process seems fundamentally broken, missing on major, in fact dire, impacts of our climate crisis that are not even being mentioned, much less addressed.

For Rez# 17-36, there is a complete disconnect between the location, our climate crisis, and what is being proposed.

The location is right at Brentwood, next to Skytrain, 3 frequent bus lines, a major east-west cycling corridor, and the partially built Willingdon cycling corridor for north-south access. Yet, there is over 2800 car storage spaces proposed to be built. This is absolute madness.

Burnaby declared a climate emergency and set targets of 45% reduction in GHG by 2030, yet this proposal is in complete opposition to that. 30-40% of GHG emissions in Burnaby are from transportation, primarily private cars, yet 2800 parking spots are being built in a main town centre that will subsidize, encourage, and induce more private car utilization, and more emissions. And don't say "oh but EV's" - EV's are extremely carbon-intensive to build and must be driven tens of thousands of km to even come close to breaking even with combined embodied and operating GHG emissions with a current internal combustion car.

There must be a massive shift away from the private car and towards transit, rolling, and walking. While this proposal does some to improve walking and rolling infrastructure, the effort and money invested in that is tiny compared to the vast sums of money and GHG being used to build 2800+ car storage spaces and giant, unsafe streets.

Which brings us to another "feature" shown in this proposal: a massively overbuilt 5 lane road for Dawson St. Besides this being completely ignorant of the fact of induced demand, it also completely fails at making out streets and city safer for everyone by putting cars at the central focus of everything, and making it near impossible to cross the street, except for a few seconds every couple minutes at a tiny "crosswalk".

As noted, in the proposal, town centres should be vibrant, pedestrian friendly places, and yet Dawson st is absolutely nothing like that.

Lastly, how many tonnes of carbon and other GHGs will be emitted to build 5 giant concrete towers, and how do those massive emissions help reduce GHG emissions in line with the climate emergency? Yes, building housing near good transit and in pedestrian-centric environments can help reduce transportation emissions, but this proposal, with a car-centric design all around it makes that questionable, and when looking at overall GHG emissions, doubtful when including the massive amounts of construction-related emissions, plus ongoing operating emissions as it is not self-sufficient or passivehaus for energy.

For Rez# 18-09, this minimally updated proposal is a complete farce.

This was soundly rejected at the public hearing in April, and it is back with "solutions" to address some of the problems, including reducing the amount massive amount of parking by providing the exact same amount of parking, and adding 20 rental units, to provide the developer with 27k of extra density in Metrotown for more massive profits.

As this is close to Edmonds Skytrain station, right on a frequent bus line, and right next to urban trails and the BC parkway, it is completely absurd to be subsidizing and actively encouraging private auto use with 194 parking spaces for 122 units, once again in complete denial of the climate emergency you, as council, declared.

The 20 rental units, seemingly meant to appease the complete lack of public benefits in the previous proposal, is an utter joke, as not only does it provide approximately the same rental units as any other private project on private land would, but also gives Polygon a large density increase at a Metrotown site, allowing for massively more private profits from public land.

So what are the public benefits for selling public land? A meagre 20 rental units, obscured by a massive developer giveaway? That's absolutely pathetic.

Go talk with the Community Land Trust and BC Non-profit Housing Association tomorrow. I'm sure they can propose something with 100% co-op or non-market housing while retaining public ownership of the land and providing substantial public benefit.

By selling this public land, you are permanently excluding any possibility of long-term affordability here, or other uses that would have substantial public benefit.

Contrary to the emergency declared by council a few weeks ago, both of these proposals are not only in complete denial of that, but actively working against any positive action on the climate crisis, and should both be rejected.

Joel Gibbs
7777 12th Ave

Arriola, Ginger

From: Louise Hazemi [REDACTED]
Sent: October 29, 2019 3:58 PM
To: Clerks
Subject: Fwd: 6438 Byrne Park Rd

Rez Ref # 18-09
Bylaw # 14061

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Dear Burnaby Council,

I am writing for the second time to say the same thing. I received a package from the city concerning the changes to 6438 Byrne Park Rd. and the only changes were 20 new units, some transit passes and accommodations given to the developer on another site.

As a resident of Burnaby this is not good use of public land. Our residents need more from our spaces. Cities are desperate to have property to work with for social housing and community interests, yet Burnaby council is giving our property away for little in return.

My wish is that this whole project be stopped until a comprehensive social housing, senior housing and lower rental housing plan has been made. My family is currently being effected by the lack of housing and there is nowhere for people in my family to live. Having a project like this go forward with council's approval does nothing for the people in Burnaby.

I was hoping for real change; I am deeply disappointed with the proposal for 6438 Byrne Park rd.

Louise Hazemi
4144 Cambridge st

Arriola, Ginger

From: Sabrina Foldi [REDACTED]
Sent: October 29, 2019 4:01 PM
To: Clerks
Subject: 6438 Byrnepark Dr

Rez Ref # 18-09
Bylaw # 14061

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Mayor Hurley and Councillors,

I understand that you are interested in selling 6438 Byrnepark Dr. to Polygon, and that this sale involves the building of roughly 200 parking spaces. However, you promised to reduce greenhouse gas emissions by 45% by 2030, and you know that this sale is in perfect opposition to that.

You can easily see how we are struggling with climate change, and you have the opportunity to make a positive impact in our lives now. Though it breaks my heart that you will be killing the forest there, I hope you use this as a way to actually keep your promise to reduce GHGs. All you have to do now is ensure that housing there is built in a way that promotes sustainable modes of transportation, like transit, biking, and walking. Each of these modes are accessible in this area.

We are fortunate to live in such a beautiful area, with nature at our doorsteps. I know that some nature was likely destroyed to build our homes here. But we can make a better decision now.

So Mayor Hurley and Councillors Pietro Calendino, Sav Dhaliwal, Paul McDonell, Joe Keithley, Dan Johnston, Colleen Jordan, Nick Volkow and James Wang, I speak on behalf of my household in opposing this rezoning and sale of city land at 6438 Byrnepark Dr. Please stop the sale of our public lands to this or any other private developer.

Sabrina and Steve Foldi
6837 Station Hill Dr.
Burnaby, BC