

Arriola, Ginger

From: Akiko Kawamura [REDACTED]
Sent: November 08, 2019 4:18 PM
To: Clerks
Subject: REZOING #17-30

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Akiko Kawamura
#106 - 6580 Marlborough Ave
Burnaby, BC V5H 3M1

November 8th, 2019

Re: REZOING #17-30

Dear City of Burnaby:

Please accept a few comments regarding the rezoning application #17-30 of which public hearing is scheduled for November 19th, 2019.

According to Council Report dated October 23rd, 2019, Accorde Properties Corp is proposing to build some 40 affordable rental units and promising the lesser of pre-development rent or 20% below CMHC average market rates for returning tenants.

I'd like to know if we, current residents, are going to be informed when the project is complete and if we're given the first right to move in, because otherwise, the promise is meaningless to us. Also, is there going to be a third party/watch dog (government-run or otherwise) who will ensure these promises are kept and enforced? What are consequences if the promises are broken?

Accorde Properties Corp has promised us a payment of four-month rents within 10 days of us moving out, but none of those who have moved out since has got any payments from them, not even a damage deposit back. Accorde Properties Corp may be willing to comply with the government regulation but can't keep a simple promise to their own tenants. Hence I'd wish for close and periodic inspection on the procedure even after the high-rise and rental building are built.

Another thing I wonder is if they're going to supplement for the excess rent we all have to pay because of the move. Say my current rent is \$820 and the new place will charge me \$1,500, are they going to pay the difference for me until I can move back in to their new building? Without that, this eviction will badly impact my financial situation. Yes I realize this may be too much to ask for, but I'd like to point out that, no matter how appealing Accorde Properties Corp's proposal seems to be, we will not benefit from any of it.

I suppose if this rezoning proposal gets approved, many other developers would start applying for similar rezoning requests. Please review carefully and take into consideration all potential impacts these developments could have on our environment and quality of life of residents in Burnaby.

Thank you for your time,

Akiko Kawamura

Rez Ref # 17-30
Bylaw # 14086

Arriola, Ginger

From: Judy Moss [REDACTED]
Sent: November 17, 2019 12:02 PM
To: Clerks
Subject: Rezoning#17-30

Rez Ref # 17-30
Bylaw # 14086

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Dear Sir or Madame,

This is Lily Liu from MIDORI 6638 Dunblane Ave. Burnaby. I'm against development of the land #17-30 as it will cause multiple negative effects such as view, lights, transportation and tranquility of the district.

Regards.

Lily

November 19, 2019

Dear Councillors and Mayor of Burnaby,

We write to you today to express our concerns over the proposed zoning bylaw amendments in the Metrotown area, specifically, Amendment Bylaws No. 14083, 14084, 14085 and 14086 .

These proposals call for the demolition of 8 low-rise low-rent apartment buildings, to be replaced with luxury high rises and some rentals units. Of the eight properties, only 1 includes a six-storey non-market rental building and another includes a four-storey 'affordable' rental building.

Many good measures have been adopted by this council to find solutions to the affordable housing crisis which affects our city. We were relieved when this council, under the newly elected mayor Mike Hurley, placed a moratorium on demolitions. After many years of rapid demolition of low-rent housing and gentrification of the same neighbourhoods with high-rise luxury towers, we are now more hopeful that the solutions proposed by the Task Force on Community Housing will help stop the destruction of affordable homes and stop the displacement of so many residents. We urge you all to move slowly as this is a very critical period when many residents will still be left homeless, as enough affordable housing is not yet in place to accommodate all those who will be displaced by the demolitions. We strongly believe that the number of low-rent suites should not only match the number of those being demolished, but it should be higher as the need is ever increasing all over Metro Vancouver. Please take the necessary time to study what has been done in other cities around the world , where creative solutions have been found to solve similar housing challenges. To keep this neighbourhood and city vibrant and inclusive we need to ensure that there is an adequate amount of housing which is accessible to families and individuals of all income levels.

Another concern we have is that the terms 'affordable' and 'non-market' housing are still not a guarantee that rents will be similar to those of the apartments that are being lost. We urge council to reject the proposals which do not guarantee truly low-rent apartments at rates comparable to what exist today.

We thank you for your time and consideration.

Sincerely,
Paola Francescutto and Lea Francescutto
6931 Sussex Avenue, Burnaby, BC, V5J 3V1

Cathy Francescutto
7415 Magnolia Terrace, Burnaby, BC, V5E 4K8



November 19, 2019

Dear Mayor and Council

Re Rezoning Application #17-30 (6556, 6566, 6580, 6596 Marlborough Ave)

I am writing to you on behalf of the BC Government and Services Employees' Union to urge council to protect and ensure the well-being of current tenants in the proposed rezoning application.

The recent task force on community housing made important recommendations that outlined a clear process to ensure tenants are not unduly harmed when their current homes are rezoned for redevelopment. We urge you to hold developers to the standard set out by your taskforce or we cannot support any current or future applications which would displace renters. For us to have confidence in the process going forward, it is critical that the conditions outlined in the procedure recommended by the taskforce are being met.

I believe that it is incumbent on you, as the elected representatives of the citizens of Burnaby, to ensure first and foremost, that the security and wellbeing of the current tenants is preserved when applications like this are before you.

Developments like the proposed tower will force current residents to lose their affordable homes in a housing market where rental vacancies are incredibly low. We expect council will hold developers accountable to the principles and guidelines laid out by the task force, and act accordingly to put people first.

Thank you,

A handwritten signature in black ink that reads "Stephanie Smith".

Stephanie Smith
BCGEU President

SA/pc
MoveUP



4911 Canada Way,
Burnaby, B.C. V5G 3W3



604-291-9611 (PHONE)
1-800-663-1674 (T-F)



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B.C.'S UNION SINCE 1919



BC GOVERNMENT AND SERVICE EMPLOYEES' UNION

Arriola, Ginger

From: Heloise Oliveira [REDACTED]
Sent: November 19, 2019 3:22 PM
To: Clerks
Subject: Public Hearing - Rezoning #17-30 - Marlborough Ave - Bylaw 14086

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Dear City Council,

I am a resident at 6540 Marlborough Ave, a 4-storey rental building with 30 apartment units located right beside the proposed construction area. This letter aims to highlight why I am strongly against the rezoning of the nearby land.

As you are aware, there is an increasing number of demovictions and unaffordable high-rise developments in the Metrotown area. Although I understand some new developments are required as a broader strategy to increase density in the neighbourhood, it is clear that the goal can be achieved with other models of housing, as seen in the recent task force on the housing crisis in Burnaby.

Over the past few years, I have witnessed this same stretch of Marlborough Ave drastically change its landscape and succumb to gentrification, with several new townhouses and condominiums displacing middle-class families and workers, as well as low-income seniors. Even though there were promises of affordable housing, what developers and the market call "affordable" is not based on the real income earned by newcomers like me, students, single-moms, persons with disabilities and health concerns or communities that struggle to keep living in their own neighbourhood.

Besides disturbing the nearby residents with dust, noise and street closures, the approval of this rezoning application would mean more gentrification to this area of Burnaby South and more suffering to the affected building occupants.

Please think twice before destroying our community with more initiatives that are not addressing our true concerns as burnaby residents. Thank you for your time and for considering the voices of the people of Burnaby.

Sincerely,

Heloise Oliveira
101-6540 Marlborough Ave, Burnaby BC V5H 3M1

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

November 19, 2019

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

Concerns about Metrotown Rezoning Applications, Public Hearing, November 19, 2019

Dear council:

I wish to express general concerns pertaining to the Metrotown rezoning applications being the subject of the public hearing on November 19, 2019:

- Rez #16-13, 4960 Bennett Street, High-Rise Strata Apartment Building with Rental Apartment Podium
- Rez #17-26, 6525 Telford Avenue, High-Rise Apartment Building and Low Rise Rental Apartment Building
- Rez #17-27, 6444 Willingdon Avenue and 4241 Maywood Street, High-Rise Apartment Building with Street-Oriented Townhouses and a Low-Rise Non-Market Rental Component
- Rez #17-30, 6556, 6566, 6580 and 6596 Marlborough Avenue, High-Rise Apartment Building with Rental Apartment Podium

I am disappointed about council's decision to move forward with a mass rezoning public hearing on November 19, 2019 that seeks approval for the demolition of seven Metrotown low-rise rental buildings and one single family house to make way for high-rise stratified towers that will be annexed with low-rise non-market buildings. My realization that Burnaby will continue on with its development program in Metrotown, transforming its low-rise residential neighborhoods of Maywood, Marlborough, and Central Park East with rows of plain vanilla, square-shaped, 35- to 65-storey high-rise glass towers, makes me shudder. While the Metrotown Downtown Plan quotes Jane Jacob's work on the importance of architectural variety and human-scale designs at the heart of livable neighborhoods, in reality Burnaby will replicate the monotonous row of 40- to 50-storey architectures along Beresford Avenue all the way down to Maywood Street.

The *Metrotown Downtown Plan* was ill-conceived from its outset. It never considered the demographic of people that have populated those lands at the heart of community planning. Just the hint of this plan initiated a land rush that elevated land valuations of Metrotown parcels to stratospheric levels. According to *BC Assessment*, the cumulative land valuation of the eight Metrotown parcels that are the subject of the public hearing on November 19 rose

from \$26.2 million in 2010, to \$41.9 million in 2015, and to \$183.5 million in 2019 – a sevenfold increase over nine years. Burnaby could have approached the Metrotown Plan differently. Burnaby could have considered an evolutionary, less intrusive densification plan for the Metrotown’s rental neighborhoods, emphasizing rental protection and gradual re-development with 6-, 9-, and 12-storey wood frame rental structures. Unfortunately, it never did.

Much could be said about the complex relations among livability, architectural variety, human-scale building designs, traffic management, urban wild life, social and economic sustainability, and much more, but let me focus here only on two more immediate concerns related to Burnaby’s new inclusionary rezoning and rental replacement policies as recommended by the *Mayor’s Task Force on Community Housing*.

1) Inclusionary Rental Zoning

“New developments are required to provide 20% of new units as rental housing. Density offsets are provided where rents are at least 20% below the CMHC Average Market Rents.”
[Mayor’s Task Force on Community Housing, Final Report; July 17, 2019]

Burnaby’s new inclusionary rezoning policy appears to have taken a page from that of New York. Mayor Bloomberg introduced New York’s inclusionary rental model, which allows developers to build 20% bigger in exchange for 20% non-market housing. While New York bases its non-market rental rates on average median incomes, Burnaby uses average CMHC market rents to that end. Mayor De Blasio then made this model mandatory in return for large-scale upzonings of complete neighborhoods. Samuel Stein criticized harshly New York’s inclusionary housing model as “*a boon for developers*”:

“Inclusionary zoning [as implemented in New York] is a fatally flawed program. It’s not just that it doesn’t produce enough units, or that the apartments it creates aren’t affordable, though both observations are undeniably true. The real problem with inclusionary zoning is that it marshals a multitude of rich people into places that are already experiencing gentrification. The result is a few new cheap apartments in neighborhoods that are suddenly and completely transformed.” [Samuel Stein, *De Blasio’s Doomed Housing Plan*]

Stein’s critique foreshadows what will happen in Metrotown.

The four Metrotown rezoning applications that are the subject of the public hearing on November 19 will increase Metrotown’s more affordable rental stock by an overall 5 units. In return for the demolition of seven low-rise rental buildings and one single-family house, developers will create 1,505 new housing units, of which 1,217 are strata units (81%), 59 market rental units (4%), and 229 affordable non-market rental units (15%) with rents set at 20% below CMHC average market rates. For the re-development of one affordable market rental unit on lands traditionally populated by lower-income people, Burnaby will allow developers to build five stratified homes and market rental units. Such will look the gentrification of Metrotown’s neighborhoods.

As far as CMHC average market rates are concerned, Metrotown's existing affordable low-rise market rental stock keeps those average rates low. For 1-bedrooms, the 2018 CMHC average rate is \$1,173 a month. The 20% non-market discount results in \$938 a month, or \$11,261 a year. This sounds all good, but for how long.

What will happen to the CMHC average market rates when investors of the new predominantly stratified housing units arrive in Metrotown?

The price of strata housing in Metrotown's new towers approaches fast \$1,000 per square foot. This will soon be the new average. Potential landlords in the secondary rental market will seek a 5% gross return of investment to walk away with a 2% to 3% net income after paying property taxes, strata fees, and income taxes, while allowing for maintenance reserves and occasional vacancies. A potential landlord wanting to rent out a 600 square foot 1-bedroom apartment will ask for a rent to the tune of \$2,500 a month, or \$30,000 a year. This will also set the upper bound for rents in the purpose-built, high-rise rental market, which trail closely the rents in the secondary rental market. Currently, Metrotown's high-rise rental complexes, such as Burnaby Center or Panorama, rent out 1-bedroom apartments between \$1,750 and \$1,900 a month, not even considering parking, home insurance, and utilities. As we demolish Metrotown's affordable low-rise rental stock at a breathtaking rate to make way for predominantly high-end market housing, we will see the CMHC average market rental rates skyrocketing toward \$2,000 for 1-bedrooms only. At a discounted rate of 20% below CMHC average market rates, non-market renters will still have to pay \$1,600 a month, or \$19,200 a year, for a 1-bedroom apartment only. If we apply the generally accepted rule of housing affordability at 30% of a household's income, such a rent will be affordable for households earning \$64,000 a year. Suffice it to say, the *Rental Housing Data Book 2019* indicates that the median renter household in Burnaby generated \$45,839 of income in 2016.

Samuel Stein correctly predicated the effects of New York's inclusionary up-zoning model. By now we can safely predict the same in Metrotown:

"Rents in the surrounding area will rise; neighborhood stores will close; more working-class people will be displaced by gentrification than will be housed in the new inclusionary complexes." [Samuel Stein, De Blasio's Doomed Housing Plan]

2) Rental Replacement

*"Rental units lost to redevelopment are to be **replaced at a 1:1 ratio**, with **units reflecting the rents and unit mix** of the lost units."* [Mayor's Task Force on Community Housing, Final Report; July 17, 2019]

Unfortunately, very little can be found about the nature of the replacement suites. According to city staff, *"the 1965 Burnaby Zoning Bylaw indicated the following minimum suite sizes: 400 sq.ft. for studio units, 600 sq.ft. for one bedroom units, and 750 sq.ft. for two bedroom units."* Judging by my own experiences as a renter in Metrotown, most 1-bedroom suites in Metrotown's classic three-storey walk-ups are sized between 620 and 650 square feet. More recently, however, the city changed the minimum suite size requirements to values significantly lower.

“In the case of dwelling units in the P11e District, and rental dwelling units in the RM, C, and P11 Districts, the following minimum suite floor areas shall apply: (a) Studio unit – 30 m² (322.93 sq.ft.) (b) 1 bedroom suite – 50 m² (538.21 sq.ft.) (c) 1 bedroom + den suite – 56 m² (602.80 sq.ft.) (d) 2 bedroom suite – 65 m² (699.68 sq.ft.) (e) 2 bedroom + den suite – 70 m² (753.50 sq.ft.) (f) 3 bedroom suite – 80 m² (861.14 sq.ft.) (B/L No. 13940-18-12-03)”

Not surprisingly, developers take full advantage of those reduced minimum suite size requirements for rental replacement. The following lists specifications for 1-bedroom replacement suites in the four rezoning applications:

- **Rez #16-13, Bennet St:** 25 1-BR units, 541 – 587 sq.ft. (city staff indicated that 18 units are 548 sq.ft; six units that are 586 sq.ft.; and one unit that is 618 sq.ft.
- **Rez #17-26, Telford Av:** 45 1-BR units, 539 to 602 sq.ft. (details are not available, but presumably the vast majority of suites will be sized at the lower end)
- **Rez #17-27, Willingdon Av/Maywood St:** 53 1-BR units, 538 - 540 sq. ft.
- **Rez #17-30, Marlborough Av:** 30 1-BR units, 538 - 545 sq.ft.

In sum, the vast majority of 1-bedroom suites – likely 5 out of 6 – will be sized close to the minimum size requirements between 538 and 548 sq.ft. Moreover, it appears that washer and dryers will be located in-suite, taking away more living space. Finally, many existing suites offer sizeable storages outside the suite, often located in the basement. The rezoning applications indicate storage space for bicycles only, but it remains unknown if that space can be used for common household goods, and if so, how big that space would be. While all is workable for single tenant occupancies, reality is that the vast majority of Metrotown’s 1-bedroom suites are occupied by 2 and more people. At some point, being offered such minimum 540 square foot suite amounts to de-facto demoviction for many tenants. It is almost inconceivable that two and more people can live a health life on rental space little more than 7 square meters, all included.

Sincerely,

Reinhard Schauer

5868 Olive Avenue #201
Burnaby, BC V5H 2P4