

From: [REDACTED]
Sent: Saturday, May 30, 2020 4:52 PM
To: Planning <Planning@burnaby.ca>
Subject: Question about rezoning applications for 5977 Wilson (Bosa) and 6075 Wilson Avenue (Anthem)

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Dear City Planning,

Council scheduled two rezoning applications in my direct neighborhood of Central Park East for a June 23 public hearing. Could you please confirm my understanding of how many tenancies the applicant **has notified and spoken to** about their right of first refusal to return?

Rez. #17-32: 5977 Wilson Avenue, Bosa Properties

Bosa's Wilson/Kathleen rezoning surprisingly states very clearly that *all* previous tenancies have been notified. I am surprised because the building is empty for about two years. Can you please confirm that by *notified* the rezoning applicant means that they **spoke to** every single tenancy about their rights of first refusal? I would not consider a mere note to an unconfirmed address sufficient to that end.

It is noted that all previous tenants of the Wilson site, which is currently vacant, have been notified of their right of first refusal of a replacement rental unit. For returning tenants, the affordable rental units are proposed at pre-development rents (adjusted for Residential Tenancy Act increase). For new tenants of the affordable rental units, rents are proposed at 20% below CMHC median market rates, in line with Council's adopted policy. The proposed rental rates help meet the City's housing affordability objectives and allow the applicant to access the full 1.1 FAR density offset available under the RM District on each of the respective Kathleen and Wilson sites.

Rez. #17-28: 6075 Wilson Avenue, Anthem Properties

Anthem Properties does not offer any information about how many tenancies were notified about their right of first refusal to return. Anthem began emptying the building about two years ago, shortly after their first attempt to move the rezoning to a public hearing failed. By now, the building is close to empty, with only very few tenants still living there.

Can I assume that Anthem Properties, too, **has contacted and spoken to** every single tenancy to inform them of their right of first refusal? If not, how many tenancies could they reach?

I am asking because Burnaby council allowed developers institute a culture in Metrotown where they can empty rental buildings years before demolition, with some not even bothering losing beyond \$400,000 in net operating profits a year from rents. Why would developers engage in such appalling practices in the midst of a housing crisis if not with the intent to gain more by avoiding Burnaby's tenant assistance program?

Rez Ref # 17-28; 17-32
Bylaw # 19-42

1/4

I may contact you with more questions about Burnaby's right of first refusal process, which appears to allow displacement under some circumstances, thus not providing the "peace of mind" to existing residents that some on council still tout.

Sincerely,

Reinhard Schauer

5868 Olive Avenue #21
Burnaby, BC V5H 2P4

Arriola, Ginger

From: Lehingrat, Laurie on behalf of Planning
Sent: June 01, 2020 8:58 AM
To: Norton, Mark
Subject: FW: Question about rezoning applications for 5977 Wilson (Bosa) and 6075 Wilson Avenue (Anthem)

Follow Up Flag: Follow up
Flag Status: Flagged

From: [REDACTED]
Sent: Saturday, May 30, 2020 8:58 PM
To: Planning <Planning@burnaby.ca>
Subject: RE: Question about rezoning applications for 5977 Wilson (Bosa) and 6075 Wilson Avenue (Anthem)

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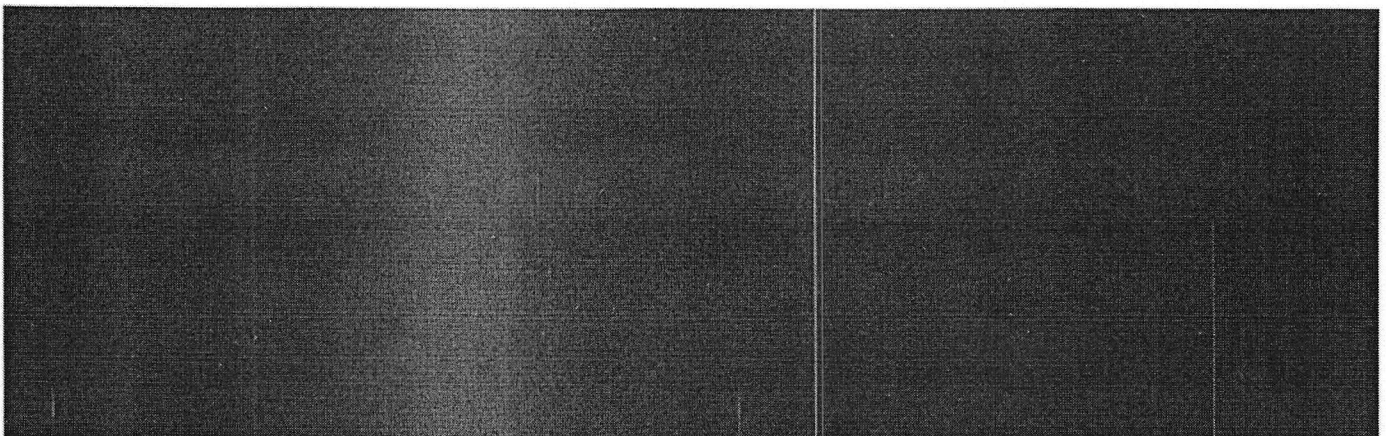
Dear City Planning,

And while I am on this subject, could you please also clarify for both rezoning applications how many current and former tenancies are eligible for Burnaby's temporary housing relocation program while the buildings are under re-construction. I assume this is zero in the case of Bosa, since the building is empty, and a small number in the case of Anthem, but definite numbers would be helpful so I can address council with less speculation and more facts.

Sincerely,

Reinhard Schauer

5868 Olive Avenue #201
Burnaby, BC V5H 2P4



Arriola, Ginger

From: Clerks
Sent: June 05, 2020 8:22 AM
To: Arriola, Ginger
Subject: FW: Question about rezoning applications for 5977 Wilson (Bosa) and 6075 Wilson Avenue (Anthem)
Attachments: FW: Question about rezoning applications for 5977 Wilson (Bosa) and 6075 Wilson Avenue (Anthem)

From: Norton, Mark <Mark.Norton@burnaby.ca>
Sent: Wednesday, June 3, 2020 4:31 PM
To: [REDACTED]
Cc: Burnaby Renter's Office <rentersoffice@burnaby.ca>; Clerks <Clerks@burnaby.ca>
Subject: RE: Question about rezoning applications for 5977 Wilson (Bosa) and 6075 Wilson Avenue (Anthem)

Hi Reinhard,

Thank you for reaching out to the City regarding the two subject development applications, which are scheduled for Public Hearing on June 23rd. As the planner on file for the 5977 Wilson application (Rezoning Application 17-32, and the associated 19-42 at Kathleen Ave.), I can certainly address your questions pertaining to that application and the associated Kathleen Avenue development application.

In regards to notifying tenants of their first right of refusal; for those tenants at 5977 Wilson who left a forwarding address, a letter was sent by the applicant via registered mail on November 11, 2019 notifying tenants of their right of first refusal for a rental unit at the Kathleen site. Where the applicant had an e-mail on file, but no forwarding address or the letter was returned, an e-mail was sent to the tenant between November and December 2019. However, we recognise, like you, that every reasonable effort should be made to ensure tenants are informed of their right of first refusal. The City's recently expanded housing team are exploring a range of outreach opportunities including social media outreach, which has the potential to reach prior tenants for which provided contact information may no longer be accurate.

Eligible tenants have up until the date of occupancy of the new Kathleen development to exercise their right of first refusal and the City will work closely with the applicant's Tenant Relocation Coordinator to ensure that every effort is made to again reach out to the eligible tenants regarding their rights. Tenants can contact either the applicant or the City's Renter's Office (rentersoffice@burnaby.ca or 604-294-7750) to update their contact information and express their interest in a replacement rental unit.

In regards to your second point, re Burnaby's Temporary Housing Relocation Program; you're correct that the Wilson site is now vacant. The applicant has provided the City with information that demonstrates that all tenants were paid compensation amounts that exceeded the required monetary amounts under the City's Tenant Assistance Policy that was in place at the time that they moved. However, for reference, in circumstances where eligible tenants have not received compensation in line with the current or previous policy, they would be eligible for compensation based on the current adopted policy, which includes top-ups during the period that they are displaced.

Again thank you for your interest and feedback. I trust the above response answers your questions. If you have further questions in relation to these applications, I would be happy to discuss them further with you.

Thanks
Mark Norton

4/4

Rez Ref # 17-28
Bylaw # 14162

From: Craig, Elinor HLTH:EX [REDACTED]
Sent: June 11, 2020 10:06 AM
To: Clerks
Subject: Please read the attached letter at the June 23rd Public Hearing
Attachments: Letter for Public Hearing - June 23 2020.docx

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Hi,

As a resident who has been directly affected by the development proposal for 6075 Wilson Avenue, it had been my intention to attend this Public Hearing in person, but given the current COVID restrictions, I have written a letter which I hope will be read out on June 23rd.

Please see attached.

Thank you.

Elinor Craig

June 11, 2020

Mayor and Council
c/o Office of the City Clerk
4949 Canada Way
Burnaby BC V4N 2A3

Dear Mayor Hurley and Council Members:

Re: Amendment Bylaw No. 8, 2020, Bylaw No. 14162 – Rez. #17-28

I respectfully request that this letter be read out at the June 23, 2020 Public Hearing as, unfortunately, I have been directly affected, and negatively impacted, by a bylaw proposal for 6075 Wilson Avenue.

In March 2018, my spouse and I attended a Tenants' Meeting, where we were informed by the new owners, Anthem Properties Group Ltd., that our apartment building would be demolished and that we would have approximately one year to vacate our suite.

At the time that we were informed of our impending demoviction, the development proposal for our building had not even been presented at City Hall yet. The proposal was originally on the schedule for the July 24, 2018 Public Hearing; but was subsequently postponed until this month, June 23, 2020.

Anthem Properties used scare tactics and intimidation to prompt us to move out as quickly as possibly, by immediately informing us, in writing, that their one year timeline for vacating was still in effect, despite the postponement of the hearing. They also used similar scare tactics at the March 2018 Tenants' Meeting.

I would like to emphasize the severe financial and emotional impact that this has had on my spouse and I. We are currently paying over \$800 per month more in rent, for a smaller and less adequate suite, than we were paying before we moved. I have been a longstanding 31 year Metrotown resident and it had been our intention to stay in our previous suite indefinitely, as it was the perfect home for us, in every regard.

Just prior to our reluctant move, we had a number of pest issues in our suite, which the building manager and the owners refused to deal with or inadequately dealt with.

We had a dead squirrel in our en suite bathroom, which the manger refused to remove, and we had maggots falling from the fan/heat lamp in the same bathroom, more than two weeks later, which the management company did not take any action on until 48 hours after we notified them. Then, when they finally dispatched someone to look at the problem, they found a dead raccoon in the bathroom ceiling. The escaped maggots later turned into a fly infestation.

These pest problems hastened our departure, as important health and safety matters were not being attended to by the owners or caretakers. Previously, there had been no issues, during our five year tenancy, but by that point, more than half of the building was already vacant.

Also, Doug Purdy of LPA Development Consultants, who was hired by Anthem to find us a new place to live was more of a hindrance than he was of any help and he did not fulfill his contractual obligation in that regard.

The long-lasting and damaging impact of being forced from our home cannot be communicated, in an impactful enough way, in a simple letter, but I hope that my points will be taken into consideration.

Sincerely,

Elinor Craig

5888 Olive Avenue Burnaby BC V5H 2P4
formerly of 6075 Wilson Avenue Burnaby BC V5H 2R5

2/2

Arriola, Ginger

From: Clerks
Sent: June 15, 2020 4:07 PM
To: Arriola, Ginger
Subject: FW: Burnaby zoning bylaw 1965 , amendment bylaw no. 8 - bylaw no. 14162, Rez. # 17-28

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

From: John W unger [REDACTED]
Sent: Sunday, June 14, 2020 11:57 AM
To: Clerks <Clerks@burnaby.ca>
Cc: John Unger [REDACTED]
Subject: Burnaby zoning bylaw 1965 , amendment bylaw no. 8 - bylaw no. 14162, Rez. # 17-28

Rez Ref # 17-28
Bylaw # 14162

Dear Burnaby Mayor and Council:

I am writing to formally oppose any rezoning amendment to this Bylaw. Residents in this area are completely unanimous in their opposition to changing any bylaws which would allow any more high rise buildings in our neighbourhood. The following reasons are given to support our opposition.

1. This proposal will further erode the existing low cost housing in this area. There is already a shortage of low cost housing in and near Metrotown which is partially evidenced by the visible homelessness. If the existing buildings must be demolished, they should be replaced only by structures with a 3 storey limit, similar to what now exists. Every effort should be made to accommodate low cost housing but not by adding more high rise buildings.
2. The metrotown area already has enough high rise buildings, which has increased the population density to the limit. That fact is evident to all residents who live here.
3. Highrise buildings, especially the ridiculously proposed 44 storey model, will further block the light and view from residents in existing buildings.
4. Vehicle traffic on narrow Wilson avenue and surrounding streets is already at a high capacity. This is also a bus route. The addition of another 500 or so units with the corresponding population increase will greatly exacerbate this congestion.
5. Parking on the surrounding streets is already at a premium. Even with added underground parking spaces the existing street parking will be overflowed.
6. The noise level of the skytrain will be greatly increased again because of the barrier wall caused by new high rise buildings. The reverberation of the almost constant skytrain operational noise will be once again be greatly increased. Since the enhancement of the skytrain to accommodate greater ridership in recent years, Skytrain authorities have promised to mitigate some of the increased noise. To date this has not happened but we are anticipating it will be soon.
7. This area has been a constant construction zone for many years and longtime residents here are completely exhausted with the noise, dust, and general congestion caused by these developments. It is time for council to stop this runaway building by developers and consider the impact on the existing residents. We were hopeful

that recent changes in the Mayorship and City Council would result in changes to runaway development. These Bylaw change proposals indicate that perhaps council is still pandering to developers. If so we will work through election to remove those members who are still listening to developers and not the residents who actually live here.

In recent years developers have purchased nearly all the older apartments in the area with a view to demolishing existing low cost apartments to facilitate building taller and more high rise buildings. Obviously that is where the maximum profit is. Their motivation is nothing more than corporate greed and City Council needs to be alerted to the wish of most area residents based on the impact to our neighbourhood. Enough is enough.

Please say no to these proposed Zoning Bylaw changes.

Yours truly,

John Unger
12E - 6128 Patterson Avenue
Burnaby, BC, V5H4P3

From: Clerks
Sent: June 15, 2020 4:31 PM
To: Arriola, Ginger
Subject: FW: Burnaby zoning bylaw 1965 , Amendment Bylaw No. 8, 2020 - Bylaw No. 14162 Rez #17-28 PLUS REZ #17-32

The email below, received in Clerks Office, is being forwarded for your information. A generic response has been sent to the sender and the item tracked in the spreadsheet.

City of Burnaby
Corporate Services
Office of the City Clerk
Phone: 604-294-7290
City of Burnaby | Office of the City Clerk
4949 Canada Way | Burnaby, BC V5G 1M2

Rez Ref # 17-28 & 17-32
Bylaw # 14162 & 14163

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

The contents of this email message are solely the writings, thoughts and/or ideas of the account holder and may not necessarily reflect those of the City of Burnaby. If you have any concerns regarding inappropriate use of this account please e-mail the postmaster@burnaby.ca

From: Rose Jorgenson-Mills
Sent: Monday, June 15, 2020 1:45 PM
To: Clerks <Clerks@burnaby.ca>
Subject: Burnaby zoning bylaw 1965 , Amendment Bylaw No. 8, 2020 - Bylaw No. 14162 Rez #17-28 PLUS REZ #17-32

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Dear Burnaby Mayor Hurley & Council:

I am writing in regard to the above requested zoning bylaw within the immediate area I live and vehemently oppose the idea of 2 new 44 storey condo buildings plus 1 – 6 storey rental apartment building as well as townhouses adjoining each massive tower.

We presently have towers in this area that exceed the ‘original’ 18-25 storey height. That has gradually increased upwards to near 35 – which is still way more than adequate for the area. Why is it necessary to go to a height of 44? Benefits are primarily realized by two sectors: developers and the Burnaby Tax Dept. Those of us living nearby will lose mountain views, sunlight will be obstructed, noise & dust levels will be constant at least 6 days per week from morning til evening , as well as

street access will be cordoned off and we will be increasingly inconvenienced during the entire construction period – more than likely upwards of 3 years!!!

This area already has numerous towers within a very limited area and as such is currently experiencing extra traffic, major issues with parking availability on the streets and on top of that we have numerous buses using these residential streets from morning til night – daily - to assist folks using the Skytrain to travel to destinations both east and west.

Presently the noise from the Skytrain alone is exasperating...(from 5:00am through to 1:40am – as well as during the night while maintenance is being done on the rails or in the actual stations)..but with more towers now on the north side of the Patterson Skytrain station we can expect even louder noise due to the echoing that will take place as it will be like an enclosed corridor for the train to pass through – between towers. Nobody advertises SKYTRAIN NOISE: INCLUDING SCREECHING!!

I think one of Mayor Hurley's election promises indicated a slowdown of development, but, as time passes, that does not appear to be the case at all.

1. when are the residents of these congested areas going to be considered?
2. when are our living conditions going to be looked at as being important?
3. When are we considered before a developer?
4. WHEN WILL THIS OVER DEVELOPPING/BUILDING CEASE????

THANK YOU FOR CONSIDERING OUR CONCERNS.... SAY **NO TO THESE PROPOSED BYLAW ZONING CHANGES AND YOU WILL HAVE MADE A GREAT NUMBER OF YOUR BURNABY TAXPAYERS HAPPY TO KNOW WE WERE & ARE BEING HEARD!!**

Listed below are 6 of those taxpayers.....

Rosanna Jorgenson-Mills [REDACTED] Unit 17A, 6128 Patterson Ave., Burnaby, B.C.
JOAO JOSE RAMOS CORREIA [REDACTED] Unit 17C, 6128 Patterson Ave., Burnaby, B.C.
Mary Huitson [REDACTED] Unit 27A, 6128 Patterson Ave., Burnaby, B.C.
John Ivica Bartolic [REDACTED] Unit 15F, 6128 Patterson Ave., Burnaby, B.C.
C. Pimentel & M. Marino. [REDACTED] Unit 15C, 6128 Patterson Ave., B.C.

[REDACTED]

From: Clerks
Sent: June 17, 2020 12:46 PM
To: [REDACTED]
Subject: FW: Burnaby zoning bylaw 1965 , amendment bylaw no. 8 - bylaw no. 14162, Rez. # 17-28

Rez Ref # 17-28
Bylaw # 14162

From: Martin Kitchen [REDACTED]
Sent: Wednesday, June 17, 2020 11:06 AM
To: Clerks <Clerks@burnaby.ca>
Subject: Burnaby zoning bylaw 1965 , amendment bylaw no. 8 - bylaw no. 14162, Rez. # 17-28

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Dear Mayor Hurley and Council,

The population density in the Metrotown area has already reached the point where the city's infrastructure has become chronically overburdened. Any such further large scale construction would render an already disastrous situation unbearable.

You should listen to the citizens of Burnaby by whom you were elected and whom you are duty bound to serve. Their interests must be paramount, not those of developers.

Yours sincerely,

Martin Kitchen

24B-6128 Patterson Avenue
Burnaby, BC, V5H 4P3



NEW VISTA
Healthcare & Housing

7550 Rosewood Street, Burnaby, B.C. V5E 3Z3
Telephone (604) 521-7764 Fax (604) 527-6142
www.newvista.bc.ca

June 17, 2020

Rez Ref # 17-28
Bylaw # 14162

Dear Mayor and Councillors:

Re: Letter of Support – 6075 Wilson Ave - Public Hearing – June 23

I am writing this letter on behalf of the New Vista Society to offer our full support for the rezoning of the land at 6075 Wilson Ave. Part of the proposal, is to build a six floor wood frame building which will provide 86 units of affordable housing to seniors and families, operated and owned by New Vista.

We have been working in partnership with Anthem Properties Group since December, 2017 on the site, which will provide a range of units from studios for singles, to 3 bedrooms units for families.

Our memorandum of understanding signed together in 2018, resulted in a submission to BC Housing's Community Housing Fund. The project was looked upon favourably and will be up for funding reconsideration with BC Housing later this year. Our society members and Directors and Trustees fully support this proposal.

New Vista Society has been part of the community for Burnaby for over 75 years, and is a non-profit charity providing healthcare and affordable housing to enrich our neighbourhoods.

If you have any questions, please feel free to contact me at 604-961-1464. Thank-you for your consideration of this application

Yours sincerely,

Darin Froese

CEO, New Vista Society

[REDACTED]

From: Robin Knickle [REDACTED]
Sent: June 19, 2020 1:23 PM
To: Clerks
Subject: Public Hearing Submission - Rezoning Application #17-028, 6075 Wilson Avenue
Attachments: LPA Public Hearing Submission - Rezoning Application #17-028, 6075 Wilson Ave - June 19, 2020.pdf

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Hi there,

Please find attached our written submission in regards to Rezoning Application #17-028, 6075 Wilson Avenue, Burnaby BC for Public Hearing, scheduled this coming Tuesday (June 23, 2020) at 5:00pm.

Sincerely,

Doug Purdy, Kellie Lawson and Robin Knickle
LPA Development and Relocation Consultants
228 West 21st Avenue,
Vancouver, BC V5Y 2E5

Rez Ref # 17-28
Bylaw # 14162

LPA DEVELOPMENT & MARKETING CONSULTANTS LTD.

June 19, 2020

Mayor and Council
City of Burnaby
4949 Canada Way
Burnaby, BC, V5G 1M2

Dear Mayor and Members of Council:

RE: Rezoning Application #17-028, 6075 Wilson Avenue, Burnaby BC

LPA are the Tenant Relocation Consultants retained by Anthem to assist the tenants of Michelle Manor (6075 Wilson Avenue) with their relocation. The use of our services are optional and numerous tenants have accepted our assistance. Our objective is always to meet everyone, learn about their unique circumstances and ensure they understand the nature of the assistance we provide (should they choose to avail themselves of our services). We do our very best to help tenants achieve their housing objectives. To do so, we have assisted in the following ways:

- Education and advocacy for tenants to understand and access the various programs and resources available to them
- Assisted six tenants to secure rent geared to income (RGI) housing and two tenants to secure low end of market housing in Burnaby and Vancouver
- Help updating resumes and finding a job
- Research for long distance moves
- Advance of funds for moving expenses and/or damage deposits
- Assistance with housing applications and cover letters
- Completing & submitting tax returns
- Gathering back-up documentation for housing applications
- Copying and submitting applications
- Completing BC Housing SAFER program applications and back-up documents required
- Providing reference letters and calls to landlords to provide verbal references
- Driving tenants to viewings and lease signing
- Assistance with decluttering/packing/donating/unpacking possessions
- Assistance with buying new furniture
- Assist with debt management, payment plans
- Arranging for health assessments and support
- Coordinating support with colleagues and friends post-move

Upon being retained to provide relocation services to Michelle Manor tenants, we learned that:

- Michelle Manor contains 86 suites
- Upon its acquisition by Anthem, 15 suites were vacant
- 71 suites were occupied

LPA DEVELOPMENT & MARKETING CONSULTANTS LTD.

Initial Tenants Meeting

In late March 2018, tenants in the 71 occupied suites were hand delivered a written invitation to attend an All Tenants Meeting on April 10, 2018.

The purpose was to advise tenants of the proposed rezoning application and redevelopment of the building in compliance with the Metrotown Plan. The letter outlined:

- An estimated timeline for the Rezoning Application process
- The mutual rights and obligations of Anthem and tenants with respect to the BC Residential Tenancy Act
- The fact that a 4 Month Notice to End tenancy would be issued upon receipt of all necessary permits should the application be approved by Council and
- A chart showing compensation and assistance available throughout the rezoning application process plus a Q & A sheet

At the April 10th meeting, a presentation was made by Anthem and LPA about the redevelopment proposal, the rezoning process and an estimated timetable, the tenant relocation process and assistance available to all tenants. The meeting concluded with an open dialogue and question and answer period with tenants.

Also, at the April 10th, 2018 meeting, all tenants received the following takeaway materials:

1. **City of Burnaby's Tenant Assistance Policy** that was in place at the time.
2. **Anthem's Assistance package** which included the following:
 - 4 – 14 months rent compensation based on tenure
 - \$500 moving expenses
 - Support from a Tenant Relocation Specialist to assist tenants as needed
 - Compensation would be paid immediately to all tenants upon their move out, no matter when they moved
 - Tenants' 1 month Notice to Vacate RTA requirement waived
 - Anthem to provide 4 Month Notice to End Tenancy once all approvals in place
 - A commitment to keep tenants informed along the process
 - Contact information of the Relocation team
3. **How to Arrange an Interview form**
 - To make it easy for tenants we offered to meet them in their homes, if they felt comfortable doing so and as their schedule permitted. We made ourselves available during the day, evenings and weekends
 - If they did not need our assistance, we asked them to let us know in writing so we knew that they were ok on their own

Those not attending the meeting received a hand-delivered package with the above information to their door.

Interviews began with tenants at their request starting the day after the tenant meeting and continue today **as tenants reach out to us.**

LPA DEVELOPMENT & MARKETING CONSULTANTS LTD.

Communication between Anthem and Tenants to date

Between March 2018 and June 2020 (27 months) **tenants have received 10 updates** also posted in the lobby and elevators regarding the Rezoning Application.

| Date | Tenant Relocation Communication Record - 6075 Wilson |
|-------------|---|
| 27-Mar-18 | Letter to tenants (notice of new ownership; redevelopment plans; invitation to tenants information meeting) |
| 10-Apr-18 | Tenants information meeting (tenant relocation plan; compensation package; intro to LPA tenant relocation consultants) |
| 10-Jul-18 | Letter to tenants (notice of Public Hearing; reminder of tenant relocation assistance) |
| 23-Jul-18 | Letter to tenants (notice of Public Hearing postponement; reminder of tenant relocation assistance) |
| 21-Jan-19 | Letter to tenants (rezoning application status update; reminder of tenant relocation assistance; Mayor's Task Force on Community Housing) |
| 15-Oct-19 | Letter to tenants (rezoning application status update; reminder of tenant relocation assistance) |
| 18-Dec-19 | Letter to tenants (notice of referral to Public Hearing) |
| 17-Mar-20 | Letter to tenants (notice and copy of revised TAP; list of resources for tenants; rezoning application status update) |
| 28-May-20 | Letter to tenants (notice of First Reading and Public Hearing) |
| 15-Jun-20 | Letter to former tenants (revised TAP and right of first refusal for new rental replacement unit) |
| 16-Jun-20 | Letter to current tenants (revised TAP and right of first refusal for new rental replacement unit) |

COVID-19 Communication

In addition to the above communication, beginning in late March 2020 tenants have received four letters from Anthem regarding **financial support available as it relates to COVID-19 relief** and how to apply.

| Date | Tenant Relocation Communication Record - 6075 Wilson |
|-------------|---|
| 27-Mar-20 | Letter to tenants (list of resources and financial relief for tenants impacted by COVID-19) |
| 6-Apr-20 | Letter to tenants (information on how to apply for Canada Emergency Response Benefit) |
| 15-Apr-20 | Letter to tenants (information on how to apply for BC Temporary Rental Supplement Program) |
| 28-Apr-20 | Letter to tenants (information on how to apply for BC Emergency Benefit for Workers) |

LPA DEVELOPMENT & MARKETING CONSULTANTS LTD.

Status of Tenants Relocation: April 2018-Present

At the time Anthem acquired the building, 15 units were vacant and 71 were occupied. As of June 18, 2020, the tenants of 59 suites have relocated and 12 suites remain occupied. Of the 12 remaining tenanted suites, five occupied (5) suites have had no contact with LPA.

Where did tenants relocate?

Of the tenants who have moved from the 59 vacated suites:

- 24 stayed in Burnaby, 12 in the same postal code; four to non-market rental housing
- 15 moved to Vancouver, four to non-market rental housing
- 10 moved to Surrey, New Westminster, or Coquitlam
- Seven moved out of BC (for work, moved back to their home country or to be closer to family)
- One purchased a home
- Two did not disclose their new address

Feedback from Relocating Tenants

LPA received the following email messages from three former tenants at 6075 Wilson:

"Firstly, I would like to thank you for your assistance, kindness and professionalism. It has been a pleasure to be able to dialogue with you as to my options and choices going forward. I have immensely appreciated your wisdom and expertise in the midst of a complicated new journey for me. You are certainly doing a great job with this complex matter, and I have trust in your ability to assist me in resolving my relocation time frame!"

"I very much appreciate your kind efforts to help and make things happen for us."

"I have very good news!!! Our application is approved!!! I am very happy. I really appreciate all your guidance and help."

We trust this gives the Mayor and Council a better understanding of how we work with the tenants to meet their needs. We will be available during the Public Hearing if there are any questions.

Regards,

LPA Development and Marketing Consultants

[REDACTED]

From: Andrew Wong [REDACTED] **Rez Ref #** 17-28
Sent: June 21, 2020 4:05 PM **Bylaw #** 14162
To: Clerks
Subject: Comments to Council Re: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2020 - Bylaw No. 14162 - Public Hearing June 23

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Dear respected Members of Council and Mayor,

Thank you for your service to our beautiful city.

I am writing this letter as a family doctor both working and living in Burnaby in regards to the proposed zoning bylaw at Central Boulevard and Wilson Avenue.

The area spanning west of Willingdon to Central Park is a unique neighbourhood in the Metrotown area. This area sees a mix of residents from different walks of life, cultures, and ages intertwine to create a fabric special in it's own way. This is a quiet area, where new parents are comfortable to walk with their children and start conversations with strangers. It's not uncommon to see young children learning to ride their first bicycle or seniors stroll the neighbourhood with walkers taking in the beautiful greenery, listening to the birds.

I am deeply concerned about this proposal to include a high rise as a resident, citizen of Burnaby, and family doctor. Public health, and creating healthy environments for physical activity is essential to healthy communities and healthy citizens. Keeping intact neighbourhoods with a strong sense of community are important for physical as well as mental health. By creating a high rise in this area at this time, the fabric of the neighbourhood will be changed forever.

I understand that this proposed development will bring forth other opportunities to the community, but I am concerned that an artificially created environment as seen in other parts of major cities will never be the same as the one that currently exists that has formed organically over generations.

Thank you for your attention in this important matter.

Dr. Andrew Wong
MD, CCFP
Family Physician
Hospitalist Physician

[REDACTED]

From: Rob Innes-Gene Keith [REDACTED] **Rez Ref #** 17-25
Sent: June 21, 2020 1:04 PM **Bylaw #** H162
To: Clerks
Subject: Public Hearing Rezoning Bylaw Amendment No. 14162 - 6075 Wilson Avenue

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Dear Mayor and Council,

I am writing to you **in support** of the rezoning of 6075 Wilson Avenue. In particular I applaud Council's new approach to secure much needed non market rental housing in conjunction with major redevelopment in the City. The new residential development along with the 6 storey non market rental apartment building in partnership with New Vista Society will be a welcomed addition to the Patterson Station neighbourhood.

Sincerely,
Rob Innes
#22C-6128 Patterson Avenue
Burnaby, BC V5H 4P3

[REDACTED]

From: Jonalyn K [REDACTED]
Sent: June 20, 2020 5:29 PM
To: Clerks
Subject: RE: June 22nd hearing for Rezoning Applications 1#17-32 and #17-28
Attachments: StrataInsuranceFindingsReport.pdf; Insurance Policy Update.pdf

Rez Ref # 17-28; 17-32
Bylaw # 14/62; 14/63

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To the Rezoning Decision Makers,

I am adding my comments/concerns to the rezoning applications for #17-32 and #17-28 respectively.

I am **not in favour** of having these properties re-zoned for condensed housing for the reasons listed below:

1. We are heading into a global recession with the effects of the current global pandemic of Covid-19. There are currently more than 10 high rise builds going on in the city that are not "sold out". *Who is going to be purchasing these units in the coming years with so many job losses and a recession which goes back to WWII and the Depression in the 30's?*

2. Skyrocketing Strata building insurance premiums and strata lot owner individual insurance premiums.

This is the most concerning for anyone who is now thinking of buying a condo and will changing the face of the market unless major changes are made immediately which does not seem it will happen anytime soon due to:

- A. complexity of the situation on the provincial/federal/global levels of market with the insurance companies.
- B. The global pandemic hindering efficiency of work productivity.
- C. Nothing moves fast within the bureaucratic channels with all the red tape to get through, to even out this outrageous disparity. Although the federal government is looking into this, their next "report" is due out this fall. (Attached document).

Case in point:

My husband and I received our new strata building insurance:

The building's water damage premium is also \$1,000,000.00 yes, you read that correctly.

Our new **yearly building premium is \$1,000,060.00**. Therefore we have been informed of a 7% increase in strata fees this year and a special levy for the 2020-2021 and the 2021-2022 years for our 1178 sq ft strata lot in the amount of \$7744.00 EACH year to cover these costs or \$6.58 per square foot. At this time, there are going to be retired seniors in my building and young new families who are not going to be able to afford these increases.

The maximum amount of insurance coverage some of us in the building have been able to find for the water damage premium of \$1,000,000.00 is a maximum of \$250,000.00. This would leave a homeowner on the hook for \$750,000.00 to pay out of pocket for the rest of the premium. Our condo was assessed at \$724,000.00 this year. One water leak to pay for would render the value of our home to **zero**. **This is a very scary thought**. Or we skip paying the premium and pay out of pocket which will still be financially devastating. With my reduced income, we are now going to have to take a loan out of the bank as we cannot afford to pay all this money out in a short period of time. This does not help me save for my retirement as I have no pension with my job.

This does not bode well for the developers and potential buyers, especially the young families and aging baby boomer generation who are already downsizing and will be looking to downsize in the coming 10-15 years. Who is going to want to buy a condo now with these skyrocketing premiums? The City of Burnaby and the developers need to pay attention.

Water leaks are the number one claim. The challenge to get the pendulum to swing in the other direction of curbing potential water leaks is up against:

-Offshore investors who only buy and do not take the time to educate their renters to important responsibilities of certain parts of maintenance such as keeping the silicone seam around the top of the bathtub completely intact and getting it replaced before it starts to break down (this is one of the top scenarios of water leaks in a high rise).

-Renters who "don't care" because "it's someone else's"

-Our multi cultural demographic who do not have English as a first language and also do not take the time/make the effort to understand the rules/bylaws of living in building with a strata community. I was on council the first 6 years at my building and we had home owners always claiming they "didn't know" because they "didn't speak English". We had many fights from homeowners who wanted to claim on the strata's insurance when it was clearly their fault.

-Basic human psychology, "out of sight, out of mind"

Suggestions:

Developers to get involved in the conversation with the insurance brokers and insurance companies in regards to these outrageously unsustainable premiums, contribute ideas and suggestions on how to make this healthy and sustainable for all involved.

If condos are going to be built. There should be water sensors installed in the individual units at the washer/dryer, dishwasher, bathrooms with automatic shut offs.

New language to new buyers into strata buildings to clearly communicate whatever the first language may be of the importance of and responsibility of being part of the community as far as maintenance goes for the "greater good" of all who live in the building and the very negative impacts that get created when one only thinks of themselves and thinks that "strata will pay for it" not connecting the dots they are **part of** the strata.

There is a long way to go and it's time to focus on getting this insurance mess sorted out before more condo builds are approved. At the current trajectory with the outrageous insurance premiums, buying a condo is fast becoming a "bad investment".

I have attached a copy of my new insurance policy update and the letter from the minister of finance.

It would be nice to see the City of Burnaby show some support to it's taxpayers instead of all the developers who have more than filled the city's coffers.

Sincerely,

Jonilyn Greene


Honourable Carole James
Minister of Finance and Deputy Premier

Ref. No.: 0616

June 16, 2020

Dear Minister:

RE: BC Strata Property Insurance Market – Interim Findings

BC Financial Services Authority (BCFSA) is pleased to report its interim findings on the strata insurance market in British Columbia (BC). At the direction of the Province, BCFSA, as the financial services regulator, initiated inquiries with the insurance sector this year to determine the cause of market pricing changes. In this report, which provides the first in-depth analysis of the issue throughout BC, we offer our interim findings and observations.

Over the coming weeks, BCFSA will be engaging further with stakeholders to explore and further validate its interim findings including the various causes along with possible regulatory and industry solutions. The final report is expected to be released in the fall of 2020.

Our findings to date indicate the following:

- Premiums have risen on average by approximately 40 per cent across the province over the past year while deductibles have increased up to triple-digits over the same period. (50 per cent in Metro Vancouver)
- Price pressures will continue. Buildings considered to be higher risk are expected to face the most significant increases as well as the possibility of not being able to obtain full, or in rare cases any, insurance coverage.
- Insurers are incurring losses mostly from minor claims (particularly those resulting from water damage) due to poor building maintenance practices and initial construction quality issues.
- Methods used to construct a strata policy also seem to be resulting in higher premiums for some properties, especially for those that are higher risk.
- New building construction, building material changes, and rising replacement costs have put further strain on industry profitability.
- Excessive exposure to earthquake risk in British Columbia has prompted insurers to reduce the amount of strata insurance they offer in the province.
- There is not enough capacity in the strata insurance market to support future expected demand.

Overall, in our opinion, the state of the strata insurance market in BC is “unhealthy”. That is, a market that fails to meet the goals of sustainability, affordability and availability. Our findings also show that all the participants involved in this market have a role to play to return it to a healthy state.

The Strata Insurance Market in British Columbia

Strata insurance in BC is provided by private sector, for-profit insurers, most of whom operate on a global basis. Their size and scope give them the capability to provide insurance for the largest of risks including strata insurance. The number of insurers providing significant capacity (in other words, those that make the market by “offering” strata insurance in BC) is limited to nine or ten companies and are mainly headquartered outside Canada. Other insurers provide limited capacity on a risk by risk basis.

Strata insurance is written on a subscription policy basis. That is, each insurer subscribes to a percentage of the risk that they are prepared to accept on each property. Insurers mostly work with specialized insurance brokers who understand strata insurance and the needs of strata corporations.

There are three main brokers in the strata insurance market in BC. These brokers have developed their own special programs aimed at strata insurance. The brokers obtain most of their business from strata property managers acting on behalf of the strata corporations. If a broker is unable to fully insure a property with the insurers it normally works with, it may seek out coverage from speciality providers. Insurers are not obligated to provide strata insurance.

In BC, strata insurance generates approximately \$300 million in premiums and covers well in excess of \$100 billion of insured property value. It is mandatory insurance under the *Strata Property Act* (SPA) and must provide full replacement value of the common property and common assets of the strata corporation. The insurance does not cover the individual strata units which owners need to cover under an individual policy. Earthquake coverage is not required under the SPA, but it is often included in strata property coverage. Strata corporations that choose not to purchase earthquake coverage are still covered for fire damage following an earthquake. An estimated 1.5 million residents live in strata properties in BC and properties can range from under \$1 million to over \$200 million in insured value.

Strata insurance can impact housing affordability for both homeowners and renters and the cost of individual homeowners’ condominium insurance. Lack of availability can place both at risk in the event of a loss.

BCFSA is the regulatory agency responsible for overseeing private sector insurance companies who operate in the province. BCFSA works to protect consumers by ensuring insurers are solvent, they engage in appropriate business practices, and monitor the suitability of insurers in the province. Rates in the private sector insurance market are determined by the insurers and are not rate regulated. BCFSA works with other regulators involved in the insurance market in BC and in Canada.

Insurance regulation in Canada is a shared responsibility:

- Office of the Superintendent of Financial Institutions (OSFI) is the federal regulator for solvency and sets capital requirements for most insurers in the strata insurance market;

- The Insurance Council of BC (Insurance Council) regulates insurance agents, brokers and adjusters in the province;
- And, Canadian Council of Insurance Regulators (CCIR) is an association of provincial insurance company regulators from across Canada. The members work together on common issues.

Strata Insurance Inquiries

In February 2020, at the request of the Province, BCFSa initiated inquiries under section 213 of the *Financial Institutions Act*. Working with the three major brokers and with the larger insurers in the strata insurance market, inquiries were aimed at obtaining data and other information regarding the pricing increases and the lack of availability. Detailed information on this specific market is not normally collected as part of regulatory filings. The data calls were representative sample based, designed to draw broad market observations of the strata insurance industry in BC.

Strata Insurance Increases

BCFSa's interim findings indicate an average increase of 40 per cent year-over-year to strata insurance premiums province-wide and a 50 per cent increase in Metro Vancouver.

BCFSa's findings show a majority (54 per cent) of strata properties experienced a premium increase of less than 30 per cent compared to premiums the previous year. 31 per cent of strata properties captured by our data call saw increases in the 30 – 50 per cent range, 9 per cent of properties faced year-over-year increases of 50 – 100 per cent, and 6 per cent of properties saw strata insurance premium increases in excess of 100 per cent compared to the previous year.

Strata Insurance Losses

BCFSa's interim findings indicate a convergence of local and global factors that are driving up the cost of strata insurance in British Columbia. The data that has been gathered provides a picture of increasing strata insurance costs and an interim view of the many complex and underlying factors at play on a provincial, national and global level, from rising property values to earthquake risk.

Data suggests that insurers have struggled with sustaining profitability in the strata insurance market due to losses from mostly minor claims. A key metric of profitability is the combined ratio which measures how much an insurer pays out for losses and expenses in relation to the premium it earned. A combined ratio of 100 per cent or above represents a loss for insurers, a combined ratio of less than 100 per cent represents a profit. The average reported combined ratio was just over 100 per cent in 2019, close to 100 per cent in 2018 and over 100 per cent for 2017. Insurers have adjusted premiums and deductibles in an attempt to return to a profitability. Insurers are also being more selective in the risks they write. Given the insurers operate nationally and most globally, if they do not believe they can achieve profitability in the strata insurance market in BC, they may exit the market completely, making it much harder or impossible to obtain this insurance for British Columbians.

A key driver of those losses is water damage from plumbing leaks and failures. This accounted for approximately 46 per cent of the total claim costs since 2017 (56 per cent alone in 2018). The average

amount paid per water claim is relatively minor, approximately \$3,350 after the deductible. The number of water damage claims peaked in 2018 at over 11,000 separate claims, accounting for about 70 per cent of total direct claims. The data gathered suggests that strata insurance has been used to fill the gaps where proper, ongoing maintenance practices have not been implemented.

Insurers have also focused on new buildings as being of higher risk. The data sample indicated average claims cost for buildings less than five-years-old was \$18,000 compared to \$10,000 for all ages. This may be a result of strata insurers absorbing costs that could be covered under the new home warranty programs. Claims are being directed to strata insurance, in part due to uncertainty as to whether the new home warranty will cover the loss.

It is often unclear whether the cause of the loss was from a construction defect or poor maintenance. Industry raised questions regarding lack of clarity over what forms part of an individual strata unit, and the uncertainty that new home warranty covers consequential damage due to poor construction. Strata insurers are now appearing to be more reluctant to insure new buildings less than five-years-old. Other buildings being heavily scrutinized include those that are less fire resistant, older buildings, and buildings that have poor maintenance records.

Strata Insurance Capacity

Another fundamental issue identified is the lack of capacity (or the supply of the insurance) to serve the market adequately. It is quite possible that capacity will contract further rather than increase.

Insurers cannot provide capacity without reinsurance support. That is, their capital alone is not sufficient for the amount of risk insurers are exposed to in BC. The excess capital of the insurers we sampled is approximately \$2.5 billion compared to the over \$100 billion of strata property value they insure. Insurers manage this risk by purchasing reinsurance, whereby other companies purchase portions of an insurer's risk portfolio. The insurers sampled are currently ceding approximately 96 per cent of their Canadian earthquake risk to reinsurers. Insurers typically buy reinsurance at the corporate level for their overall risks. Reinsurance costs have been increasing globally and are likely to increase further due to the global increase in the frequency and amount of losses from catastrophic events and from new earthquake risk research.

Global reinsurers have identified BC as a high-risk market and the costs for reinsurance is affecting corporate decisions on where to allocate their capital. Choices made by insurers on capital allocation and market participation are being made on a global basis and often by head offices outside Canada. There is pressure to reduce the exposure to BC earthquake risk and improve profitability. Without solutions that reduce insurers' exposure to earthquake risk, there will not be enough capacity to support demand.

Method to Construct Strata Policies

While the above noted factors provide justification for some strata insurance premium increases, BCFSA has also identified a concern around a method used to construct strata policies that it wants to further

explore. In a contract involving a number of insurers each insuring a portion of risk, standardized terms that apply to all participating insurers are needed in order for that contract to work. To create this standardization of terms, a method known as *Best Terms Pricing* is used by industry.

When each insurer quotes on a strata property, it sets out the amount of risk it is prepared to accept (participation percentage) and a rate charge (price per insured dollar). The quotes from all the insurers involved form the basis of the insurance premium paid by strata homeowners. The quotes are conditional quotes, based on all the insurers receiving the same terms. Instead of the premium being set by the quote of each insurer, or by an average of all quotes, under *Best Terms Pricing* the final price is set by the highest rate quoted by any of the insurers on the policy.

The method of determining prices is used across the country for strata and some other types of commercial insurance. However, its impact seems to be compounded in a market where capacity is scarce, and insurers are highly selective on risk. This can lead to an increase in the spread between average bids and the highest bids, which results in higher prices. This pricing method is believed to be a factor in why a number of the properties in BC have experienced significant premium increases. As part of its upcoming engagement with stakeholders, BCFSa will be exploring *Best Terms Pricing* to better understand its impacts not only on pricing (positive and negative) but also on capacity in BC.

Conclusion: Unhealthy Market

A healthy market is one that meets the goals of sustainability, affordability and availability. It is a market where consumers' needs are met by products and innovation made readily available and affordably priced and where customers are treated fairly. The supply of insurance is stable and sustainable.

The current unhealthy state of the BC strata insurance market is not fulfilling the needs of British Columbians, nor is it profitable for the insurance industry. All participants involved in this market have a role to play to return it to a healthy state. BCFSa intends to undertake further consultations with stakeholders in the market to look at what can be done to improve the overall state of the market.

BCFSa looks forward to providing its final report in the fall of 2020.

Regards,

Blair Morrison
Chief Executive Officer

cc: The Honourable Selina Robinson,
Minister of Municipal Affairs and Housing

March 26, 2020

**NOTICE TO ALL OWNERS & RESIDENTS,
STRATA PLAN BCS 1058, THE PRESIDIA**

STRATA CORPORATION INSURANCE POLICY-UPDATE

It is important to report that the strata corporation's insurance policy for BCS 1058, terms have been received from BFL Canada and accepted by Strata Council as of March 25, 2020.

Due to the claim's history, and the value of BCS 1058, the premiums are higher than anticipated. There was no other option for the Strata Council but to accept the terms; in accordance with the *Strata Property Act* Section 149 (4), the strata corporation must insure the property on the basis of full replacement value.

149. Property insurance required for strata corporation

- (4) The property insurance must
- (a) be on the basis of full replacement value, and
- (b) insure against major perils, as set out in the regulations, and any other perils specified in the bylaws.

The renewal terms accepted is \$1,000,060.00, which at this time the Strata Council will finance the premium with BFL Canada at 0% and payments will be paid through the Contingency Reserve Fund.

The strata corporation's insurance deductibles have changed and are now:

| | |
|-------------------------------|-------------------------------------|
| Lock & Key | \$2,500 |
| Sewer Backup | \$1,000,000 |
| Water Damage | \$1,000,000 |
| Earthquake (Annual Aggregate) | 15% As Per Limit of Liability |
| Flood (Annual Aggregate) | \$250,000 As Per Limit of Liability |

Once the COVID-19 has passed and Government has removed restrictions for social gatherings, an Annual General Meeting will be called to approve the 2020-2021 operating budget and finalize the insurance payments.

All owners should be purchasing their own personal homeowner's insurance! One of the coverages included in a condominium unit owner's policy is deductible assessment coverage, which covers a responsible unit owner for the deductible amount when the strata corporation assess it back following a loss. Most strata unit owner insurance policies include some form of deductible assessment coverage, but each owner should check with their personal insurance representative to ensure that they have an appropriate limit of coverage for this potential exposure. Care should be taken to ensure that your strata corporation bylaws properly allow the deductible to be charged back to responsible unit owners following a claim.

From: Clerks
Sent: June 22, 2020 12:29 PM
To: [REDACTED]
Subject: FW: Public Hearing Submission - Rezoning Application #17-028, 6075 Wilson Avenue

Rez Ref # 17-28
Bylaw # 14/62

From: Robin Knickle [REDACTED]
Sent: Monday, June 22, 2020 10:44 AM
To: Clerks <Clerks@burnaby.ca>
Subject: Public Hearing Submission - Rezoning Application #17-028, 6075 Wilson Avenue

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Hi there,

My name is Robin Knickle, I am a tenant relocation consultant with LPA, retained by Anthem to assist tenants at 6075 Wilson. I am submitting this letter on behalf of Linda and Chris who are tenants that reside at 6075 Wilson Avenue. They do not have access to a computer and have asked me to send their letter to council on their behalf.

*June 19
2020*
To whom it may concern
Quite a few months
back Chris Anderson &
Myself were at a bit of a
tough time & Robin
Came and laid it all
out what we could do
We appreciate Doug &
his team, made our
lives much breatheable
Sincerely Linda Anderson

Best,
Robin Knickle
604.619.5993

Arriola, Ginger

From: Clerks
Sent: June 23, 2020 8:41 AM
To: Arriola, Ginger
Subject: FW: Zoning Bylaw 1965 17-28

Rez Ref # 17-28
Bylaw # 14162

From: Nick Benz [REDACTED]
Sent: Monday, June 22, 2020 6:43 PM
To: Clerks <Clerks@burnaby.ca>
Subject: Zoning Bylaw 1965 17-28

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The Burnaby Government is the Harvey Weinstein of the Housing Crisis. No! Means No! You are essentially raping this community with your ignorance and inability to take action against the house crisis. This is MASSIVE problem that you are perpetuating every single day and putting the future of this city in jeopardy. Your actions have real life consequences that you continually fail to acknowledge. Mental and physical health consequences as you violate people's homes. Environmental consequences when you fail to push developers to build more sustainable buildings with green space. Destruction of communities by creating wealth divides and hollow housing developments not made for families and social interactions.

What is being done about the vulgar development happening in Burnaby? I was under the impression that some form of government intervention was supposed to be put in place and in my block alone there are 4 high rise developments happening, Condos that are not affordable to any Canadians. We have enough high rises in this neighborhood. While condo buildings sit half empty, as I sit here during a quarantine I see almost no lights on in half these buildings. The research in housing backs up this observations. This, all the while Canadians are not working and losing their homes because of covid yet the government is doing nothing about these condo developments. These condos also dont acknowledge any ecological commitment and have no green space which considering the climate CRISIS should be against the law. Why are we so far behind? What is being done? Between 2011 and 2016 Canada has lost over 300 thousand affordable homes. That is not acceptable! This is about race. This is about climate crisis. This is about respecting unceded land and this is a slap in the face to working people. This is putting an emotional toll on people in this neighborhood during a world wide pandemic. When did Canadian citizenship get put on the sales rack? Who are we building these communities for in the future? They are not environmentally conscious therefore these buildings are not sustainable. In addition they are just ugly and dont provide any innovation to what is supposed to be a progressive city built around our immaculate nature. People need communities in these times, housing that is varied that allows people to live together in the ways they can afford and provide nature in all our surroundings. That is what will last into the future. Stop abusing your power and start speaking for the people who voted for you. This should be on your conscience every night, it is certainly on ours and you are going down a dangerous path

Nick Benz

40- 6089 WILLINGDON Ave
Burnaby BC
V5h 2t9
Wela'lin (Thank you)

Nick Miami Benz



Arriola, Ginger

From: Clerks
Sent: June 23, 2020 8:49 AM
To: Arriola, Ginger
Subject: FW: public hearing 6705 & 6731 Wilson Avenue

Rez Ref # 17-28
Bylaw # 17-32
14162 & 14163

From: Chi Ying [REDACTED]
Sent: Monday, June 22, 2020 9:33 PM
To: Clerks <Clerks@burnaby.ca>
Subject: public hearing 6705 & 6731 Wilson Avenue

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Hello

I have the following questions to the city and the developers and builders:

Hot water issues are frequent in high rises due to mechanical and parts problems as well as huge usage daily by hundreds of residents. How you would resolve this long-standing problem by considering alternatives such as installing tankless hot water heater?

Water damage is very frequent in high rises leading to big hikes of insurance premium for owners and for strata as well as tense neighbour relationship and inconvenience and financial losses. One of the factors is the builders and developers neglect to build barriers between floors when there are openings for sewage and pipelines as well as barriers between the common walls of different apartment units. How would you prevent and reduce water damage?

Break in incidents are very frequent in high risers. Strata has to pay for new security features for parking gates, for locker rooms, for building entrances. Would you complete the building and areas with up to date strong security, not just the minimum?

Pets are common. Please designate dog parks in this part of the city.

Prostitution and drug trafficking and short term accommodations and smoking are persistent issues in high risers particularly those new buildings with no rental restrictions. How would you prevent these issues so residents can have peace and safety in their homes.

Please submit these concerns to the public hearing on June 23, 2020.

Kind regards
Chi Ying

[REDACTED]

From: Clerks
Sent: June 23, 2020 9:14 AM
To: [REDACTED]
Subject: FW: Rezoning Application #17-28 to Change Zoning of 6075 Wilson Avenue

From: Trixia Chisholm [REDACTED]
Sent: Tuesday, June 23, 2020 9:09 AM
To: Clerks <Clerks@burnaby.ca>
Subject: Rezoning Application #17-28 to Change Zoning of 6075 Wilson Avenue

Rez Ref # 17-28
Bylaw # 14162

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To the Burnaby Mayor and City Council,

I would like to express my appreciation for the opportunity to comment on the aforementioned rezoning application in my neighbourhood. Over the last 5 years there has been considerable development in the Metrotown area and I was not surprised to see developers now have their sights on the area west of Willingdon Avenue.

Upon reading the information provided on the posted signage, I would like this email to be formally entered into the record as an opponent to this proposed application for the following reasons:

1) Traffic: a significant increase of motorized traffic would be realized if this proposal goes through and will pose a significant pressure on the current road system. At present there is little in the way of traffic management and the efficacy of installing more 4 way stop signs, traffic lights, and/or traffic redirection is questionable as a means of remediating the exponential increase of vehicles. The area already has traffic-based issues of jay-walking, 24 hour street parking, excessive speed and a lack of driver safety. I have also witnessed the same problems east of Willingdon along Central Boulevard and Berresford. My question for the Mayor and Council is what will be the short and long-term planning for traffic management in the area resulting from the increased residential density?

2) Building Height of Proposed Highrise: it has become apparent large scale development east of Willingdon is part of the City's plan to modernize as well as offering new avenues for the collection of tax revenue. The highrises currently under construction and recently completed have changed the Metrotown skyline and If I may speak plainly, the architecture has done little to make the area more attractive. What residents have been left with is a 'suburban concrete jungle' with little aesthetic appeal.

I do not support the highrise for the area covered under this application. Currently, the highest residential tower (Aldynne on the Park) is 37 storeys high and its sympathetic design does not detract from the older buildings in the area. The other two highrises in the area (the Presidia on Central Boulevard and Jewel on Wilson Avenue) are 32 and 28 storeys respectively. Based on the information provided by Anthem, the proposed density of the 44 storey building does not fit in with the character of the neighbourhood. People who choose to live in this area want (and expect based on real estate prices) a park-like atmosphere. If council decides to approve this application, this will set a precedent for future

development proposals with the end result being a concrete contest of 'who can build the highest,' rather than keeping the current look and atmosphere of the neighbourhood. As an alternative, I ask Council to establish building height restrictions for this proposal and future ones within the range of 20 -35 storeys.

It is inevitable some of the walk-up buildings in the area would be redeveloped given their state of disrepair. That said, I believe more consideration by the Mayor and Council needs to be given on how best to do that without changing the entire neighbourhood footprint to dozens of highrises each one being taller than the next.

Rather than putting additional environmental pressures on refuse, water and sewage systems with residential redevelopment, why isn't more being done (notwithstanding Covid-19) to attract more corporate employers to the area? Central Burnaby has not realized its full potential as a destination employment hub. Instead of additional residences, what the area really needs is more meaningful, long-term employment to increase corporate tax revenue while easing the traffic burden on our roads and transit system.

To conclude, I wish to reiterate my opposition to the proposed application. My hope is the Mayor and Council will request Anthem Properties present a resubmission with a highrise no taller than 37 storeys for the area in question.

Please accept my thanks in advance for your time and consideration with respect to this feedback. I look forward to your decision on this matter.

Sincerely,

Trixia Chisholm

Al Louie

2003 – 5833 Wilson Ave

Burnaby, BC V5H 4R8

June 23, 2020

Office of the City Clerk, Mayor and Council

4949 Canada Way

Burnaby, BC V5G 1M2

Re: Addressing Condo Insurance Cost Increases in New Condos Rezoning Reference #17-28, #17-32,
#17-42

To the Mayor and Council – Burnaby:

As a condo owner and resident of Burnaby, I am concerned that the rush to build large out-of-scale condo towers in Burnaby will NOT be the solution for affordable quality housing (rather new development seems to be causing land speculation and housing price increases). Affordability = purchase price + operational/maintenance costs.

Let's talk about operational and maintenance costs:

1. Larger developments = more costly operational and maintenance costs

Logically, one would think that spreading the cost of ops/maintenance over greater number of people would be less costly.

Reality, costs are higher per unit to fix "normal" problems like plumbing and windows in high-rises. The "higher you go, the higher the costs".

2. Initial Monthly Strata fees don't appear to reflect reality

Low initial monthly strata fees are very attractive incentive for purchasing a unit. Do they accurately reflect the longer term monthly strata fees?

3. Strata Insurance Increases

The Wednesday June 11, 2020 the Globe And Mail article titled "Report Examines BCs condo insurance conundrum" – Frances Bula writes

"Condo owners faced with skyrocketing insurance premiums for their buildings and massive deductible costs are stuck in an "unhealthy" insurance market that is likely to get worse, a report by the government oversight agency says"

"...average of 50 percent increase in insurance premiums over the past year... Deductibles have risen to more than \$100,000 in many cases.."

1/2

"... insurers are incurring losses mostly from minor claims ... due to poor building maintenance practises and initial construction quality issues..."

"Mr. Gioventu [Condominium Home Owners Association of BC] said ... 'it's the larger buildings with more units that have had the biggest problems... It's overwhelmingly the number with 50 units or more that had the significant increases.'"

Have these developers considered addressing the factors that might affect insurance coverage: water damage due to piping (do the units have individual shut-offs; moisture sensors; facilities that may contribute to future water problems ie pools), exterior rain membrane (floor to ceiling windows are problematic), etc.

Before the start of any construction, this is the best time when these things should be addressed. Do larger developments really make more sense than smaller simpler developments that fit the neighbourhood better and are less costly to maintain.

Thank you for your time and attention.

Sincerely,

Al Louie

Arriola, Ginger

From: Anastasia Sidorenko [REDACTED]
Sent: June 23, 2020 1:06 PM
To: Clerks
Subject: Rez. #17-28 6075 Wilson Ave.

Rez Ref # 17-28
Bylaw # 14/62

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Hello,

In regards to building 44-storey building at 6075 Wilson Ave:

Although I am sure the decision to build it has already been made and our opinions won't change it, I still want to express my disagreement to those highrises.

Enormous growth of multifamily buildings brings lots of pressure to the Burnaby's existing old infrastructure, such as schools, community centers and public transit.

1. Impossible to get to the school that I want my kids to go to. High number of students in the classroom. New schools are not being planned/built, despite the enormous growth of the city population. School grounds are terrible: in the rain they turn in to muddy fields, in dry weather it's all dust.
2. Going to work in on SkyTrain : huge line ups on Patterson station to squeeze in during peak hours.
3. Playgrounds overfilled. Equipment old and dated. No upgrades.
4. Streets and parks are extremely loitered: more people - more taxes, should be more maintenance personnel and janitors. But what I'm seeing through the years is a degradation of what was built years ago.
5. The only indoor pool and community center in Metrotown is Bonsor. Extremely busy, but no quality sports for older kids is offered. Burnaby doesn't allow, for some reason, any Sport Gymnastics club for boys. We have to spend lots of time in transit while going to Coquitlam.
6. Traffic. Highway 1 is extremely busy all along Burnaby highway entrances.
7. Realty prices are beyond any limits. No average working family can afford to buy a 800-sq. ft 2 bedroom apartment over 1 million CAD.

Burnaby's infrastructure simply cannot accommodate this growth in population.

I say No to this new 44storey one, and others untill at least there are changes in the infrastructure to meet the growing demand.

Anastasia Sidorenko
Resident of 6128 Patterson Ave.

Sent from my Huawei phone

Arriola, Ginger

From: Edward Chu [REDACTED]
Sent: June 23, 2020 1:18 PM
To: Clerks
Subject: Questions: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2020 - Bylaw No. 14162

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Dear City of Burnaby,

I have two questions for the development of 6075 Wilson Avenue to address:

1. What levels of noise will we experience during work hours (9am-5pm)? Many people work full-time from home now due to Covid-19 and many expect to continue this long into the future. For example, I am on the phone 90% of my day and excessive noise will impact my quality of work.
2. How will this development affect local traffic? There is limited parking around the area and a 44-story building will likely require lots of employees. Even if you carpool, it will add significant traffic that these narrow, single lane roads are not ready to accommodate.

Thank you for your time,
Edward
4155 Central Boulevard

Rez Ref # 17-28
Bylaw # 14162

Arriola, Ginger

From: Vladimir Karukes [REDACTED]
Sent: June 23, 2020 2:14 PM
To: Clerks
Subject: Rezoning application #17-28 (6075 Wilson Avenue)

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Dear Council Members,

As a representative of the starts council at 4155 Central Blvd, Burnaby, BC V5H 2P6, Canada, I'd like to oppose the proposed rezoning application, and I hope that you support me in that.

The site at 6075 Wilson Avenue is a 3-storey building. The proposed rezoning plans for a 44-storey building in its place. It's quite a difference in terms of weight and how much impact the construction site will have on the neighbouring properties.

My wife is expecting our second child, and if you have kids, you can imagine what an effect this level of noise will have on a regular day to day schedule.

How about dust? It will cover our tiny building from the bottom to the top. Would you want to raise your children in this environment?

Our townhouse complex is a tiny structure that was built 14 years ago; however, given the current development around us, it will be affected significantly. What is there are structural damages that will be introduced during the construction phase? How are very suppose to cover that cost with only 27 strata units?

We have a lot of concerns, and we'd love you, the Burnaby council, consider our interest and put them first before any approval is made.

Our concerns:

- Noise and dust pollution
- Construction traffic
- Structural damage to our complex

I appreciate your support in this matter.

Best Regards,
Vladimir Karukes

Thompson, Samantha

From: nel pontejos [REDACTED]
Sent: Tuesday, June 23, 2020 2:13 PM
To: Clerks
Subject: Rezoning along Patterson

Categories: Blue Category, Red Category

Rez Ref # 17-28

Bylaw # 14162

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Hello,

I live next to the rezoning one of the units in 4155 Central Blvd Burnaby, BC. Here are my questions:

1. Is there a possibility to acquire our area? Construction will bring inconvenience to our place. Might as well extend the rezoning to our location.
2. Would you know who to speak with in terms of extending the rezoning to our place?

Thanks,
Nel Pontejos

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Burnaby City Council Public Hearing Tuesday, 2020 June 23 at 5PM Electronically.

The following proposed amendments to "Burnaby Zoning Bylaw 1965".

2. Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 8, 2020 - Bylaw No. 14162

Rez. #17-28

6075 Wilson Avenue

From: RM3 Multiple Family Residential District

To: CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "6075 Wilson" prepared by GBL Architects Inc.)

Purpose: to permit the construction of a single 44-storey apartment building located at the corner of Central Boulevard and Wilson Avenue, townhouses fronting Wilson Avenue, and a six-storey non-market rental apartment building fronting Central Boulevard.

Applicant: Anthem Properties Group Ltd.

Why is there ONLY one six storey,

Sustainable Density is Affordable: 5 - 8 Storey. 60 - 96 units/acre.

Arthur Erickson lay a 55 storey high-rise horizontally: Law Courts Seven Storey Oasis. Gothenburg, Sweden, the "World's Most Sustainable Destination", with up to: 80% five (5) to eight (8) storey apartments / condos. Up to 20% single family houses. Based on TOD: Transit Oriented Design. Density supports Electric Transit. Less crime.

Mid-rise is defined by both its construction in concrete and its electric safety elevator required for buildings over six storeys high.

Seven and Eight storey Residential buildings are Mid-rise buildings.

Five, Six storey low-rise and Seven, Eight storey mid-rise have Sustainable Density that is Affordable for TOD Transit Oriented Design with Electric Transit.

proposed for this Amendment Bylaw?

Regards,
G. Pettipas
436 - 7th Street
New Westminster, BC

1/3

Dear Burnaby Mayor Mike Hurley and Council: Open Letter.

Sustainable Density is Affordable: 5 - 8 Storey. 60 - 98 units/acre.

Arthur Erickson lay a 55 storey high-rise horizontally: Law Courts Seven Storey Oasis. Gothenburg, Sweden, the "World's Most Sustainable Destination", with up to: 80% five (5) to eight (8) storey apartments / condos. Up to 20% single family houses. Based on TOD: Transit Oriented Design. Density supports Electric Transit. Less crime.

Why does Burnaby say it is "Building Sustainable Neighbourhoods for everyone" when elementary school Math proves exactly the opposite? It looks worse than Pruett-Igoe.

~40% **SUBSIDY** unsustainable Single Family houses, up to 85% of Burnaby housing.
~10-30% **SUBSIDY** unsustainable 3 storey apartment/condo/townhouse housing ~15%.
~40%+ **SUBSIDY** 2017 Chicago Study shows unsustainable high-rise "**high density living worse for environment than suburban sprawl**". TAD: Transit Adjacent Design. Density Too High or low for Transit reduces service. Increases cars, crime, and poverty.

SUBSIDY: City of Niagara On The Lake: "For every **dollar** the city receives in **Single Family house** property Tax assessment it **costs** the city **\$1.40** to **service**." J. Diamond, architect

1,000 people on 39 acre sprawl, 10 single family houses per acre, is NOT Sustainable. Up to 85% of Metro Vancouver is Unsustainable 10 Single Family houses per acre or less; up to 15% is unsustainable three storey wood frame apartment/condo/townhouse.

1. Burnaby: Prop. Tax: 3.1804% + \$1,275 avg. Utility rate: \$1 million **house**: \$33,079.
SUBSIDY: \$33,079. x 40% = **\$13,231**. Paid by every Taxpayer / Renter in Canada.

SUBSIDY: City of Chicago, USA: 2017: Sustainable Housing Study. "**Living in a high-rise tower in the city is much less environmentally sustainable than moving to a house in the suburbs and adding to the urban sprawl**", a shocking new study has found. The three-year US study shows that apartment dwellers consume more energy, spend more of their time travelling and use their cars more.

The study, *Downtown High-Rise vs Suburban Low-Rise Living*, minutely examined the lifestyles, movements and energy bills and usage of 249 households living in high-rise towers in the city of Chicago. At the same time, it collected the equivalent data for 273 households residing in houses in the suburb of Oak Park, 11 kilometres from the CBD (commercial business district), and compared the two. Most of the houses in the study were large, wooden-framed and, on average, 98 years old."

High-rises consume **27%** more energy to operate, use **49%** more energy to construct per sq. m or **72%** more per person, High-rise residents spend **11%** more time travelling, own more cars, and travel **9%** further than people in suburbs. City water use 37% less.

2. Burnaby: Prop. Tax: 3.1804% + \$355 avg. Utility rate: \$1 million **condo**: \$32,159.
SUBSIDY: \$32,159. x 40% = **\$12,863**, needs REVIEW, since Roads, Sewers, and Transit will ALL be Paid by every Taxpayer / Renter in Canada. "Only the City water connection fee is paid by those profiting from High-rise construction." Jack Diamond, architect
SUBSIDY: It costs **\$26.6** million for eight (8) Skytrain cars to service one 45+ storey High-Rise, or over \$2 Billion for two High-Rises at each of the Expo / Millennium Line Stations. But, Skytrain can't carry that many people even at full track capacity. The \$2+ Billion **SUBSIDY** does not include DIEsel buses to get everywhere else.

Dear Burnaby Mayor Mike Hurley and Council: Open Letter.

Sustainable Density is Affordable: 5 - 8 Storey. 60 - 96 units/acre.

Arthur Erickson lay a 55 storey high-rise horizontally: Law Courts Seven Storey Oasis. Gothenburg, Sweden, the "World's Most Sustainable Destination", with up to: 80% five (5) to eight (8) storey apartments / condos. Up to 20% single family houses. Based on TOD: Transit Oriented Design. Density supports Electric Transit. Less crime.

Mid-rise is defined by both its construction in concrete and its electric safety elevator required for buildings over six storeys high.

Seven and Eight storey Residential buildings are Mid-rise buildings.

Five, Six storey low-rise and Seven, Eight storey mid-rise have Sustainable Density that is Affordable for TOD Transit Oriented Design with Electric Transit.

Low-rise is defined by both its construction in wood and its hydraulic elevator limit of six storeys.

SUBSIDY Low-rise with four (4) floors or less does not have Sustainable Density but at "30 units per acre at market rate you can afford (bus) Transit". Jack Diamond, architect

SUBSIDY: City of Niagara On The Lake: "For every **dollar** the city receives in **Single Family house** property Tax assessment it **costs** the city **\$1.40** to **service**." J. Diamond, architect

SUBSIDY Single Family houses, 39 acre suburban sprawl for 360 houses, 10 units per acre is too low for Transit, and costs about 40% more for City to service than the City receives in Property Taxes.

High-rise is defined (Skyscraper Museum of NY) as a building over 75 feet, 22.9m high. Nine (9) storey Residential building and higher.

High-rise term famously made by New York architect Cass Gilbert "a high-rise is a building that makes the land pay".