

**From:** yan zhou [REDACTED]  
**Sent:** June 19, 2020 1:46 PM  
**To:** Clerks  
**Subject:** Correct: Regarding June 23 public hearing

Rez Ref # 19-42  
Bylaw # 14164

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Hello City of Burnaby:

Thank you for holding the meeting for Kathleen Ave Neighborhood and public.

I am the owner of 5981 Kathleen Ave Burnaby. I have severe concerns about the plan: a new building on 5970, 5986, 5994 Kathleen Ave.

1. The street is so narrow, the noise and dust will directly damage my peaceful life.
2. The high rise will fully block the light and view from my home.
3. The land, which plans for high rise, is crazily small for 30+ high rise.

My family and I are fully bothered after we knew the news ( new plan).

We have many elders and kids living in Kathleen Ave. We love it here, it's our home.

If city of Burnaby permits Bose to build the high rise, please permit me to rebuild my house as well. Rationalizing Bosa building 30 floors, this would be equal to be building 10 floors from my land. My neighbours will be the priority, to rent them an affordable price. They don't need to move out, or even be homeless.

Please consider the safety situation of me and my neighbours who live in this area.

Yan Zhou  
Owner of 5981 Kathleen Ave Burnaby.

Sent from my iPhone

[REDACTED]

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**From:** PETER BYLAND [REDACTED]  
**Sent:** June 21, 2020 8:09 PM  
**To:** Clerks  
**Subject:** Fwd: Kathleen/Kemp Development Bylaw No. 14164 Rez # 19-42 - Public Hearing June 23

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Rez Ref # 19-42  
Bylaw # 14164

Attention: Office of the City Clerk, [Clerks@burnaby.ca](mailto:Clerks@burnaby.ca)

My mother doesn't have email and asked that I forward on her behalf her letter below in response to the Kathleen/Kemp development application and Public Hearing on June 23.  
Thanks,  
Heather (Blackburn) Byland

*Dear Mayor and City Councilors of Burnaby*

*I am Doreen Blackburn, the owner and resident of the home located at 6006 Kathleen Avenue. My parents purchased the Kathleen property in the early 1940's. I grew up in this home with my sisters and brother, I raised my daughter in this home and have lived continuously in this home for almost 80 years. I really enjoy living on Kathleen Avenue, with great neighbours and many good friends. We have a real sense of community on our street. I have many fond memories. It's a very central and convenient location to live, perfect for a senior citizen like myself. This is why I have lived here for my entire life and my desire to continue living on Kathleen Street. It is home!*

*My home is adjacent (to the south) of the proposed development at the corner of Kathleen and Kemp.*

*We greatly appreciate Councilor Joe Keithly and Johannes from the planning department taking the time on June 17 to meet with the residents in the Kathleen Avenue cul de sac.*

*The zoning application states that the developer doesn't have enough square footage to build the proposed building on the site. Rather than the developer making an application to build in compliance with the zoning rules or purchase the adjacent lot (my property), they are seeking a variance from Burnaby. The developer has not even approached me to see if I am interested in selling my home. In fact it was been over two years since I was last approached by Bosa to sell my property.*

*There was a tremendous amount of effort put in by the City of Burnaby's planners, mayor and councilors and public input coming up with the community plan and zoning for the Metrotown area only to have a developer apply for variances. The rules are the rules but apparently developers believe this is not the case for them and this project.*

*My quality of life and that of my neighbours will suffer significantly both during the 2-3 year construction period and once built having to live right beside a 34 storey, 300+ foot building. If the construction is allowed to go ahead, it shows Burnaby is not interested in the long term residents of Burnaby.*

*I have seen first hand already the lack of respect the developers have for the current property owners. Approximately one year ago core samples were taken on the proposed building site and the cores they did not need were simply discarded on the boulevard in front of my property and are still there today. If they are already taking shortcuts and being disrespectful, construction is going to be hell.*

*I am very aware I can't stop progress and in the near future the balance of Kathleen Avenue will be redeveloped. It has always been my hope a more hostitic intergrated approach would be taken towards developing the entire Kathleen block rather than the piece meal approach, a bit to the south, a bit to the north and let the residents in the middle endure years of construction noise & dust, construction equipment blocking access to our homes, etc.*

*I hope the development application as proposed doesn't proceed.*

*Thank you for your consideration.*

*From a very long term resident and property owner.*

*Doreen Blackburn.*

Al Louie

2003 – 5833 Wilson Ave

Burnaby, BC V5H 4R8

Office of the City Clerk, Mayor and Council

4949 Canada Way

Burnaby, BC V5G 1M2

Rez Ref #

Bylaw #

June 23, 2020

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.."*



*"... 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

A handwritten signature in black ink, appearing to be 'Al Louie', located in the bottom right corner of the page.

Rez Ref # 19-42  
Bylaw # 14164

Rezoning #19-42

June 2020

We are the residents of Kathleen Ave. We have just recently become aware of a proposed redevelopment plan for our street (Bosa Kathleen). We of course have a great many concerns.

First, the rezoning application states that the developer does not have enough square footage to build on such a tiny building site. To have enough square footage, they would need to acquire the adjacent property at 6006 Kathleen Ave. Rather than purchase that property, the developer is seeking a variance from the City of Burnaby. So sure of Burnaby's cooperation in granting this variance, the developer has not even approached the owner to see if she would be willing to sell her home. In fact, it has been several years since she was last approached by Bosa Development.

We certainly support and applaud council's efforts to increase the number of rental units in the area but not in this particular case. The developer is tearing down rental units at other sites. The developer is proposing to replace those lost rental units by squeezing all of them into just one extremely undersized building site on our street.

If this project is allowed to proceed it will most certainly have an adverse affect on the value of our homes.

This project is not only bad for our street, it is bad for Metrotown. It is also bad for the people who in the future will live in this cramped ghetto.

Eventually, probably in the near future, Kathleen Ave will be redeveloped. It s our hope that at that time a holistic integrated approach will then be taken towards building something wonderfully grand, incorporating the entire block. Instead of squandering one of the great building sites left in Metrotown through spot rezoning.

Doreen Blackburn / 6006 Kathleen Ave Bly

Shen Kwang chao, Qing Qin Zhou / 6005 Kathleen Ave Burnaby,  
Qing Qin Zhou

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Yan Zhou 5981 Kathleen Ave [REDACTED]

Adrian & Matthew who are 14 and 4 yrs old live in Kathleen Ave

Simon Kan 5993 Kathleen Ave [REDACTED]

Felix Chan 6017 KATHLEEN AVE [REDACTED]

James [Signature] 5993 Kathleen Ave [REDACTED]

DATE: June 2020

TO: Burnaby City Council


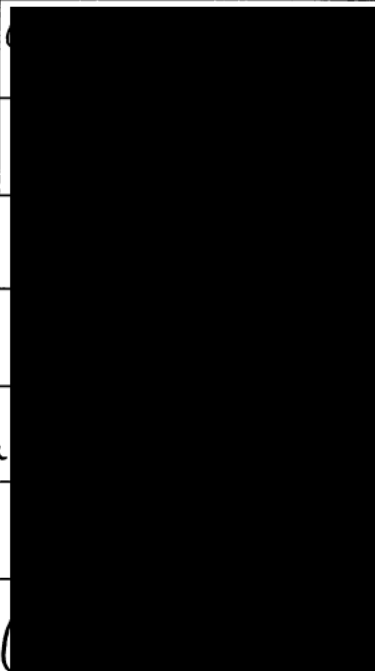
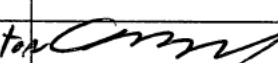
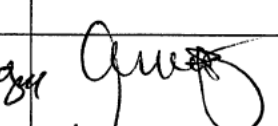
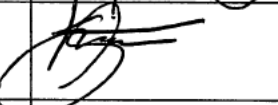
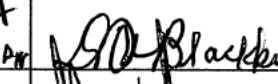


CC: Director Planning and Building

**Subject: Petition Against Rezoning of 5970-5994 Kathleen Ave for  
A Single 34-Story Highrise Tower by BOSA Properties Inc.(REZ #19-42)**

*We, the undersigned owners/residents of properties negatively affected by the requested zoning change described in the above referenced file, do hereby protest against the proposed rezoning of 5970-5994 Kathleen Ave. Burnaby BC*

The current rezoning proposal calls for a single thirty-four story tower on only four small lots on the eastern block of Kathleen Ave (400 plus units) and fails to include and consider the holistic integration of the rest of the block and neighborhood.

We request Burnaby City Council to stop the rezoning process and start the consultation process to include adjoining properties in future zoning changes and address interests and concerns of all stakeholders in our neighborhood.

Petitioner Name	Signature	Address	Telephone
Sandra W.		Wilson Ave.	
Cory Holton		Wilson Ave Bby BC	
Kennic Quigley		Kathleen Ave 6017	
KEVIN QUIGLEY		KATHLEEN AVE 6017	
DOREE A BLACKBURN		6006 Kathleen Ave	
Joe Fyghen		6013 Kathleen Ave.	
Kim Rea		4390 Grange Street	

DATE: June 2020

TO: Burnaby City Council


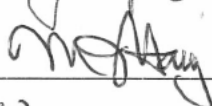
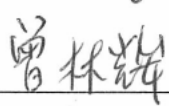
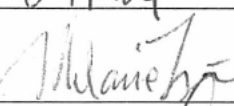
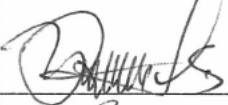
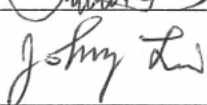
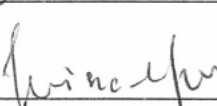
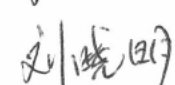
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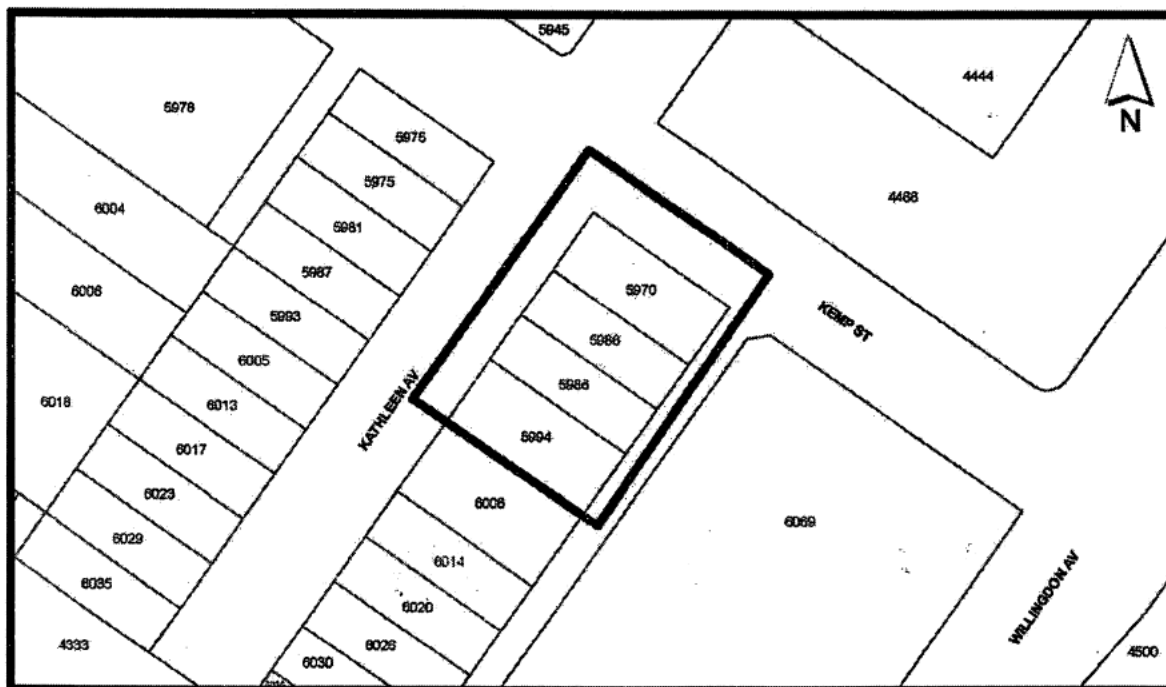
We request Burnaby City Council to stop the rezoning process and start the consultation process to include adjoining properties in future zoning changes and address interests and concerns of all stakeholders in our neighborhood.

Petitioner Name	Signature	Address
Barry Goulet		1701-4333 Central Blvd
YI HARVEY MICHAEL HARVEY		2306-4333 Central Blvd
LinHui Zong		2601-4333 Central Blvd
Melanie Tsai		2302-4333 Central Blvd
Timo Viles		1401-4333 Central Blvd 778-668-0981
Johnny Liu		604 1501-4333 Central Blvd
Mina Yu		2301-4333 Central Blvd
Xiaoming Lin		1906-4333 Central Blvd



Petitioner Name	Signature	Address
Jimmy Lin	Jimmy Lin	2402 4333 Central Blvd.
Mingxing Nam	Mingxing Nam	1606 - 4333 Central Blvd. Burnaby
徐先賢	Xu Xian Xie	2003 - 4333 Central Blvd Burnaby
Xu Juan Jin	Xu Juan Jin	2101 - 4333 Central Blvd

Please print your names, addresses and provide signatures. Petitioners name and info must clear and legible.



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (——) IS (ARE) REZONED

Further information of this rezoning can be obtained from city website at

<https://pub-burnaby.escribemeetings.com/filestream.ashx?DocumentId=46715>

You may also fax your petition to 604-294-7537 directly or email it to [clerks@burnaby.ca](mailto:clerks@burnaby.ca)

You may contact the petition organizer at

Thank you very much for your consideration in advance.

DATE: June 2020

TO: Burnaby City Council

CC: Director Planning and Building

**Subject: Petition Against Rezoning of 5970-5994 Kathleen Ave for  
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We request Burnaby City Council to stop the rezoning process and start the consultation process to include adjoining properties in future zoning changes and address interests and concerns of all stakeholders in our neighborhood.

Petitioner Name	Signature	Address	
P. Wang		2806-4333 Central Burnaby	

DATE: June 2020

TO: Burnaby City Council

CC: Director Planning and Building


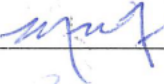
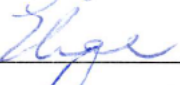
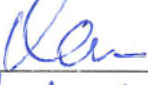

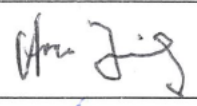
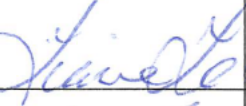

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lkj

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Petitioner Name	Signature	Address
BARRY GOLLEY		1701-4333 Central Blvd
MICHAEL LIU		3001-4333 Central Blvd
Emily Lee		2906-4333 Central Blvd
Kathleen Lam		2901-4333 Central Blvd
Albert Lam		2901-4333 Central Blvd
Henry Wong		2905-433 Central Blvd
Timie To		2801-4333 Central Blvd
KAN TO		2801-4333 Central Blvd

DATE: June 2020

TO: Burnaby City Council

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Petitioner Name	Signature	Address	
HERMANN ANZINGER	<i>Hermann Anzinger</i>	#3106-4333 CENTRAL BLVD BURNABY BC V5H 4W8	
ARLENE ANZINGER	<i>Arlene Anzinger</i>	#3106-4333 CENTRAL BLVD BURNABY BC V5H 4W8	
Kevin Seto	<i>Kevin Seto</i>	#903-4333 Central Blvd Burnaby BC V5H 4W8	
Jay P. Kicco	<i>Jay P. Kicco</i>	3763 Imperial St.	
Uttara	<i>Uttara</i>	2805 4333 Central Blvd	
Stephen	<i>S. Jay</i>	3201, 4333 Central Blvd	
Natalie	<i>Lip Lee</i>	3701, 4333 Central Blvd	



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Petitioner Name	Signature	Address	
Ge Wang		6030 Kathleen Ave.	
Wei Jun Zhang		6030 Kathleen Ave	
Lia Maya Sari		6030 Kathleen Ave	



DATE: June 2020

TO: Burnaby City Council


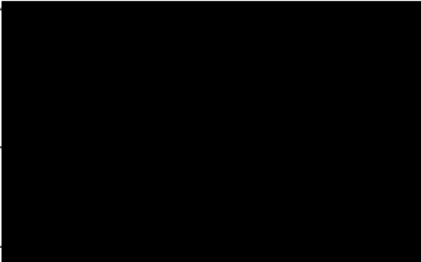

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Petitioner Name	Signature	Address	
Fernando Echeveron		6017 KATHLEEN AVE BURNABY B.C V5H 2S5	
Carlos Rea		6031 Wilson #104	

DATE: June 2020

TO: Burnaby City Council


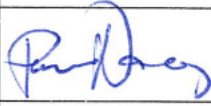
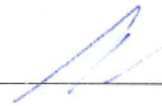

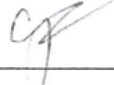
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Petitioner Name	Signature	Address
Lucia BORDULAK		1-6730 Dow Avenue Burnaby BC.
Eric Pagens		1-6730 Dow Avenue Burnaby
Princess Narag		202-6700 DOW AVE, BURNABY, BC V5H 3C9
Noel Baybayon		2-6730 DOW AVENUE Burnaby
may shail Lopez		6455 Silver Ave. Burnaby B.C.
Cherriel Francisco		8-6576 Sussex Ave Burnaby B.C.
Warren Castaneda	WC	8-6576 Sussex Ave Burnaby B.C.

DATE: June 2020

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Petitioner Name	Signature	Address	
Sharon Low	 <del>Sharon Low</del>	6030 Kathleen Ave	

DATE: June 2020

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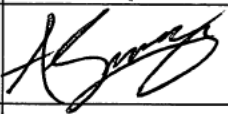

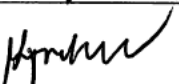
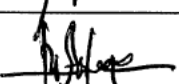
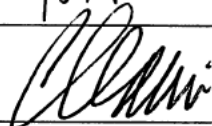
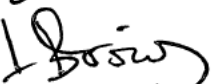
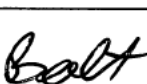
CC: Director Planning and Building

**Subject: Petition Against Rezoning of 5970-5994 Kathleen Ave for  
A Single 34-Story Highrise Tower by BOSA Properties Inc.(REZ #19-42)**

*We, the undersigned owners/residents of properties negatively affected by the requested zoning change described in the above referenced file, do hereby protest against the proposed rezoning of 5970-5994 Kathleen Ave. Burnaby BC*

The current rezoning proposal calls for a single thirty-four story tower on only four small lots on the eastern block of Kathleen Ave (400 plus units) and fails to include and consider the holistic integration of the rest of the block and neighborhood.

We request Burnaby City Council to stop the rezoning process and start the consultation process to include adjoining properties in future zoning changes and address interests and concerns of all stakeholders in our neighborhood.

Petitioner Name	Signature	Address
Albant Sidey		6020 Kathleen Ave.
Kristal Azcon		6020 Kathleen Ave.
GINA PASTOLERO		6017 Kathleen Ave
RONIE PASTOLERO		6017 Kathleen Ave
CHRIS CORDELL		5987 KATHLEEN AVE
LAURE BERSIG		5987 KATHLEEN AVE
Paul Bolt		4225 Grange

DATE: June 2020

TO: Burnaby City Council

CC: Director Planning and Building

**Subject: Petition Against Rezoning of 5970-5994 Kathleen Ave for  
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Petitioner Name	Signature	Address	
Anne Pocher	Anne Pocher	5993 Kathleen Ave	
Jim Wasyliw	Jim Wasyliw	6031 Wilson Ave	
Melissa Schriener	Melissa Schriener	6031 Wilson Ave	
ALEXANDRA WOLFE-HUNTER	Alexandra Wolfe-Hunter	5994 Kathleen Ave Burnaby	
Mariyeh Masadeh	Mariyeh Masadeh	6161 Willingdon Ave	
Sandra Fairburn	Sandra Fairburn	6019 Kathleen Ave	
Roger Brennan	Roger Brennan	#10 6069 Willingdon Ave	



DATE: June 2020

TO: Burnaby City Council

CC: Director Planning and Building

604  
723  
3754


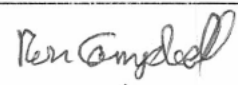
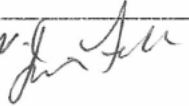
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lkj

The current rezoning proposal calls for a single thirty-four story "rental only" tower on only four small lots on the eastern block of Kathleen Ave (400 plus units) and fails to include and consider the holistic integration of the rest of the block and neighborhood.

We request Burnaby City Council to stop the rezoning process and start the consultation process to include adjoining properties in future zoning changes and address interests and concerns of all stakeholders in our neighborhood.

Petitioner Name	Signature	Address	
De Ming Shen		6005 Kathleen Ave Burnaby	
Ron Campbell		5994 KATHLEEN AVE. BURNABY	
Jim Fairbairn		6014 Kathleen Ave	

DATE: June 2020

TO: Burnaby City Council

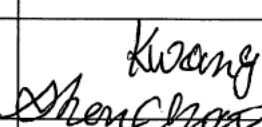
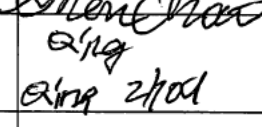
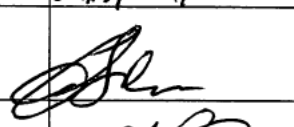
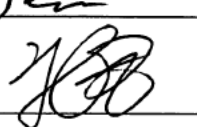
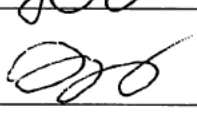
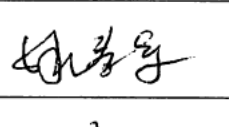
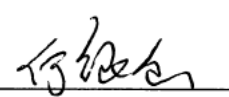
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We request Burnaby City Council to stop the rezoning process and start the consultation process to include adjoining properties in future zoning changes and address interests and concerns of all stakeholders in our neighborhood.

Petitioner Name	Signature	Address
Kuang Chao Shen		6005 Kathleen Ave Burnaby
Qing Qin Zhan		6005 Kathleen Ave Burnaby
Huo Ming Shen		5016 Inman Ave Burnaby
Cindy Zheng		5374 Chesham Ave Burnaby
Ting Yao		5016 Inman Ave
Chun Sheng Yao		4777 Shepherd Ave
Yin Xian He		4777 Shepherd Ave

DATE: June 2020

TO: Burnaby City Council



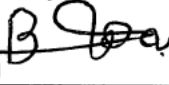




CC: Director Planning and Building

**Subject: Petition Against Rezoning of 5970-5994 Kathleen Ave for  
A Single 34-Story Highrise Tower by BOSA Properties Inc.(REZ #19-42)**

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The current rezoning proposal calls for a single thirty-four story tower on only four small lots on the eastern block of Kathleen Ave (400 plus units) and fails to include and consider the holistic integration of the rest of the block and neighborhood.

We request Burnaby City Council to stop the rezoning process and start the consultation process to include adjoining properties in future zoning changes and address interests and concerns of all stakeholders in our neighborhood.

Petitioner Name	Signature	Address
Kozhin Ismail		8-6669 Willingdon Ave
Darrin Ismail		8-6069 Willingdon Ave
Bahar Mohammed		7-6069 Willingdon Ave
JOSEPH DOMINGO		24-6069 WILLINGDON AVE
James Poda		5993 Kathleen Ave
Cilen Makowski		5994 Kathleen
mhico R		6030 Kathleen ave

DATE: June 2020

TO: Burnaby City Council




CC: Director Planning and Building

**Subject: Petition Against Rezoning of 5970-5994 Kathleen Ave for  
A Single 34-Story Highrise Tower by BOSA Properties Inc.(REZ #19-42)**

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lkj

The current rezoning proposal calls for a single thirty-four story "rental only" tower on only four small lots on the eastern block of Kathleen Ave (400 plus units) and fails to include and consider the holistic integration of the rest of the block and neighborhood.

We request Burnaby City Council to stop the rezoning process and start the consultation process to include adjoining properties in future zoning changes and address interests and concerns of all stakeholders in our neighborhood.

Petitioner Name	Signature	Address or Email	
Simon Kan		Simon8293@gmail.com	
Yan Zhou		Yan Zhou 20@hotmail.com	
Isabellam Ciern		6017 KATHLEEN AVE BURNABY BC V5H2S5	

DATE: June 2020

TO: Burnaby City Council

CC: Director Planning and Building

**Subject: Petition Against Rezoning of 5970-5994 Kathleen Ave for  
A Single 34-Story Highrise Tower by BOSA Properties Inc.(REZ #19-42)**


*We, the undersigned feel that the Metrotown area will be negatively affected by the requested zoning change described in the above referenced file, do hereby protest against the proposed rezoning of 5970-5994 Kathleen Ave. Burnaby BC*

The current rezoning proposal calls for a single thirty-four story tower on only four small lots on the eastern block of Kathleen Ave (400 plus units) and fails to include and consider the holistic integration of the rest of the block and neighborhood.

We request Burnaby City Council to stop the rezoning process and start the consultation process to include adjoining properties in future zoning changes and address interests and concerns of all stakeholders in our neighborhood.

Petitioner Name	Signature	Address	
Earl Pollitt Earl Pollitt	Earl Pollitt	#105-6031 WILSON AVE	
Henrique Sobieray		#101-6018 Wilson Rentall	
Vitor Romano	Vitor Romano		
Glen MacKowich		5994 Kathleen	
TED LUCAS	u Lucas	5994 KATHLEEN AVE	
Mia		5981 Kathleen	
Mike	Rumhegaro	5981 Kathleen	



Petitioner Name	Signature	Address	
RYN SARMIENTO		6695-219 DON AVE. Burnaby B-C V5H 2E1	

Please print your names, addresses and provide signatures. Petitioners name and info must clear and legible.



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (——) IS (ARE) REZONED

Further information of this rezoning can be obtained from city website at

<https://pub-burnaby.escribemeetings.com/filestream.ashx?DocumentId=46715>

You may also fax your petition to 604-294-7537 directly or email it to [clerks@burnaby.ca](mailto:clerks@burnaby.ca)

You may contact the petition organizer at

Thank you very much for your consideration in advance.

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

June 23, 2020

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

Rez Ref # 17-32;  
Bylaw # 1462;  
19-42  
14164

**Opposition to Metrotown Rezoning Applications #19-42 (Kathleen Av) and #17-32 (Wilson Av)**

Dear council:

I wish to express my opposition to the following related Metrotown rezoning applications in Central Park East:

- Rez #17-32; 5977 Wilson Avenue; 42-Storey Strata High-Rise Apartment Building with Townhouses
- Rez #19-42; 5970, 5986, and 5994 Kathleen Avenue; 34-Storey Rental High-Rise Apartment Building

On demand of neighborhood residents, Councillor Keithley and Urban Planner Johannes Schumann organized a neighborhood meeting on June 16, 2020, allowing people to comment on these two intertwined rezoning applications on Kathleen and Wilson. I want to thank both to hear out raw emotions at times. I encourage other councillors to make this difficult journey to Metrotown from time to time as it will put their decision into a concrete context.

The number of issues brought forward were too many to be covered here in detail. I trust both representatives of the city have accumulated their own notes. In general, the main concerns revolved around a lack of prior neighborhood consultation and the loss of livability due to the ultra-densification of the area. Some of the issues I heard include:

- a) a homeowner whose land directly borders the subject site reported that she was hardly consulted about the planned development.
- b) participants were shocked to hear about the city's larger plan to redevelop that stretch of land on Kathleen with four high-rise buildings, each likely with 300 units or more; some deplored the lack of a comprehensive, holistic areal plan that should be offered to the public as part of a rezoning application;

- c) the 42-storey tower on 5977 Wilson Avenue and the planned 34 high-rise towers on Kathleen Avenue are not in line with the envisioned character of Central Park East, which the Metrotown Plan describes as follows: “... *the scale of development should be softened leading to Central Park to respect the neighbourhoods park-side nature. ... Future high-density multi-family developments east of Central Park are intended to have a tranquil parklike neighbourhood character.*”
- d) the existing pocket parks on Kathleen with 100-year-old cedars will be sacrificed to accommodate the proposed density;
- e) the high density of the envisioned development does not allow for sufficient green space between the street and the building; apparently green space will be provided only for tenants on the 3<sup>rd</sup> floor;
- f) the high number of minimum sized 1-bedrooms at a ratio of 44% is excessive, invoking livability concerns; those units are typically populated by more than 1 person, making physical distancing and work-from-home scenarios impossible;
- g) the density offset deal appears bad; city does not offer a publicly available analysis that the value generated from the density offset, the ownership of the non-market units, and associated grants is in line with the cost of the development;
- h) the existing rental building on 5977 Wilson Avenue has been empty for about two years; due to this strategy of emptying rental buildings long before the adoption of a rezoning, in practice hardly anyone will be able to take advantage of aspects of Burnaby’s Tenant Assistance Policy;
- i) a council member’s lobbying effort at a recent council meeting to “reciprocate” for the developer’s patience and to move the rezoning forward “reasonably well” was called out as inappropriate; some people questioned the intent of moving forward with a controversial rezoning during these challenging times of physical distancing, especially in the absence of prior intense consultation with the neighborhood.

In my opinion, the City of Burnaby’s process of public hearings is insufficient for citizens to be heard effectively on matters of housing, which became glaringly clear in this case. The City’s continued practice of bundling multiple rezoning applications in the same town center into a single public hearing further complicates communication. For a variety of reasons, Burnaby residents need an independent, trusted entity with both the knowledge and the background to present concerns on matters of housing to city staff and council. Councillor Keithley ran on an election platform that included an *Independent Housing Ombudsperson Office*. I believe such an office would be of great value to improve communication to that effect.

Sincerely,

Reinhard Schauer

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

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

4. Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 10, 2020 - Bylaw No. 14164  
Rez. #19-42  
5970, 5986, and 5994 Kathleen Avenue  
From: R5 Residential District  
To: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Bosa Kathleen" prepared by IBI Group Architects (Canada) Inc.)

Purpose: to permit the construction of a high-rise rental residential building with underground parking.

Applicant: Blue Sky Properties Inc.

Why is there NO,

**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

2/3

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".