

**From:**  
**Sent:** March 30, 2021 2:23 PM  
**To:** Clerks  
**Subject:** Opposition to Metrotown Rezoning Application #18-20 (6220 Sussex Avenue)  
**Attachments:** Opposition to Metrotown Rezoning Application #18-20 (6620 Sussex), March 30, 2021.pdf  
  
**Categories:** PH - Info Complete, Public Hearing

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Dear City Clerk:

Please accept the attached letter in opposition to the following rezoning application, subject of the City of Burnaby's public hearing on March 30, 2021.

- *Rez #18-20; 6620 Sussex Avenue; High-Rise Strata Tower and Low Rise Non Market Rental Building Metrotown Downtown Plan*

Sincerely,

Reinhard Schauer

5868 Olive Avenue #201  
Burnaby, BC V5H 2P4

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Burnaby, BC V5H 2P4

March 30, 2021

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

**Opposition to Metrotown Rezoning Application #18-20 (6620 Sussex Avenue)**

Dear council:

Much has been said about the Pandora's Box of architectural, environmental, and social problems that the Metrotown Plan opened on what used to be an immensely livable neighborhood for people from all walks of life. Let me focus here only on one particular concern about indoor livability in Keltic Development's proposed replacement rental building at 6620 Sussex Avenue. As it appears, with every rezoning application that the Department of Planning and Building (City Planning) forwards to council for approval, the replacement units become smaller and smaller. The unit sizes in the proposed replacement building will make it almost impossible for some tenants *not* to refuse their '*right of first refusal*' to return – a right to return to similar living conditions for which Metrotown renters have fought City Planning over years.

When the rezoning application suggests that 39 1-bedroom replacement units are 541 – 594 sf (Note 1), this typically means that 90% will border the lower limit of 541 sf. The architectural renderings of the proposed building trump even that. 35 of the 39 1-bedrooms are 524.8 sf (Note 2). This is even smaller than the required minimum of 538.21 sf as stated in the bylaw for the applied P11e SFU Neighborhood rezoning district (Note 3). While I assume the rezoning bylaw includes clauses that make these reduced unit sizes legal, let me note that the P11e SFU Neighborhood District was originally meant to offer housing appropriate for SFU students and temporary research fellows, rather than for replacement housing appropriate for long-term renters adversely affected by City Planning's development program. The 1-bedroom units that Metrotown tenants enjoy in their current buildings compare to what the rezoning bylaw indicates as "*1 bedroom + den suite - 602.8 sf*" to "*2-bedroom suite - 699.68 sf*" (Note 3). Based on my experience as a Metrotown renter, most 1-bedrooms are sized around 650 sf, with many offering an outside storage locker for common household goods, which is worth gold.

524.8 sf corresponds to a living area as small as 7 x 7 square meters, all included – bedroom, bathroom, living room, home office or study area, kitchen, closet and storage areas, W/D closet, etc. All is perfectly livable for single tenant occupancies, but reality is that most 1-bedroom suites in Metrotown's low-rise rental buildings are occupied by two and sometimes more people. It is inconceivable that such households can live comfortably on such small floor area. This situation will increasingly worsen as businesses adopt work-from-home employment models and schools move to online learning, at least partially, which demands some quiet uncluttered area for online meetings and study.

I ask council to have City Planning work with the rezoning applicant to increase the ratio of larger units to match more closely the findings of the independent Housing Needs Report. In fact, the Housing Needs Report recommends that 64% of new units in Burnaby be 2-bedrooms or larger (Note 4). While

64% seems too high for replacement rental buildings, the proposed 19% for the building at issue is far too low (Note 1). It shall be noted that this problem of undersized rental units is insignificantly different in other developments of Metrotown as well – market and non-market (Note 5). While there is certainly a case to be made for a significant number of 524.8 sf 1-bedrooms meant for single tenant occupancies, the 100 to 150 sf that the developer gains relative to a demolished 650 sf unit shall be used to broaden the unit type spectrum along the categories in the P11e rezoning bylaw (Note 3). In particular, the number of small 700 sf 2-bedroom apartments shall be increased. Such 2-bedroom apartments can offer a second small room that households can adapt to the many situations they may find themselves in – for instance, equipped with an office desk to work from home, a storage area to avoid clutter in the living area, a baby crib for a young family of three, or a bed if one becomes ill, you name it. This will not only allow returning tenants to maintain their established living conditions, but it will also offer subsequent inclusionary non-market renters an environment where they can live long-term.

In this particular case of Keltic Development's 6620 Sussex replacement building, City Planning can certainly demand a fifth floor for the rental building, with the additional floor area used to improve indoor livability through increased unit sizes. I am more than confident that Burnaby's density offset of up to 1.1 FAR and other programs can accommodate the financing.

Sincerely,

Reinhard Schauer

5868 Olive Avenue #201

Burnaby, BC V5H 2P4

### Note 1: Unit Mix in Replacement Building at 6620 Sussex Avenue.

#### Unit Mix:

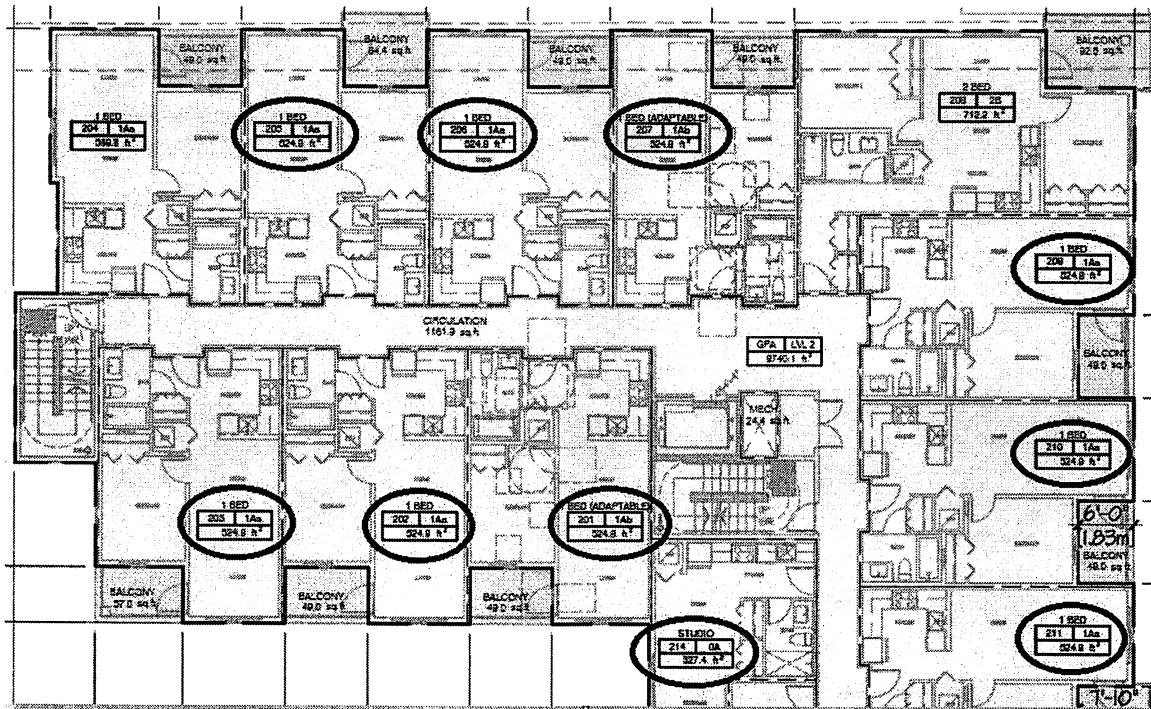
##### ***Market Residential Tower***

28 – Studio units	-	37.5 m <sup>2</sup> (404 sq.ft.)	} 49%
56 – 1 Bedroom units (P11e)	-	51.1 – 52.25 m <sup>2</sup> (550 – 562 sq.ft.)	
28 – 1 Bedroom units (P11e and adaptable)	-	51.1 – 52.25 m <sup>2</sup> (550 – 562 sq.ft.)	
29 – 1 Bedroom + Den units	-	56.13 m <sup>2</sup> (604 sq.ft.)	
29 – 2 Bedroom units	-	74.11 m <sup>2</sup> (798 sq.ft.)	} 51%
28 – 2 Bedroom units (adaptable)	-	71.43 – 80.65 m <sup>2</sup> (769 – 868 sq.ft.)	
56 – 2 Bedroom + Den units	-	74.46 – 89.58 m <sup>2</sup> (802 – 964 sq.ft.)	
01 – 2 Bedroom + Den units (adaptable)	-	89.58 m <sup>2</sup> (964 sq.ft.)	
28 – 3 Bedroom	-	100.3 m <sup>2</sup> (1,077 sq.ft.)	
<u>02 – 3 Bedroom + Den</u>	-	138.84 m <sup>2</sup> (1,495 sq.ft.)	
<b><i>285 Total Strata Units</i></b>			

##### ***Non-Market Rental Building***

04 – Studio units (P11e)	-	31.03 m <sup>2</sup> (334 sq.ft.)	} 81%
31 – 1 Bedroom units (P11e)	-	50.21– 55.18 m <sup>2</sup> (541 – 594 sq.ft.)	
08 – 1 bedroom units (P11e and adaptable)	-	50.21 m <sup>2</sup> (541 sq.ft.)	
03 – 2 bedroom units (P11e and adaptable)	-	65.59 m <sup>2</sup> (706 sq.ft.)	} 19%
<u>07 – 2 bedroom units (P11e)</u>	-	66.85 – 69.02 m <sup>2</sup> (720 – 743 sq.ft.)	
<b><i>53 Total Non-Market Rental Units</i></b>			

**338 Total Units**



Notwithstanding subsection (2) of this section, the minimum floor area of a dwelling unit in the P11e District, or a rental unit in the RM, C, and P11 Districts, and all of their sub-districts, and the Comprehensive Development District, or portion thereof, based on the above noted Districts, shall be as follows:

- (B/L No. 14206-20-10-26)

**Note 4: Recommendation of 2021 Housing Needs Report that 64% of Units be 2-Bedrooms or Larger.**

Anticipated Units Needed by Year: 2021 to 2025 (5 years)				
Family Type	Studio / 1 Bedroom	2 Bedroom	3+ Bedroom	Total
Couple without Children	1,110	1,110	0	2,220
Families with Children and Other Families	0	1,160	2,330	3,490
Non-Family	1,900	350	120	2,370
<b>Total</b>	<b>3,010</b>	<b>2,620</b>	<b>2,450</b>	<b>8,080</b>
% by bedrooms	37%	32%	30%	100%
Note that due to the progressive methodology, the total number of anticipated units by family type may differ slightly from the total number of units in Figure 65 (figure on the left)				
Anticipated Units Needed by Year: 2026 to 2030 (5 years)				
Family Type	Studio / 1 Bedroom	2 Bedroom	3+ Bedroom	Total
Couple without Children	780	780	0	1,560
Families with Children and Other Families	0	1,100	2,200	3,300
Non-Family	1,600	300	100	2,000
<b>Total</b>	<b>2,380</b>	<b>2,180</b>	<b>2,300</b>	<b>6,860</b>
% by bedrooms	35%	32%	34%	100%
Note that due to the progressive methodology, the total number of anticipated units by family type may differ slightly from the total number of units in Figure 66 (figure on the left)				

**Note 5: Burnaby Southwest Quadrant; Purpose-Built Rental Developments since January 2021 (Project Status: Public Hearing to Adopted; In Development; & Completed)**

Burnaby Southwest Quadrant - Purpose-Built Rental Developments since January 2021 (Project Status : Public Hearing to Adopted; In Development; & Completed)																					
Rez #	Status	Applicant & Location	Rental Units			Unit Types								Notes							
			Market	Non-Market	Demo-lished	Studio	1-BR	2-BR	3-BR	TH	Studio & 1-BR	2-BR, 3-BR, THs									
SW Quadrant (Metrotown)																					
#14-44	In Dev	Quadreal/Dikeakos; Sussex/Hazel	238			58	24.4%	116	48.7%	58	24.4%	0	0.0%	6	2.5%	174	73.1%	64	26.9%		
#16-42	In Dev	Thind; Sussex 6525, 6559, 6585		125	-64	22	17.6%	50	40.0%	42	33.6%	11	8.8%	0	0.0%	72	57.6%	53	42.4%		
#17-26	Adopted	Intracorp; Telford 6525	12	54	-54	0	0.0%	45	68.2%	16	24.2%	5	7.6%	0	0.0%	45	68.2%	21	31.8%		
#19-42	Adopted	Bosa; Kathleen	230	94	-66	114	35.2%	142	43.8%	60	18.5%	8	2.5%	0	0.0%	256	79.0%	68	21.0%		
#16-13	3rd Rdg	Ledingham; Bennet 4960	42	-42	5	11.9%	25	59.5%	12	28.6%	0	0.0%	0	0.0%	0	0.0%	30	71.4%	12	28.6%	
#17-27	3rd Rdg	Anthem; Willingdon 6444/Maywood	92	-92	16	17.4%	53	57.6%	17	18.5%	6	6.5%	0	0.0%	0	0.0%	69	75.0%	23	25.0%	
#17-10009	2nd Rdg	Westland/Dikeakos; Telford 6450 -	126	41	-13	39	23.4%	55	32.9%	55	32.9%	18	10.8%	0	0.0%	94	56.3%	73	43.7%		
#17-28	2nd Rdg	Anthem; Wilson 6075		86	-86	5	5.8%	63	73.3%	18	20.9%	0	0.0%	0	0.0%	68	79.1%	18	20.9%		
#17-30	2nd Rdg	Accorde; Marlborough 6556 - 6596	47			9	19.1%	20	42.6%	12	25.5%	6	12.8%	0	0.0%	29	61.7%	18	38.3%		
#17-40	2nd Rdg	Concord; Barker 5895		41	-36	5	12.2%	30	73.2%	6	14.6%	0	0.0%	0	0.0%	35	85.4%	6	14.6%		
#18-44	2nd Rdg	RWA; Grange 4275		52	-48	3	5.8%	35	67.3%	13	25.0%	0	0.0%	0	0.0%	38	73.1%	13	25.0%		
#17-10004	2nd Rdg	Kirpal; Maywood 4330	1			0	0.0%	0	0.0%	21	65.6%	11	34.4%	0	0.0%	0	0.0%	32	100.0%		
				28	-27	0	0.0%	0	0.0%	1	100.0%	0	0.0%	0	0.0%	0	0.0%	1	100.0%		
				6		2	7.1%	18	64.3%	8	28.6%	0	0.0%	0	0.0%	20	71.4%	8	28.6%		
#16-33	2nd Rdg	Selma Dev; Selma 6837, 6857, 6875		6		2	33.3%	1	16.7%	3	50.0%	0	0.0%	0	0.0%	3	50.0%	3	50.0%	20% below CMHC median	
				12		6	50.0%	2	16.7%	4	33.3%	0	0.0%	0	0.0%	8	66.7%	4	33.3%	at CMHC median	
#18-20	PH	Keltic; Sussex 6220		53	-53	4	7.5%	39	73.6%	10	18.9%	0	0.0%	0	0.0%	43	81.1%	10	18.9%		
SW Quadrant (Royal Oak)																					
#20-14	2nd Rdg	Catalyst; Royal Oak 6837, 6857, 6875		134		25	18.7%	60	44.8%	29	21.6%	20	14.9%	0	0.0%	85	63.4%	49	36.6%		
SW Quadrant (South)																					
#17-09	3rd Rdg	TL Housing; Sussex 7401		29		9	31.0%	14	48.3%	3	10.3%	3	10.3%	0	0.0%	23	79.3%	6	20.7%		
SW Quadrant (North)																					
#17-39	2nd Rdg	NSDA; Norland 4279		155		1	0.6%	154	99.4%	0	0.0%	0	0.0%	0	0.0%	155	100.0%	0	0.0%		
#20-13	2nd Rdg	NSDA; Norland 3986		43		43	100.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	43	100.0%	0	0.0%		
#20-15	2nd Rdg	Makola; Sunset and Kincaid		271		0	0.0%	250	92.3%	21	7.7%	0	0.0%	0	0.0%	250	92.3%	21	7.7%		
			654	1,390	-581	368	18.0%	1,172	57.3%	409	20.0%	88	4.3%	6	0.3%	1,540	75.3%	503	24.6%		

**From:** Lynae Kramer  
**Sent:** March 30, 2021 2:24 PM  
**To:** Clerks  
**Subject:** Public Hearing Written Comments - Rez#18-20 at 6620-6630 Sussex  
**Attachments:** Rez#18-20 - 6630 Sussex Ave. .pdf  
  
**Categories:** PH - Info Complete, Public Hearing

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Hi all,  
I have attached my written concerns regarding this rezoning of the residence at 6620-6630 Sussex Ave.  
(Rez #18-20)  
Thank you for hearing us!  
See you tonight.  
If there's any issues with the attachment please let me know - thanks again!

Lynae Kramer

March 29th, 2021

**Lynae Kramer - Tenant of Apt #201 - 6630 Sussex Ave.**

**Regarding Rezoning Application ReZ#18-20 - 6620 & 6630 Sussex Ave. Burnaby, V5H 3C6**

I want to first thank and acknowledge the City of Burnaby for initiating the TAP Policy last year - I believe that it has great potential to help displacement from demovictions.

However, currently there is still a lot of ambiguity around information and exactly who stands up for the tenants, when the Tenant Relations Contractor (Sommerville Community Relations) is unreliable and is noticeably not acting out of the best interests of tenants.

As I write this, at 7pm on March 29th, 2021, Keltic Development is outside attempting to take down the large, wood, City of Burnaby Public Hearing of Rezoning Meeting sign that is posted on our lawn - 1 day before the meeting has even happened. Only after asking him why is this sign was being taken down before the meeting has even happened, did the gentleman get on the phone, make a call, and then say "Oh, this was a mistake - this signs supposed to stay up 2 more weeks - I'll put it back up now..." and then he continued to re-install the Public Hearing Rezoning Meeting sign back onto our lawn. If we had not noticed, just by chance, that he was outside with his power drill, dismantling the wood sign and stand - that sign would have been taken down before proper notice had been given.

This is just another one of their tactics to avoid tenant awareness of their process, as I will explain below in detail just a FEW examples of what we have been experiencing these past few months.

\*For this background info, I will be referring to my own experiences, as well as conversations I have had with fellow tenants - regarding Sommerville Community Relations, the Tenant Relocator that was hired by Keltic Development Canada for 6620 & 6630 Sussex Ave.

Since the beginning of this rezoning application Sommerville Community Relations has done the absolute bare minimum to keep tenants in the loop. They have repeatedly broken TAP Policy regulations, been unreachable, unreliable, and are seemingly not acting out of tenants best interests.

Below, I will refer to sections of the Burnaby Tenant Assistance (TAP) Policy to highlight areas that are currently NOT being followed by Keltic & Sommerville.

**(TAP Policy Section 3.7 / 4.0)**

Our building now has empty apartments that are no longer being rented out due to this 'impending doom' of demolition. There is an extreme lack of information and support currently - tenants have no idea what is happening and are choosing to leave early while they can find a place.

The uncertainty and misinformation has caused people to move out early without contacting Sommerville for any support, due to the lack of trust considering how they have dealt with this so far (continually unreachable, no effort to provide information regarding updates, they have not reached out to some tenants in months..)

**(TAP Section 4.1 & 6.0/6.1)** Sommerville hands out pamphlets only in English - to a building where half of the residents are ESL. And they have only handed out 3 notices since this

process has started last year ( 2 were handed out last year regarding the initial tenant meeting, and 1 handed out last month - a one page letter, with no info other than there will be a public hearing coming up, just 'coming up'... no date, and again, all in english) There has been no effort to translate information to tenants and recently, because I see my neighbours moving out in a panic; I have taken to making copies of the information pamphlets and translating them myself into their mother tongue to hand out to tenants.

As a tenant, I should not have to translate information that is dealing with such a serious legal matter. The City of Burnaby is a diverse, multicultural city and the Tenant Assistance Policy should be accessible by ALL citizens.

It would make sense that if Sommerville had been in regular contact with the tenants, as they should be, then they would be aware of any language barriers and attempt to send communications in a language the tenants speak - unfortunately, that only further relates to the fact that Sommerville has not been in regular contact with tenants as outlined in the TAP Policy. (And what exactly is 'regular contact' if the only information they've sent so far, is not in a language you understand..)

**(TAP Section 6.1)** Sommerville only posted the "People to Contact" notice in communal areas of the building, by the mailbox around January 2021 (months after this rezoning process had been started and only after my partner and I reached out to the City of Burnaby Renters Office regarding a lack of contact and information from Sommerville)

**(TAP Section 5.2 & 6.1)** We, the tenants, have not been officially provided the Household Needs Forms - as of March 29th, 2021. Multiple tenants have moved out due to the invisible, indiscreet, scare tactics that Sommerville is practicing of not being available to contact, not returning calls, not answering emails, the lack of proper forms, information being withheld, lack of translating/translators, their attempt to relocate vulnerable tenants before the rezoning has been approved, the list goes on..

Sommerville does not answer the phone, nor do they return our calls, it takes weeks to get email responses, and I have heard that from multiple tenants that they are experiencing the same lack of communication from them.

There needs to be a mediator that is an unbiased, neutral advocate for the tenants; as the TAP policy stands now, it strictly trusts the developer to follow rules - and there are major gaps and loopholes where developers can cut corners.

Tenants who live in these buildings that are being rezoned and demolished are already vulnerable, low-income, working class - and are being displaced even with this policy in place, due to the lack of follow-up. Tenants currently do not have anywhere to reach for support.

Developers are aware that people who reside in these buildings have multiple barriers, and are unlikely to fight back and to fight for their rights.

This is what they were doing before the TAP Policy, and they will continue to do it until there is a Tenant Advocate/Mediator that mediates between the developer and the tenant. There needs to be accountability and someone, other than the City of Burnaby, who watches over the developer to be sure they are following the Policy, as well as, advocate for the Tenants Rights.

To this date, No Tenants have been contacted by the staff at the City of Burnaby to see how and if, this Policy is being followed; hence the empty apartments and the lack of empathy, care, and contact from Sommerville.



In the past 8 years, I have personally lived in 3 buildings now... in this small little 4 block Metrotown radius - that have been demolished and rezoned into 'luxury towers' due to neglect and a lack of maintenance standards.

The City of Burnaby, a city that has grown exponentially - needs a Standards of Maintenance Bylaw. With more than a third of the City of Vancouver's population, and increasing luxury towers being built everyday it appears, it is an absolute free-for-all currently.

Buildings are allowed to be neglected because the possibility of redevelopment is enticing and financially fruitful; that is no way to run a world class city such as Burnaby, where the majority of working class citizens are subject to neglect, poor living standards, and ultimately displacement. A small town of just over 70,000 citizens, New Westminster, has a Standards of Maintenance Bylaw - and we need to follow suit before the very fabric of our city changes from displacement anymore than it already has..

I could bring more issues related to this up, but my letter would be never-ending so I've tried to keep it short.

I just want it to be known to you that your citizens are still sitting ducks to developers and are still being picked off one by one, even with this Tenant Assistance Policy in place.

I'm begging you, please, hold off on the approval of this rezoning application until Tenants are properly advocated for.

This policy is not being followed and I will not hesitate to contact the media if this is pushed forward while tenants are uninformed; I wouldn't have a choice after experiencing the last few months of extreme uncertainty.

Thank you for your time and consideration - I, and countless others, really appreciate the effort and attention you all have brought to this matter!

Feel free to contact me further if you have questions.

Lynae Kramer  
Apt. #201 - 6630 Sussex Ave.

\*\*\*Just a recommendation for future reference - the 'postcard style' notices that the City of Burnaby mailed to residents regarding this Public Hearing Rezoning Meeting looked like unimportant, promotional junk mail. That I know of, 2 tenants actually missed/threw out that notice in their mail due to the appearance of it - it looks like a promotional flyer. It would be helpful to place such important notices regarding someone's future housing and their ability to voice their concerns - in addressed envelopes and printed as a letter maybe, (appear like a regular bill/envelope) to ensure/improve the odds that residents are in fact receiving these notices. And ideally, they would be briefly translated into as many languages as possible or at the very least, include ways to get help with translation.

3/3