

**From:** WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>  
**Sent:** December 14, 2021 9:46 AM  
**To:** Clerks  
**Subject:** Webform submission from: Public Hearings #47

**Categories:** PH - Info Complete, Public Hearing

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward it to [phishing@burnaby.ca](mailto:phishing@burnaby.ca)

Submitted on Tue, 12/14/2021 - 09:46  
Submission # 47

Submitted values are:

**Name**  
Murray Martin  
**Address**  
1403-7235 Salisbury Ave  
Burnaby, V5E4E6  
**Email Address**

FIPPA Sec. 22 (1)

**Rezoning application or bylaw number**  
Rez #17-39

**Submission**

I am writing on behalf of ACORN members in Burnaby against proceeding with this rezoning. The Tenant Assistance Plan (TAP) in its current form does not do what ACORN proposed at the Mayor's Task Force. ACORN consulted hundreds of our members and other tenants facing demovictions from 2015 until the formation of the Mayor's Task Force in 2019. The overwhelming response from these community consultations was that the problems tenants were facing from upzoning (ie demoviction) was the enormous incurred costs they faced because of lack of affordable housing in the area. When ACORN brought the Tenant Assistant Plan proposal to the Mayor's Task Force in 2019 we clearly communicated that a new policy would need to follow two principles: First, that Burnaby tenants incur no additional housing related costs from their displacement (demoviction) and second that they need to stay in the general Metrotown neighbourhood.

The current TAP has many loopholes that prevent the initial intention of the policy from occurring. For brevity, I will outline 2 of the biggest problems that Metrotown tenants are reporting to us.

The first problem is that the 'rent-top-up' is far from sufficient. 'Rent-top-up' is limited by CMHC median rents +30% which means that tenants are expected to be able to rent a 1 brdm unit for \$1518/mo and a 2 brdm unit for \$1990/mo. These are out of sync with current market rentals in the area by at least \$500/mo. Many residents are paying well over 30% of their income on rent in their present situation and this addition burden is not a sustainable situation for a majority of renters being evicted.

The second problem is that 'rent-top-up' was limited to 36 months. That means the tenants will lose all TAP help long before their replacement units are built. There is no chance that 36 months is enough time to build the replacement units that are required to be built and the tenant is being punished for delays that are beyond their control. This means there is a chance that some tenants will face rents at over 100% of their income between 36 months after their eviction and when their new unit is ready to occupy.

These loopholes are serious enough that ACORN cannot support the TAP in its current form and we are asking that these projects are put on hold until these and other problems are addressed.

Thank you,

Murray Martin  
Burnaby ACORN Chair

17-34, 17-39  
Rez Ref # 18-21; 18-23  
Bylaw #



**From:** Head Office FIPPA Sec. 22 (1)  
**Sent:** December 14, 2021 2:27 PM  
**To:** Clerks  
**Subject:** 6630 Telford Public Hearing  
**Categories:** PH - Info Complete, Public Hearing

**Rez Ref #** 18-23  
**Bylaw #** \_\_\_\_\_

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. **The City will never ask for personal or account information or account password through email.** If you feel this email is malicious or a scam, please forward it to [phishing@burnaby.ca](mailto:phishing@burnaby.ca)

To Whom it May Concern:

Name: Saahil Kirpal  
Address: 5069 Beresford St, Burnaby B.C V5J 1H8

I am writing in regards to site address: 6630 Telford Ave, Burnaby that is going for a public hearing today.

We are proposing to develop the northern properties: 6540 and 6592 Telford Ave.

The development proposed at 6630 Telford (Rez #18-23) fails to meet the zoning requirements for not only two towers on a single site, but also does not allow for equal development opportunities on adjacent sites. Per the Metrotown Downtown Plan, the minimum frontage for any development consisting of two or more towers is 400ft, and this site only has approximately 254ft along Telford which is almost half the required frontage. Even if the south lane was considered as frontage, the southern property line is only approximately 130ft, meaning the total of these two frontages only equals approximately 384ft, which still falls below the 400ft minimum. The Metrotown Downtown Plan also states that in order for a site to have two towers, the minimum site area must be 48,000sf. This site again falls far below that requirement with a gross site area of only 34,163sf.

The proposed development only allows for an approximate 15ft setback around the perimeter of the site. Per page 103 of the Metrotown Downtown Plan, this site is supposed to allow for a pedestrian neighborhood linkage along the North property line. Per direction given from the Planning Department, this pedestrian linkage is to be an approximate 25ft SROW. This proposal does not allow for the complete, or even half of this SROW as required by the Metrotown Downtown Plan, and therefore compromises the site to the North having to accommodate the full SROW.

The proposal also exceeds the total density for this particular site. Per the RM4r guidelines, the maximum FAR allowed is 6.15. However this site totals 8.11 FAR due to a density transfer allocation. The additional density has pushed the design to a two tower scheme. The tower siting on the site fails to meet the requirements of the Metrotown Downtown Plan. Per the requirements, each tower should be located at least 100ft apart, face to face. The two proposed towers appear to only be approximately 60ft apart which falls well below the minimums. The tower situated on the north side of the site, also aligns right to the 15ft setback line. This compromises the adjacent site to the North, having to accommodate a 85ft tower setback to meet the 100ft

separation requirement. At the very least, this site should accommodate half the required tower separation requirements as to allow for equal development opportunities for the adjacent site to the North. The tower siting and proximately to the adjacent sites, as well as the additional density is shown on the Tenure Diagram illustration.

In conclusion this proposal fails to satisfy 3 requirements of the Metrotown downtown plan. The density exceeds the maximum stipulated, the tower separations are significantly less than the minimum stipulated in the plan and no allowance has been made for the required pedestrian neighborhood linkage. Equal development opportunity for the adjacent site to the north is not achievable and we ask that council and planning staff take this into consideration.

Thanks,

Saahil Kirpal

Kirpal Properties Ltd