

From: FIPPA Sec. FIPPA Sec. 22 (1)
Sent: December 13, 2021 12:51 PM
To: Clerks
Subject: Public Hearing Dec 14- Areas of concern for relocation policy for 6366 Cassie Ave
Attachments: img007.pdf
Categories: PH - Info Complete, Public Hearing

Rez Ref # 17-34

Bylaw # _____

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Monday December 13, 2021

To whom it may concern,

I am writing to express my concern regarding some aspects of the relocation policy for 6366 Cassie Ave. Please see attached pdf file for full list.

I will add here how some of these will affect me personally.

I am a long term resident of 6366 Cassie who has lived here since the 90s. I am on FIPPA Sec. 22 (1) because of a severe FIPPA Sec. 22 (1) which has left me housebound and mostly bedridden for 8 years. I cannot do anything except walk to the washroom or kitchen, I can't do any work at all. I will be unable to pack to move or look for a place. To go to an interview for a new suite will be extremely difficult for me physically. I also will have difficulty affording rent even with the top ups. Some places won't even rent to someone on disability even if they have enough money for the rent. Indeed some companies refuse to rent if someone would be paying more than 50% of their income on rent. Why do we need to be displaced at all? The only people who need to be displaced are the people at the Telford site. Our building, like many others, is half empty. Why can't the Telford folks be moved into empty suites and our building left standing until our new suites are ready? Then we can all just move in. That does away with the problems with the top ups as well.

The top ups aren't enough. Rents in reality are hundreds of dollars more a month than the top ups are based on. Some people will not be able to pay rent even with the top ups. Also, if the top ups end after 36 months and the new building isn't ready yet, more folks are going to be in a precarious housing situation. The top ups as they are now could result in people becoming homeless which is what the TAP is meant to address.

Regarding the parking. Why are residents here denied parking at the new building? As I mentioned before I am housebound and cannot walk more than a few feet. If I have to go anywhere like a doctor's appointment, my roommate has to drive me. I cannot take the bus and I cannot afford taxis. Nevermind my roommate like most everyone else in this building has a car and needs it to get to work, etc. Why are we being treated like second class citizens when we have been residents of Burnaby and Metrotown for years, and in many cases decades? The other buildings going up all have parking.

1/2

Lastly, we have a 2 bedroom, 2 full bathroom suite. Again, because of FIPPA Sec. 22 (1) I need my own bathroom. I get sick quite often and have other health issues in which I cannot wait to use the washroom. If we are being displaced from a 2 bedroom, 2 bathroom that is what we should get as a replacement.

I am very grateful for the work everyone at the City and the mayor and City council have done regarding the TAP.

Thank you for any consideration you can give to my concerns.

FIPPA Sec. 22 (1)

2/2

From: KAREN MURPHY FIPPA Sec. 22 (1)
Sent: December 13, 2021 3:37 PM
To: Clerks
Subject: Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 37, 2021 - Bylaw No. 14403
Categories: PH - Info Complete, Public Hearing

Rez Ref # 17-34

Bylaw # _____

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To Whom it May Concern,

I am a tenant at 6366 Cassie Ave. and a member of the ACORN Tenant Union who falls under the TAP guidelines for relocation.

Before this development is approved, I would like the city to address areas of concern around the relocation policy. There are clear gaps in the TAP that we feel work against the intention of the legislation.

Here is where we see our main areas of concern:

1. Rental top ups are inadequate, causing tenants to bear undue financial burden

- The CMHC Median rents for Central Park/Metrotown as of October 2020 are \$1,168 for a one bedroom and \$1,531 for a two bedroom. With the current top-ups, tenants will only be covered up to \$1,418.40 for a one bedroom or \$1,990.30 for a two bedroom apartment. We are not confident that we will be able to find suitable units at this rent - Padmapper's June 2021 report reports the average rent for a one bedroom in Burnaby is \$1,700 and the average two bedroom is \$2,270. This discrepancy will cause us to have to choose between covering the difference in rent, or renting in a substandard but more affordable building. We would also be responsible for utilities if we find our own accommodation, which is an increased financial burden.
- The TAP only covers our rent for 36 months during the development period, and after this we will be forced to pay the full rent in our temporary units. If construction lasts over 3 years - which we see as very likely - we will be forced to pay the significantly higher rents in our new units.

2. Tenants are not being offered true 1:1 replacement units

- While we understand there may need to be concessions around square footage, tenants are not going to receive units with similar amenities. Tenants that currently have 2 bedrooms and 2 bathrooms are only being offered 2 bedroom, 1 bathroom units - and there are concerns about the size of bedrooms and common areas being significantly reduced.
- Parking that is currently included in our rent will switch to an additional monthly fee, and the developer has communicated that market-rent tenants will be offered first priority of the limited spots, effectively taking away our parking. I am a senior totally supporting a disabled spouse. Secure parking with close access to an elevator is essential to us.
- Laundry facilities appear to be one large room which could be problematic with our new normal of pandemics/Covid and seem to be the bare minimum, considering the number of units. Bare minimum seems to apply to every facet of the building.
- Storage facilities/lockers seem to be woefully inadequate, if there at all. If we are forced to rental lockers off-site, this would be added to the increased financial burden already being incurred.

We are requesting the city put this development application on hold while the city addresses and closes the gaps in the TAP. Specifically - the rental top up needs to be increased and extended for the entire period of development so that tenants are not bearing the financial brunt of our displacement. Our present building probably does need to be torn down but we are losing space, amenities and green space and now that we are being told we will NOT be returning to suites on the present site, it feels like we are being shuffled off into a inadequate space.

Thank you in advance for your consideration in this matter.

Sincerely,

Karen Murphy and Marc Connick
#316 - 6366 Cassie Avenue, Burnaby

Rez Ref # 17-34 REVISED
Bylaw # _____

To Whom It May Concern,

First of all, I would like to thank everyone, including Mayer, Council, members of ACORN, Belford Properties and all other people who contributed to the Tenant Assistance Program.

At the same time, I would like Council and Mayer to revise the relocation policy, as we have some concerns.

We live in 2-bedroom, 2-bathroom apartment with hot water, heat, parking, storage included in the rent and we realize that the current top-up policy will put us under financial burden.

Prior to submitting this letter, I checked out 2-bedroom, 2-bathroom apartments for rent for Metrotown area. The average rent is \$2,800.

The CMHC Median rents for Metrotown area as of October 2020 is \$1,531 for a 2-bedroom apartment. With the current top-ups, we will be covered up to \$1,990.30 only for a 2-bedroom apartment. We are afraid that we will not be able to find suitable apartments for such rent. This huge difference will put us in a position where we will have to choose between covering the difference in rent or renting in a substandard apartment in more affordable building that the developer will offer.

Also, the TAP only covers our 36 months' rent during the development, and after this we will have to pay the full rent for our temporary apartments. If construction lasts over 3 years, that most likely happens, we will be forced to pay much higher rent there.

Considering that there is no rent control policy in BC we expect rent will rise in Burnaby overtime and the gap will be bigger. That is what we have seen since we came to Canada 20 years ago.

We understand that new apartments will be much smaller (as example, current size of our apartment is 920 sq. ft. and in new Telford building it is only 699.68 sq. ft.), we are not going to receive apartments with similar amenities. The representative from Belford Properties said on the zoom meeting at the beginning of this month that tenants that currently have 2-bedroom 2-bathroom apartments will be offered apartments with 2 bathrooms. We couldn't find that info and expect only being offered 2- bedroom, 1-bathroom instead. Also, we are concerned that bedrooms sizes and common areas will be much smaller.

The parking and storage currently included in our rent will have an additional monthly fee that will increase our rent. We expect that the developer will offer parking to market-rent tenants first and with parking spots counting only to 50% of all apartments we will be left without parking. I am close to retirement and can't imagine that we will not have place for the car.

There are 18 washing machines and 18 dryers, all located on one area. Given the current situation with Covid-19 when it is not healthy for many people to stay together at the same place, and

occupy elevators when moving with laundry buckets back and forth we hope to have them on each floor, how it is done in rental high-rise buildings.

We hoped very much that if we move to Telford instead of returning on the same site as was originally suggested at the beginning, then it will be direct move from Cassie to Telford without relocation. And it would take a lot of pressure from tenants, especially those who are retired or will be in a few years, like me.

We ask the city to postpone this development application while it closes the gaps in the TAP and review our proposals. In particular - the rental top up needs to be increased and extended for the whole development period so we won't be bearing the financial burden and anxiety of our displacement.

Thank you for your time and consideration.

Sincerely,

Chamilia Alexeeva,

107-6366 Cassie Ave

Burnaby BC V5H 2W5

From: WebAdmin@burnaby.ca on behalf of City of Burnaby FIPPA Sec. 22 (1)
Sent: December 14, 2021 9:46 AM
To: Clerks
Subject: Webform submission from: Public Hearings #47
Categories: PH - Info Complete, Public Hearing

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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)

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

Bylaw #

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

From: Simone Kubo FIPPA Sec. 22 (1)
Sent: December 14, 2021 12:36 PM
To: Clerks
Subject: City of Burnaby - 6366 Cassie Ave

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To Whom It May Concern,

I am a tenant at 106-6366 Cassie Ave. And the building I am living in is under redevelopment. Before this development is approved, I would like the city of Burnaby to address areas of concern around the relocation policy. There are a few gaps that we feel are against the intention of the legislation.

Here are our main areas of concern:

1. Rental top-ups are inadequate, causing tenants to become a financial burden
 - The CMHC Median Rents for Central Park/ Metrotown (October 2020) are \$1,168 for a one-bedroom and \$ 1.531 for a two-bedroom. With the current top-ups, tenants will only be covered up to \$1,418.40 for a one-bedroom or \$1,990.30 for a two-bedroom apartment. We are not confident that we will be able to find suitable units at this rent – Padmapper’s June 2021 report the average rent for a one-bedroom in Burnaby is \$1,700, and the average two-bedroom is \$2,270. This discrepancy will cause us to choose between covering the difference in rent or renting in a substandard but more affordable building.
 - The TAP only covers our rent for 36 months during the development period, and after this, we will be forced to pay the total rent in our temporary units. If construction lasts over three years – which we see as very likely – we will be forced to pay significantly higher rents in our new units.

2. Tenants are not being offered accurate 1:1 replacement units.

Although there are some concessions around square footage, tenants are not receiving units with similar amenities. Tenants with two bedrooms and two bathrooms are only offered two

bedrooms units. And there are concerns about the size of bedrooms and common areas being significantly reduced.

3. We have one Parking in our rent, and it will switch to an additional monthly fee, and it will not be a warranty if we have one.
4. Costs related to heat and water were not mentioned in the agreement.

I have three children, and I feel this proposal is unfair and makes me feel insecure, stressed and apprehensive.

We are requesting the city of Burnaby to put this development on hold while the city addresses and closes the gaps in the TAP.

Thank you in advance,
Simone

A handwritten signature in black ink, appearing to be '2/a' or similar, located at the bottom center of the page.

From: WebAdmin@burnaby.ca on behalf of City of Burnaby <WebAdmin@burnaby.ca>
Sent: December 14, 2021 11:37 AM
To: Clerks
Subject: Webform submission from: Public Hearings #49
Categories: PH - Info Complete, Public Hearing

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Submitted on Tue, 12/14/2021 - 11:37
Submission # 49

Submitted values are:

Name
Taher Mahmud

Address
110 - 6433 McKay Avenue
Burnaby . V5h2w8

Email Address

FIPPA Sec. 22 (1)

Rezoning application or bylaw number
17-34

Submission
Hello

I am a tenant 110- 6433 McKay Ave. I was notified that I am not qualified for the benefits from Tenant assistance program because I was took position of the property on April 15, 2018 where retiming application was submitted on April 09, 2018.

I found this really unfair for making me ineligible for such short time difference. Please advice, can this be considered from a humane point of view allowing me have the tenant assistance program?

Rez Ref # 17 - 34

Bylaw # _____

To Mayor Hurley, Burnaby City Councillors and Mayor's Task Force on Community Housing,

Rez Ref # 17-34

Re: Public Hearing – December 14, 2021

Bylaw # _____

- Site B: Rez # 17-43 - 6366 Cassie Ave /6433 McKay
- Bylaw No. 14401: Phased Development Agreement (PDA) – Belford Properties

As a long term tenant at 6366 Cassie Ave (for more than 22 years) and now a retired senior citizen, I would appreciate if the city could address a number of concerns regarding the Tenant Assistance Policy for relocation since the initial recommendations to the Mayor's Task Force.

Tenant Assistant Policy Issues:

1. Inadequate Rental top-ups, causing tenants to bear undue financial hardship

- The current CMHC Median rents for Central Park/Metrotown as of October 2020 are \$1,168 for a one bedroom and \$1,531 for two bedrooms. With the calculated TAP formulae the current top-ups tenants will receive only cover up to \$1418 for a 1BDRM and \$1990 for a 2BDRM apartment. We are not confident that we will be able to find suitable accommodations at this rent with in the Metro Vancouver area. A Padmappers' report from June 2021 shows the average rent for a 1BDRM in Burnaby at \$1700 and \$2270 for a 2BDRM suite. This discrepancy will cause us to have to choose between covering the difference in rent, or having to rent in a substandard but more affordable building.
- The **lump sum compensation** only applies to moving outside British Columbia but does not apply to moving outside the lower mainland, but still within BC, (ie Northern BC, Interior or Vancouver Island). The moving expenses would be considerably higher than relocating within Burnaby or Metro Vancouver municipalities as it would take more than one day to complete the move. Financial compensation for a 1BDRM is \$900 and for a 2 BDRM apartment is \$1200. With the additional moving expenses alone one would most likely not be seeking to return back when the replacement unit is completed, therefore a lump-sum compensation would be more in line.

2. Wait-list Compensation

- With the number of people in the Metrotown area seeking interim accommodations due to redevelopment, how can we possibly find an available unit to move into prior to the 'Four Month Notice to End Tenancy', in order to receive the top-compensations. Should a replacement unit becomes available while on a wait-list before the Four Month Notice, how does one pay for the extra up front costs for utility hookups, deposits & rent increases before any top-up would come into effect especially being a senior citizen on a fixed income?

3. Utilities

- It is not clear regarding compensation for heat & hot water if the tenant themselves secures interim accommodations (OPTION 2), but only if the tenant chooses one of the 3 choices of interim housing by the applicant (OPTION 1).

- There seems to be no available information if the new relocation unit will include heat & hot water in the rent or if it will be an additional expense to the tenants as this could be a significant cost down the road.
- There is also no mention regarding additional costs for hookups such as phone and internet/cable for both interim relocation and upon return to the new building.

4. Parking

- Secure underground parking that is currently included in our rent will switch to an additional monthly fee, and the developer has communicated that market-rent tenants will be offered first priority of the limited spots, effectively taking away our parking.
- Street parking is not an option either since the replacement tower will be surrounded by lanes only. With street parking comes the chance of the vehicle being stolen or broken into which is common in the Metrotown area and ICBC will not give adequately replacement value for an older vehicle, thus causing further expenses and hardship.

5. Tenants are not being offered true 1:1 replacement units

- While we understand there may need to be concessions around square footage, tenants are not going to receive units with similar amenities. Tenants that currently have 2 BDRM/2BATHRM are only being offered 2BDRM/1BATHRM units, and there are concerns about the size of bedrooms & common areas such as laundry facilities being significantly reduced

With the increased cost of living, especially the predicted cost of inflation for food at 7% in 2022 and the unknowns in the compensation for utilities, parking, and the extra telecommunication hookups per move, how is a senior citizen suppose to get by on our fixed income in one of the most expensive cities in Canada?

We understand that Belford wants to go ahead with their Phased Development proposals but we are requesting the city put this development application on hold while the city addresses and closes the fairness in inequities / gaps in the Tenant Assistant Policy. Specifically the rental top-up needs to be increased so that tenants are not bearing the financial burden of our displacement.

Thank you in advance for your consideration in this matter.

Sincerely,

Krista Soderlind
6366 Cassie Ave

Dear Mayor Hurley and Burnaby City Councillors

Re: Public Hearing on December 14, 2021

I'm a tenant at 6366 Cassie Ave (Rez # 17-34) and part of the Belford Properties Phased Development Agreement, who falls under the new Tenant Assistance Policy (TAP) guidelines for relocation. Before this phased development is approved, I would like the city to address some areas of concern with the TAP that seem to have a few gaps and work against the initial intention of the policy.

Rental top-ups are inadequate, causing tenants to bear undue financial burdens

The CMHC Median rents for Central Park/Metrotown as of October 2020 are \$1,168 for a one bedroom and \$1,531 for two bedrooms. With the current calculated top-ups tenants will only be covered up to \$1418 for a one bedroom and \$1990 for a two bedroom apartment. We are not confident that we will be able to find suitable interim accommodations at this rent within Burnaby. Also it is unclear the rules to cover included utilities in both the interim accommodation and the new replacement suite.

Parking

If we are going to be offered a suite in the new Telford rental building when it is completed we NEED a secure underground parking spot (this is currently included in our rent). The limited information that we have received does not include this and we are concerned about our vehicle being stolen on the limited street parking in the area. I do not think it is fair to assume that we will not need a vehicle

Possible necessity to move outside of lower mainland due to rental pricing and availability

With the number of people in the Metrotown area requiring interim accommodations due to redevelopment, as senior citizens on fixed incomes, if we are able to find a suitable place outside of Greater Vancouver we would like to have an option of either adequate top or lump sum (including utilities) to be able to move to Vancouver Island, Interior or Northern BC where rents are cheaper.

We have been caught in the developers rezoning issues since April 2018. No information was forthcoming until Nov, 2nd 2021 and that information was lacking in any detail.

We realize that we are going to lose our beloved apartment/home of over 20 years to Belford. As an aside we want to state that our current accommodation WAS more than adequate in terms of maintenance until Belford's property management was contracted. It has been woefully maintained ever since.

We ask that you take a second look at this proposal to insure fairness for the affected long term tenants who have been in limbo for such a long time.

Thank you in advance for your consideration in this matter.

Sincerely,

Seona Lewis
6366 Cassie Ave

Rez Ref # 17-34

Bylaw # _____