

Dear Mayor and Council,

Please accept my letter of support of 604 for Public Hearing for Seton Villa new build.

I fully support the new build for Seton Villa, where ²²⁽¹⁾ currently resides. ²²⁽¹⁾ has resided at Seton Villa for the past 2 years and absolutely loves living there. ²²⁽¹⁾ loves the staff, the other residents ²²⁽¹⁾ suite, the meals and also all of the wonderful activities (pre-covid) and amenities. ²²⁽¹⁾ feels very safe and well cared for at Seton Villa and is particularly appreciative that it provides ²²⁽¹⁾ with affordable housing, ²²⁽¹⁾ constantly praises the staff for keeping them safe during covid.

My ²²⁽¹⁾ moved from ²²⁽¹⁾ to Seton Villa in 2018 as ²²⁽¹⁾ was in need of affordable housing that was near family. I knew of Seton Villa because my friend's ²²⁽¹⁾ lived there for several years prior to ²²⁽¹⁾ and ²²⁽¹⁾ also loved living there. My friend and I visited ²²⁽¹⁾ several times and I knew that it was the place where I wanted my ²²⁽¹⁾ to live when the time came to relocate ²²⁽¹⁾ from the ²²⁽¹⁾. Fortunately, Seton Villa quickly facilitated this for us.

Burnaby and the Lower Mainland are in great need of **affordable, wheelchair accessible** housing for seniors. At this time there is waitlist to reside at Seton Villa and no wheelchair accessibility for the building. Many of the current residents use walkers and will be in need of wheelchairs in the future. The new build will provide 48 additional affordable housing units with wheelchair accessibility which will alleviate both of these needs. In addition to this, the new build will also provide an atrium, cafe, more social space, common areas and a rooftop area for residents to enjoy. This will **greatly** enhance the lives of residents.

I cannot say enough about how grateful my entire family is for the wonderful life that my mother has living at Seton Villa. The staff and residents are all amazing and when the new build happens more seniors will be able to experience this first hand. Please do not hesitate to contact me if you have any questions.

Kind regards,

Kate Fletcher
²²⁽¹⁾

Arriola, Ginger

From: Wong, Elaine
Sent: November 22, 2020 3:20 PM
To: Clerks
Subject: Fwd: Seton Villa Rezoning Application
Attachments: Seton Expansion4.docx

Categories: Public Hearing

From: Charlene Janes²²⁽¹⁾
Date: November 22, 2020 at 1:34:52 PM PST
To: Mayor <Mayor@burnaby.ca>
Subject: Fwd: Seton Villa Rezoning Application

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Burnaby Mayor and Council,

Attached please find my letter to the Seton Villa Executives and Board of Directors.
I hope you will consider my points when deciding on whether to approve the Rezoning Application.

Charlene Janes
3723 Trinity Street
Burnaby, B.C. V5C1N1

Sent from my iPad

Begin forwarded message:

From: "Charlene Janes"²²⁽¹⁾
Date: September 27, 2020 at 9:07:14 AM PDT
To: Charlene Janes²²⁽¹⁾
Subject: Seton Villa Rezoning Application

September 23, 2020

To Whom It May Concern at Seton Villa,

Re: Expansion of Seton Villa Property

Because I do not feel comfortable attending an in-person meeting, even with a mask and self-distancing measures in place, I thought I would write a note to explain why I do not support the expansion of Seton Villa, in one half block of a Burnaby residential area. I wish to clarify that the questions I ask are based on information I received on the flyer that came to my doorstep, the information on the website that the flyer referred to, and some plans that were sent to me from a neighbour. I also referred to the Burnaby Zoning Bylaw that regulates “the use of land and the location and use of buildings and structures within the City of Burnaby”, and the application to the Director of Planning committing to maintaining the property as a ‘protected heritage property’ in 1995.

To make it clear, I am not opposed to providing wheelchair accessible housing for seniors in Burnaby. Simply said, I feel that the 17 story tower in the middle of a residential area, is enough density for one neighbourhood. There are several other areas of Burnaby that this facility could be built that would not require an increase in density beyond the existing city zoning limitations, and therefore not force the community residents to have less sunlight and increased traffic flow. This is backed by the Burnaby Zoning Bylaw that states that the “prevention of the overcrowding of land” and “securing adequate light” are stated purposes of the bylaw.

To complicate the density implications, is the service that Seton already provides to the city in terms of renting out the top of the tower to support the E-com system and cellular providers. While agreeing that this provides an essential service to the city of Burnaby, it is intimidating to many and definitely not esthetically pleasing. These wires/towers point directly down on to the front of my house and do not reflect the “character of the buildings already erected” as stated in the Burnaby Zoning Bylaw. In 2016 Seton went to the City of Burnaby to change the zoning to accommodate the ‘Installation of a rooftop antenna facility

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based on a number of undated studies and at least one ten year old study. Have Seton Villa plans included a recent investigation as to the increased electrical infrastructure and the impact on the neighbourhood residents?

Trinity is a narrow residential street. One of my questions has to do with the increase in traffic flow and the impact of this on the existing residents. There are narrow/cracked sidewalks on the north side of the 3700 block and a sidewalk that ends with stairs to the road halfway up the south side. I have observed residents from the Villa struggle with the stairs over the years and assisted them on to the road. Will seniors still be expected to walk on the road? Will wheelchair accessibility be limited due to the lack of sidewalks? On the other hand, will trucks be travelling on an already narrow road that is not curbed (in order to enhance space) and difficult to negotiate?

Some of my neighbours already share a very narrow alley with the Seton Villa. Large trucks regularly do deliveries through this alley. These deliveries usually require notification beeping/alarms to indicate their presence, beginning at 7:00 AM and going throughout the day. Will there be an increase in the number of deliveries through this tiny alleyway with 48 additional residences? Or will the deliveries subsequently be done off Trinity Street?

The construction phase for this project is huge and another big concern for many area residents. Where will construction workers and trucks park during their workday? Will the park or the adjacent space be used as a construction equipment zone? Where will the essential care workers park when they come to work each day? What will be in place to reduce the sound of drilling into the ground to build an underground parking lot? Presently, families from all over the neighbourhood use the park as a daily outdoor activity. How will the project impact the families who use the park every day? Doesn't the project impact the bylaw statement that "preservation of the amenities peculiar to any zone" has to be considered?

Cities all over the world are talking about enhancing green space and increasing accessibility to gardens as a healthy option for mental health. The expansion of this space into even more concrete and electrical infrastructure seems to defy the direction that many seniors' centres are moving toward, especially in this Covid 19 era. It also contravenes the zoning bylaw by not

promoting the “health and safety of the community”. Wouldn’t expansion of green space and gardens make more sense and make Seton a more attractive option?

Is there not a way that the Seton Villa could use the existing gym as a neighbourhood facility and/or workout centre for its residents and other seniors in the neighbourhood to access? How about a dance studio for residents, children, Burnaby citizens and other seniors? When I first moved to this house over 30 years ago, there was a Square Dancing Group that utilized the gym on a regular basis. For many years now this gym has been used as an expensive storage area for equipment.

Even though I will not be taking a 15 minute appointment at this time, I would appreciate, an answer to the many questions I have. I also have many ideas for possible future uses of the Overlynn Mansion, but will save these for another letter. Certainly, I have observed that there has been very little upkeep for several years, and see that as a priority at this time. It is a declared Burnaby Heritage House and the plans that I have seen definitely do not reflect the character of a designated heritage house, or as the Burnaby Zoning Bylaw states “serve the community and the character of the buildings already erected”. In fact, the plans contravene the commitment that Action Line Housing Society made to the Director of Planning and the Burnaby Community Heritage Commission when they applied to have the Mansion a ‘protected heritage property’. In 1995 the Society acknowledged the responsibility to maintain the Mansion in their application to the Director of Planning for Heritage status. Shouldn’t any rezoning application have to honor past commitments?

Charlene Janes/Neighbourhood Resident

3723 Trinity Street

Burnaby, B.C. V5C 1N1

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

From: James Walsh <22(1)>

Sent: Saturday, November 28, 2020 10:04 AM

To: Clerks <Clerks@burnaby.ca>

Subject: Rezoning 19-32

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To the Mayor and Council

This email is to support the application of Action Line Housing/Seton Villa Retirement Centre in the rezoning of the property, which will allow for 48 units of wheelchair accessible housing for low income Seniors.

Seton Villa Retirement Centre has been a friend within it's community since 1974. My²²⁽¹⁾ has lived there since 2012. It is an understatement, to say how impressed we have continually been, with the above and beyond care, shown to and received by the residents. That same feeling of relief in knowing you have found the perfect forever home for a loved one, will be shared by the families of those who occupy the 48 new units.

Yours truly

Leanne Walsh

Arriola, Ginger

From: James Walsh 22(1)
Sent: November 30, 2020 4:01 PM
To: Clerks
Subject: Re: Rezoning 19-32

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Hearing

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Per the received email, my residential address is 14536 89 Avenue, Surrey, BC, V3R8B2

Leanne Walsh

On Nov 30, 2020, at 12:04 PM, Clerks <Clerks@burnaby.ca> wrote:

This is to acknowledge receipt of your email. It has been forwarded appropriately to our Administrative staff in charge of Public Hearings.

All comments received require the sender's full name, first and last, and residential address including suite number. Please provide at your earliest convenience.

Thank you.

City of Burnaby

Office of the City Clerk

Phone: 604-294-7290

City of Burnaby | Corporate Services | Office of the City Clerk

4949 Canada Way | Burnaby, BC V5G 1M2

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may be published on the web unless the author specifically requests confidentiality. Any meetings broadcasted live on television, via the internet or via any other communication medium cannot be edited.

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

From: Lorraine Pershick²²⁽¹⁾

Sent: Sunday, November 29, 2020 1:54 PM

To: Clerks <Clerks@burnaby.ca>

Cc: 22(1)

Subject: Seton Villa, reference #19-32

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Dear Mayor & Council,

I am emailing you in support of the rezoning required to build a wheelchair accessible addition to the Seton Villa facility (Reference rezoning #19-32).

I have a relative who has enjoyed living at Seton Villa for 7 years. ²²⁽¹⁾ is now ²²⁽¹⁾ gets around fairly well with ²²⁽¹⁾ walker but could soon need a wheelchair. If this happens ²²⁽¹⁾ would need to move to a different facility since Seton Villa is not equipped to handle wheelchairs. It would be a very difficult move for ²²⁽¹⁾ since ²²⁽¹⁾ considers Seton Villa to be ²²⁽¹⁾ home.

Please count me & my family among those who support this new & valuable addition to a great facility.

Thanks, Lorraine Pershick

Sent from my iPhone

Arriola, Ginger

From: Lorraine 22(1)
Sent: November 30, 2020 12:43 PM
To: Clerks
Subject: Re: Seton Villa, reference #19-32

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Hearing

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Here are the particulars which I hadn't included in my email to the Mayor & Council:

Lorraine Pershick
10450 Santa Monica Dr
Delta, BC
V4C1P7

Sent from my iPad

On Nov 30, 2020, at 12:07 PM, Clerks <Clerks@burnaby.ca> wrote:

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Arriola, Ginger

From: Habib Chaudhury .22(1)
Sent: November 30, 2020 1:15 PM
To: Clerks
Cc: 22(1)
Subject: Seton Villa Possible New Building (Rezoning reference #19-32) - Letter of Support

Categories: Public Hearing

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Re: Seton Villa Possible New Building (Rezoning reference #19-32)

To the Mayor and Council,
City of Burnaby

I am writing in support of the possible new building at Seton Villa (rezoning reference #19-32). I strongly support this building as affordable housing for seniors is crucial in our society and wheelchair housing is especially in need. This building also supports "aging in place" for current residents who may need to move to a wheelchair accessible facility (transitioning easily from the Tower to the new building, if needed). The building enhances the existing Seton Villa landscape with a Main St. of amenities and surrounding gardens. It also provides the proper outdoor space to be wheelchair and walker friendly for all residents. Therefore, this additional building would be a wonderful fit for the community and for Seton Villa. This new project will be an important addition for seniors' housing in Burnaby.

Thank you for your consideration.

Sincerely,

Habib Chaudhury

Habib Chaudhury, PhD
Chair and Professor | Department of Gerontology
Simon Fraser University | Harbour Centre Room 2800
515 W. Hastings Street, Vancouver, BC V6B 5K3
22(1) | www.sfu.ca/gerontology
www.tandfonline.com/WJHE

From: C REID ²²⁽¹⁾

Sent: Monday, November 30, 2020 1:28 PM

To: Mayor <Mayor@burnaby.ca>

Cc: Clerks <Clerks@burnaby.ca>

Subject: nedd for creativity and cooperation

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Hello Mayor Hurley,

I'm a Burnaby citizen who's lived a stones throw away from Seton Villa for the past 29 years.

With the proposed Seton Villa expansion neighbours feel like the victim of what appears to be a poor relationship between Seton Villa's board and the City of Burnaby.

To give you perspective here's a summary:

-1909: Charles Peter had mansion (Overlynn) built on estate (bounded by Esmond, McGill and Trinity extending about 2/3 of the long block west towards N Boundary)

-1936: Estate sold to Sisters of Charity of Halifax to build/operate girls school; mansion became convent; school built in area of Seton Villa with gymnasium to the north

-1970: Action Line Housing purchased estate to build seniors' housing. City of Burnaby planners advise against building seniors' residence here for many reasons; neighbours immediately west oppose location; another neighbour states that such a high rise doesn't belong in single family neighbourhood. (see attached minutes)

But there was political interference with planners coming full circle to recommend it at the next council meeting. Two neighbours alive at the time have confirmed this for me.

-1995: Overlynn mansion and gardens declared heritage.

-Over the years: Overlynn's exterior has become shabby; extensive use by film industry; Action Line Housing (ALH) has tried to sell Overlynn and heritage gardens back to city for as little as \$1 according to ²²⁽¹⁾ ALH has two abandoned attempts at expansion approval

-Summer 2020 Action Line Housing offers nearby neighbours short appointments to share info on proposed expansion; plans have it crammed into parking lot at north west corner of property bringing huge negative impacts to neighbours and the view from Overlynn.

I would like to see Action Line Housing and the City of Burnaby put this proposal on hold and go back to the drawing table taking into consideration neighbourhood input. Surely with some creativity and cooperation we can come up with a proposal that doesn't throw neighbours under the bus.

Sincerely

Debbie Reid
420 N Boundary Road

Arriola, Ginger

From: C REID 22(1)
Sent: November 30, 2020 7:53 PM
To: Clerks
Subject: Re: need for creativity and cooperation

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Hearing

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Sorry, email got away on meeting.
Its from Debbie Reid, 420 N Boundary Road, V5K 3T1

From: "Clerks" <Clerks@burnaby.ca>
To: "reidses" 22(1)
Sent: Monday, November 30, 2020 4:52:40 PM
Subject: RE: need for creativity and cooperation

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Arriola, Ginger

From: Dr Panagiotis Galanopoulos ²²⁽¹⁾
Sent: November 30, 2020 2:56 PM
To: Clerks
Cc: Michele Cook
Subject: Seton Villa
Attachments: letter to burnaby council for seton villa support.pdf

Categories: Public Hearing

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To the Mayor and Council,

I am submitting a letter of support for the Seton Villa Project.
Please don't hesitate to contact me if you have any questions or concerns.

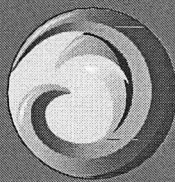
Regards,

P Galanopoulos

--

Panagiotis "Taki" Galanopoulos MD MSc FAAFP CCFP
Lead Physician Blue Water Medical Clinic

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November 26, 2020

Dear Mayor and Council,

Re: Rezoning #19-32, adding 48 wheelchair accessible units at Seton Villa

This letter is in support for the expansion project of the independent and assisted living facility/Elder complex.

Personally, I'm a Burnaby resident who grew up on the other side of the "Rez" on McGill street and still continue to live only a 5 minute drive from Seton Villa. I do feel like I know the area quite well.

Professionally, I am a fully licensed family practitioner who does house calls to elders as a part of my practice and have been serving some of the elders at Seton Villa for almost 5 years now.

In that time, I have seen the dedication of all the staff in the general well-being of residents there both in the assisted living facility as well as the independent living areas.

I have seen them work with minimal resources and maximize their effect. I support their expansion as they are running at capacity and as we all are aware, the proportion of elders is only increasing.

I have been privy to the plans and believe that the expanded units will allow Seton Villa to provide a home for residents who use wheelchairs as well as the "Main Street" marketplace/piazza area will be wholly beneficial not only of the physical, but mental state of all the residents.

I know firsthand that being able to aggregate elders and services is paramount to a better overall health outcome, and I know that this can be done with the additions that they are planning.

I am available to you to discuss any specifics questions that you may have from a medical standpoint with respect of the Elder care.

Sincerely,

Panagiotis "Taki" Galanopoulos MD MSc FAAFP CCFP
Lead Physician Blue Water Medical Clinic

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Arriola, Ginger

From: Robert Bowes²²⁽¹⁾
Sent: November 30, 2020 8:40 PM
To: Clerks
Subject: RE: Seton Villa Rezoning Reference # 19-32

Categories: Public Hearing

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To The Mayor and Council:

This e-mail is written in support of a proposed new building on the north side of the Seton Villa property to house 48 wheelchair accessible and affordable seniors housing units.

Gerald Robert Bowes
707-4160 Albert Street,
Burnaby BC V5C 6 K2
22(1)

Arriola, Ginger

From: Nancy Gould²²⁽¹⁾
Sent: December 02, 2020 9:54 PM
To: Clerks
Cc: 22(1)
Subject: Seton Villa. Rezoning # 19-32

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Public Hearing

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To the Mayor and Council:

I am writing to you in support of a possible new build at Seton Villa.

My²²⁽¹⁾ was a resident at Seton for the past many years and very sadly²²⁽¹⁾
22(1)

I can't say enough good things about the staff, care, and administration at Seton. They all made my father's life truly fulfilling, and the care²²⁽¹⁾ received was unprecedented.

Everything is perfect there. The only lack is further care if residents progress to needing the use of walkers or wheel chairs.

Seton Villa is hoping to build a 4 storey building with 48 units of wheelchair accessible housing for seniors. This would not only provide future options for the current residents, but would allow for new residents who are needing wheelchair accessible housing to move to Seton.

The new building will include new features such as a Main Street with our Villagers Store, hair salon, and café, open to all Seton Villa residents. This would be an amazing opportunity for the residents to spread out and have another place to go, while still remaining on the grounds.

The outdoor space will be fully walker and wheelchair accessible with our surrounding gardens and walkways. My²²⁽¹⁾ was in a walker, and having a safe and stable walking area was crucial for²²⁽¹⁾ All the residents are in need of more outdoor area that is safe to walk around.

The plan is for a rooftop patio and garden, which would also be amazing for the residents and their families to be able to enjoy a view and more fresh outside area.

All seniors homes need options for aging, without residents having to move as they get older. This new building supports "aging in place" for residents who end up requiring wheelchairs as they age and it provides desperately needed, additional affordable housing for new seniors coming in.

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This new building would be a huge benefit to the existing residents and to new future residents.

So many of the families, residents and staff at Seton are hoping for this new building and we ask the City of Burnaby for your support.

I am hoping that this email will ensure that the submission is included in the public upcoming hearing and that this new project can be materialized.

Thank you for your help in this matter.

Sincerely,

Nancy Gould
1150 East 18th Ave
Vancouver, BC
V5V 1H2
22(1)

Arriola, Ginger

From: Ranjan Karsanji 22(1)
Sent: December 03, 2020 12:59 PM
To: Clerks
Subject: Seton Villa

Categories: Public Hearing

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To the Mayor and Council,
City of Burnaby

Reference rezoning # 19-32

I am writing in support of the possible new building at Seton Villa (rezoning reference #19-32). I greatly support this building as affordable housing for seniors is crucial in our society and wheelchair housing is especially in need. This building also supports "aging in place" for current residents who may need to move to a wheelchair accessible facility (transitioning easily from the Tower to the new building, if needed). The building enhances the existing Seton Villa landscape with a Main St. of amenities and surrounding gardens. It also provides the proper outdoor space to be wheelchair and walker friendly for all residents. Therefore, this additional building would be a wonderful fit for the community and for Seton Villa.

Sincerely,
Ranjan Karsanji

Sent from my iPad

Arriola, Ginger

From: Darren Monette ²²⁽¹⁾
Sent: December 03, 2020 3:21 PM
To: Clerks
Subject: Rezoning #19-32 appreciation

Categories: Public Hearing

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To the Mayor and Council,

Good afternoon! My name is Darren Monette and I am sending this letter with thanks in advance and a wee bit of insight to the upcoming project at Seton Villa in Burnaby. (Rezoning 19-32)

It is with the utmost gratitude during this exceptional time that our family has the great pleasure to have our ²²⁽¹⁾ at Seton Villa as a resident. The care and attention in this retirement community is second to none and certainly shows in the exemplary track record while dealing with Covid-19.

I believe as always, that Burnaby leads the way with thoughtful and progressive options for our seniors and the upcoming plans for an extension to the existing building is exactly what the City of Burnaby and our aging seniors desperately need. With an ever growing aged population it will show tremendous foresight on the part of council to help with process as the rewards are tremendous!

The plans illustrated show a clear consideration to the surrounding buildings, topography and environment while still being highly efficient especially since the footprint is existing presently.

Please accept our sincerest thanks to Mayor and council for leading the way in seniors issues and this project at hand. The staff and planners at Seton Villa have done a great job moving towards even better options for those people requiring "aging in place " affordable options desperately needed in our fair city. Your support is more than valuable.

Highest regards,
Darren Monette
2672 Kingsford Avenue
Burnaby BC
V5b4l6
²²⁽¹⁾

Sent from my Samsung Galaxy Tab®4

From: Maureen Kulak ²²⁽¹⁾
Date: December 3, 2020 at 2:48:01 PM PST
To: Mayor <Mayor@burnaby.ca>
Subject: addition to Seton Villa seniors' complex

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To the Mayor and Council,

I wish to extend my support for the proposed rezoning for Seton Villa to amend the facility with a wheelchair accessible addition.

When a dear relative moved to Seton Villa, at ²²⁽¹⁾ was mobile and could get around on ²²⁽¹⁾ own. ²²⁽¹⁾ relies on a walker now but may need a wheelchair soon at ²²⁽¹⁾ It would be devastating to remove ²²⁽¹⁾ from the facility for her remaining years just so ²²⁽¹⁾ could be in a building that allows access to wheelchairs.

I believe it is essential for a city to mandate that all seniors' homes be built with wheelchair accommodation and to allow rezoning for existing facilities to be brought up to a modern standard for those with physical challenges. We all win when seniors are provided housing that is safe and appropriate for their needs.

Please vote to ALLOW the rezoning of Seton Villa so an addition that will accommodate wheelchairs can be added to the facility .

Thank you, in advance, for your consideration,

Maureen Kulak

Arriola, Ginger

From: M Kulak 22(1)
Sent: December 04, 2020 10:35 AM
To: Clerks
Subject: Re: addition to Seton Villa seniors' complex

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Yellow Category, Public Hearing

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Maureen Kulak
3220 Richmond Street
Richmond, B.C. V7E 2V8

On Dec 4, 2020, at 8:40 AM, Clerks <Clerks@burnaby.ca> wrote:

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

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2/2

Arriola, Ginger

From: Frances Atkinson .22(1)
Sent: December 03, 2020 6:09 PM
To: Clerks
Subject: Seton Villa rezoning application #19-32

Categories: Public Hearing

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I am writing in support of rezoning application #19-32 for an expansion to Seton Villa. The pandemic has made it obvious that as a society we must do better with elder care. My understanding of the expansion is it will help with accessibility and aging in place.

I am a nearby home owner 2 blocks away from Seton Villa. Again, I fully support the application.

Sincerely,

Frances

Frances Atkinson
3715 Edinburgh St
Burnaby
BC
V5C 1R4

Arriola, Ginger

From: Rob & Matilda De Lazzari^{,22(1)}
Sent: December 03, 2020 8:30 PM
To: Clerks
Subject: Seton Villa Attention Mayor and Council Re: Rezoning Application #19-32
Attachments: SKM_C36820120314000.pdf

Categories: Public Hearing

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Dear Mayor and Council,

Please find attached our letter dated November 28, 2020 regarding the Seton Villa Rezoning Application #19-32.

This is extremely important to the neighbourhood and we trust that our letter will be included in the public hearing on December 15, 2020.

Please confirm that you have received it.

Best regards,

Robert and Matilda De Lazzari

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

November 28, 2020

Re: Proposed Seton Villa Expansion – Rezoning Reference #19-32 Seniors' Supportive Housing 3755 McGill Street

Dear Mayor and Council,

3715 Trinity Street has been our family home for 46 years. We are writing to you today to voice our strongest objection to any further densification of the Seton Villa site.

The process of this "rezoning application" has been completely non-transparent to the residents surrounding the site that will be the most affected by this additional overbuild in our neighborhood.

When our parents purchased the home, we were assured that this massive 17-story tower across the street was the only such building that will ever be allowed on site, and that, and no further densification was ever going to take place in this quiet heritage neighborhood.

In fact, in the City of Burnaby's Public Records, the proposed Rezoning Reference #41-76 on November 18, 1976, to add a rehabilitation and treatment center in the existing Seton Mansion was denied. The Director of Planning confirmed with the Municipal Manager, that "upon examination of the subject request, the Planning Department advised Council that the proposed use **was not suited to the adjacent area** and would create a conflicting and **undesirable element** in what is otherwise a well established residential neighborhood." (Item 1) More importantly, it was concluded that "the Planning Department advises that the subject proposal **cannot, from a legal and technical point of view, be permitted** since it would clearly **raise the density limits** of the remaining senior citizens site **well above the maximum level** permitted in the Burnaby Zoning Bylaw 1965. This would result in the direct contradiction of the Bylaw, which would not be legally permitted."

Once again, the City was cognizant that this neighborhood was a well-established one, in 1976, let alone today, and was concerned about the density at that time, even within the existing buildings. How can the City justify adding yet another over-imposing, 4-

story, 2 underground parking level, 48-unit structure with significantly more density, on site today?


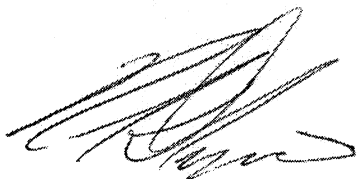
Had it not been for a chance conversation with our neighbor, we were completely unaware of Rezoning Reference #19-32. Clearly these plans have been in works for a long time to get to this point. There is no signage on site for the proposed rezoning, nor has there been any effective dialogue with the residents in the neighborhood allowing them to voice concerns of changes to their neighborhood that would have significant impacts inhibiting the quiet enjoyment of their properties.

Especially during these unprecedented times of Covid-19, this process has been rushed. We are concerned that the language used in the Council Report on November 28, 2020 from the Director Planning and Building to the City Manager regarding Rezoning Reference #19-32 suggests a *fait complete*. The statement in (4.3) that the "impacts of the new building are considered **relatively minor**", is both insulting and false. Looking at Sketch #1, the scale of the proposed site and tower clearly shows the opposite compared to the single resident homes surrounding it. The proposed additional build is also four times the height of the house next to it.

We quickly tried to get on board and join the Zoom session with Action Line Housing Society Board and Architect on November 19, 2020, but were told the zoom session was "full". Because of the current ramp up with Covid restrictions, we were not comfortable with the suggestion from them to meet in person at Overlynn Mansion.

We understand that there is a need for additional senior housing in the City of Burnaby. However, there are many other locations within the municipality that would be better suited than the historically and currently overdeveloped Seton Villa site. Further, the original tower alone is way out of scale for the neighborhood and the proposed development will only add negatively to it.

We trust that you as Mayor and Council will do your duty and be fair and considerate of the concerns of your constituents and uphold the intent of the original Bylaws that protect home owners and family neighborhoods to be peaceful and safe places for Burnaby residents.



Robert and Matilda De Lazzari
3715 Trinity Street
Burnaby, BC
V5C 1N1

22(1)
From: Pam Davidson
Sent: Friday, December 4, 2020 9:55 AM
To: Clerks <Clerks@burnaby.ca>
Subject: Rezoning # 19-32 Seton Villa Expansion

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We fully support the Seton Villa expansion in our neighbourhood. We moved into this neighbourhood 35 years ago and have loved it from the very first days. Our children also have planted roots here and plan to stay. As seniors we are delighted to see Seton Villa expand so that we might one day have the opportunity to stay within the community close to our family. I only wish it could have been more housing units considering our aging population.

Best Regards

Brian and Pam Davidson

Arriola, Ginger

From: Pam Davidson 22(1)
Sent: December 04, 2020 10:06 AM
To: Clerks
Subject: Re: Rezoning # 19-32 Seton Villa Expansion

Follow Up Flag: Follow up
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Brian Davidson, 252 Boundary Rd, Burnaby, B.C.

On Dec 4, 2020, at 10:03 AM, Clerks <Clerks@burnaby.ca> wrote:

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Thank you.

City of Burnaby

Office of the City Clerk

Phone: 604-294-7290

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4949 Canada Way | Burnaby, BC V5G 1M2

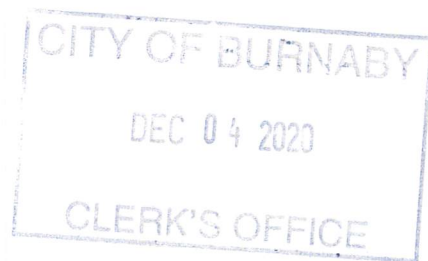
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December 2, 2020

Mayor and Council,
c/o Office of the City Clerk
City of Burnaby
4949 Canada Way
Burnaby BC V5G 1M2



Rez Ref # 19-32

Bylaw # 14253

Dear Mayor and Council,

Reference rezoning # 19-32

I am writing on behalf of the Villagers of Seton Villa in support of the possible new building (rezoning reference #19-32). I greatly support this building as affordable housing for seniors is crucial in our society and wheelchair housing is especially on need. This building would also benefit our existing residents with a lovely Main St. area and surrounding gardens. There are several couples at Seton Villa who may require wheel-chair housing as they could transition easily to the new building. It would be beneficial for them to remain close to family and friends. This is one of the few affordable non-profit independent living facilities in the area to spend one's final years. We are treated well by Michele Cook and her dedicated staff.

Seton Villa has numerous advantages such as several recent upgrades, beautiful gardens and great views in a pleasant neighborhood. Therefore, an additional building would be a wonderful fit for the area and for Seton Villa

Sincerely,

A handwritten signature in blue ink, appearing to be "Karen Scott".

Karen Scott
President of the Villagers
Seton Villa Retirement Centre
#1806, 3755 McGill St.
Burnaby, BC V5C 1M2