

Arriola, Ginger

From: Bob Stewart ²²⁽¹⁾
Sent: December 07, 2020 9:31 AM
To: Clerks
Subject: Rezoning#19-32 Seton Villa

Categories: Yellow Category, Public Hearing

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To the Mayor and Council;

We are writing in support of the rezoning application for additional and much needed services for our seniors at the Seton Villa location.

As long term Burnaby residents, and now seniors, we know the value of having suitable accommodation available in our city.

Seton Villa has clearly demonstrated they know how to deal with the issues facing many aging Burnaby residents. Will we have to abandon Burnaby to find suitable living arrangements as we go forward? There is no question or further discussion required around whether or not more senior, or any other form of housing, is required and should therefore be given a high priority.

The NIMBY approach taken by some residents only adds to the current and negative stance around building diverse communities.

Approval by Council of this initiative will address a much needed project, assist our seniors, add to the community profile, and make it clear that Burnaby is a great place to live regardless of age and circumstances.

We ask that our Mayor and Council do the right thing and move the project forward by approving this rezoning application.

Respectfully submitted,

Bob and Barbara Stewart
5470 Braelawn Drive,
Burnaby BC V5B4R7

Arriola, Ginger

From: Neil Firkins 22(1)
Sent: December 06, 2020 5:20 PM
To: Mayor; Hurley, Mike; Calendino, Attilio Pietro; Dhaliwal, Satvinder; Johnston, Dan; Jordan, Colleen; Keithley, Joe; Wang, James; Clerks
Cc: MAH.Minister@gov.bc.ca; AG.Minister@gov.bc.ca; janet.routledge.MLA@leg.bc.ca; Jacqueline van Dyk
Subject: Seton Villa Expansion Project (rezoning reference #19-32)

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Dear Mayor and Council,

We live at 3755 Trinity Street and are writing to express our concern and opposition to the Seton Villa Expansion Project (rezoning reference #19-32).

The site is located in the heart of a mature single and two family area. The first high-rise building was conspicuously out of character with surrounding densities and building profiles. An additional multi-story building, adding 48 additional units, would place an additional and unreasonable burden on our neighbourhood.

We are not opposed to this expansion from a NIMBY point of view. We already live with intense housing densification with the existing Seton Villa tower directly across from our house. We are already doing our part to ensure an inclusive community for seniors. And the existing tower already adds significant detractions to our neighbourhood, including:

- A tall unsightly tower that blocks daylight from our house for significant portions of every day.
- Considerable light pollution and noise. Guests are frequently blinded by the Seton Villa parking lot lighting when they leave our house at night, and have even fallen down our front stairs as a result.
- Parking congestion – it is often impossible for residents and visitors to find parking on our street.
- The actions and behaviours of Action Line Housing and management over the years have not been indicative of “good neighbours”.

The site includes the beautiful (albeit neglected) Overlynn Manor and so we have long since made peace with the existing tower situation.

However, expansion of this housing density will add significant additional traffic congestion to what is meant to be a quiet residential neighbourhood. And it is unclear how this will preserve Overlynn Manor, a heritage property which deserves to be invested in as a community amenity.

Our other fundamental concern regards devaluation of our residential properties. We knew when we bought into this neighbourhood that the existing Seton Villa tower impacted our property value, but we also recognized that the relative value would be maintained over time.

With this expansion, Trinity Street would no longer be a quiet residential street. We would look directly onto two multi-story buildings, experience constant delivery trucks and other additional traffic, and deal with even more on-street parking frustrations.

And this will indeed negatively impact property values for Trinity St. Councillor Calendino can scoff and dismiss this concern all he likes, but can Council guarantee we will not lose property value as a result of this proposed expansion?

If creating affordable housing for seniors is the goal, there are publicly-owned lands closer to transportation and amenities that ought to be considered by the City and the Province. The property beside the Confederation Seniors Centre comes to mind.

If helping out the Action Line Housing Society is the goal, that assistance should not come at the expense of our neighbourhood. We're already doing our part.

Thank you to Mayor Mike Hurley and Councillor Joe Keithley who visited our neighbourhood on Saturday and took the time to truly and respectfully listen.

(In our observation, Councillor Calendino showed up merely to argue with our neighbourhood; I would thank him never to do that again.)

The original Seton Villa Tower should never have been built in this neighbourhood in the first place. Why amplify that mistake, and leave it to our single-family neighbourhood to pay the price again?

Kind regards,

Neil Firkins & Jacqueline van Dyk

3755 Trinity St., Burnaby

c.c:

David Eby, Attorney General and Minister Responsible for Housing

Josie Osborne, Minister of Municipal Affairs

Janet Routledge, MLA for Burnaby North

Arriola, Ginger

From: Steven McKoen²²⁽¹⁾
Sent: December 06, 2020 11:30 AM
To: Clerks
Subject: Seton Villa

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To Mayor Hurley and the Burnaby City Council

Re: Rezoning # 19-32

I am writing to express my support for the new construction that is proposed for Seton Villa. I am a resident of the neighbourhood and live at 3971 Yale St, Burnaby, BC V5C 1P8, which is just 2 1/2 blocks from the site.

I believe it is important that we build extended care housing for seniors in our communities, and not just on busy corridors or in areas with light industry. I am 51 and while I am not at retirement age yet, I would like options to retire within my neighbourhood when the time comes. Our neighbourhood is quiet and peaceful, and makes an excellent environment for seniors as there is not a lot of traffic.

I understand that a few of my neighbours, especially the ones that live in close proximity to Seton Villa, are not pleased at the thought of more construction. It is disruptive and I don't blame them for being upset. The extensive watermain construction in our neighbourhood this year hasn't been pleasant. However, the population of Burnaby has grown from around 130,000 when Seton Villa was built to ~250,000 now. Our facilities have to keep pace with that population growth.

I am the vice-chair of the Burnaby Hospital Foundation, so I have direct experience with trying to make health and elder care dollars go as far as possible. It is far more cost effective to expand existing facilities than it is to build new ones. From a fiscal perspective, I think it is prudent to proceed as planned.

An important aspect of my support is that it is being proposed as a four story building on the only corner in our neighbourhood that already has multiple multi-residential dwellings (Seton Villa and the apartment building at 550 N. Esmond on the opposite corner). With those existing buildings, and it being substantially smaller than the existing tower, it will not be a radical departure from the buildings that have existed on that corner since the 1970s. Further, with a park on the other corner, it is in an area that has a publicly funded amenity enjoyed by those in close proximity, and minimizes impact on neighbours because there are no neighbours on the park side.

Burnaby has an enviable reputation of maintaining high quality infrastructure for its residents. This facility is consistent with that tradition and I urge the City Council to approve it..

Sincerely,

Steven McKoen, QC

Arriola, Ginger

From: Sean Schooling²²⁽¹⁾
Sent: December 06, 2020 9:43 AM
To: Clerks
Subject: Seton Villa New Build - Rezoning # 19-32

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Dear Mayor and Council,

The purpose of this email is to express my full support for the Seton Villa expansion project. My²²⁽¹⁾ is a current resident and with our aging demographic and need for senior living/ care, Seton Villa is wonderful and much needed resource. I look forward to this project moving forward.

Thank you
Sean Schooling
²²⁽¹⁾

Arriola, Ginger

22(1)
From: Walter Piovesan
Sent: December 06, 2020 9:20 AM
To: Clerks
Subject: Seton Villa

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To the Mayor and Council

Reference rezoning #19-32

We have known family and friends who have stayed at Seton Villa in the past. It's a welcome seniors care home in the neighborhood and was convenient to have it nearby to our home which made our frequent visits easy.

I never noticed any issues with parking or traffic those times we visited. The impact on the neighbourhood is minimal from my experiences.

I have seen the signs protesting the expansion but it is just local to the area. It's a classic case of selfish NIMBYism.

Having elders stay in residences that are close to shops and other conveniences is a positive.

We should all be past the notion that we would want our senior citizens ghettoized in out of the way locations away from a cross mix of society.

The city is growing. we should all share and get along.

I support the expansion of Seton Villa.

Walter Piovesan
2548 Grant Street

Walter Piovesan

Mayor and Council,

c/o Office of the City Clerk

City of Burnaby

4949 Canada Way

Burnaby BC , V5G 1M2

December 5, 2020

Dear Mayor and Council,

I am very pleased to hear that Burnaby City Council unanimously approved Seton Villa Project REZONING #19-32 to go to Public hearing on December 15th. I think the plan to build a 4 storey building with 48 units of wheelchair accessible housing for seniors will be a wonderful addition to the existing Seton Villa Retirement centre at 3755 Mc Gill St. in Burnaby.

My²²⁽¹⁾ has been a resident at Seton for 9 years. When²²⁽¹⁾ moved in afte²²⁽¹⁾ was still driving and was pretty spry for²²⁽¹⁾ Over the years I have seen a lot of great community at Seton, both in the residents and the staff. A lot of caring and organization make the atmosphere there as much like home as a shared accommodation could be. The staff are creative, skilled and respectful. I have always been impressed through good times and not so good times with the people that make Seton Villa home for my²²⁽¹⁾

I hope that Burnaby City Council will continue to support the plan and realization of this new build. It would be wonderful to see more affordable housing for seniors as they grow older with dignity and comfort.

Best Regards,

Nancy Brignall

2724 Yale Street

Vancouver , B.C. V5K 1C3

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Arriola, Ginger

From: Amy Smith²²⁽¹⁾
Sent: December 05, 2020 5:32 PM
To: Clerks
Subject: Fwd: Seton Villa Possible New Building (Rezoning reference #19-32)

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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 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,

Amy Smith

3931 Yale St, Burnaby, BC V5C 1T9

22(1)

Arriola, Ginger

From: julie.nicholson²²⁽¹⁾
Sent: December 05, 2020 5:01 PM
To: Clerks
Subject: To Mayor & Council

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Re: rezoning #19-32

To Mayor & Council

I am writing to you in support of the proposed Seton Villa expansion, which has been approved to go to public hearings. The proposed 48 units of wheelchair and walker accessible and affordable housing is much needed in the community. It would allow for aging in place for the residents that live in Seton Villa. The Main Street would allow for important socialization and physical activity for the residents. I believe that proposed expansion will be as well managed as the current Seton Villa and provide the support that the residents require.

My²²⁽¹⁾ is a resident of Seton Villa. After some initial apprehension on²²⁽¹⁾ part, which is normal, ²²⁽¹⁾ really enjoys being there. ²²⁽¹⁾ frequently comments that the staff are so helpful and very nice. We are so thankful for the care and support the staff have given²²⁽¹⁾

Kind regards

Julie Nicholson

Arriola, Ginger

From: Kevin Bao ²²⁽¹⁾
Sent: December 05, 2020 12:30 PM
To: Clerks
Subject: 19-32 Feedback - Seton Villa

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Dear Mayor and Council,

I want to write to inform my support of Seton Villa. I live about 4 blocks away for Seton Villa, on the Vancouver side, so despite not being a Burnaby resident, I do support more housing options for our seniors in the neighbourhood. It seems like a lot of the "STOP SETON VILLA" signs are due to NIMBYism. It would be great to keep engaging them, but ultimately, this benefits the larger public good, and should proceed.

Thank you,

Kevin

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

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

Dear Mayor and Councillors,

I am writing in support of approving the potential new building at Seton Villa (rezoning reference #19-32). As sadly proven this year, safely managed, not-for-profit affordable housing for seniors is sorely lacking but crucial in our society. My experience both with volunteering at Seton Villa and with visiting my ²²⁽¹⁾ who lives there has shown me that well-run, not-for-profit, community engaged and participatory supportive housing is not only possible but greatly enhances the well-being and quality of life for seniors as they gradually require additional support. Each person contributes as they can and obtains what they need.

In the case of Seton Villa residents, wheelchair housing is especially needed. I think of one person who was a friendly and active member of the community, participating in many activities and regularly bringing a wonderful laugh to everyone. Unfortunately, despite lengthy and painful attempts to postpone the inevitable, ²²⁽¹⁾
²²⁽¹⁾ led to a decision to leave Seton Villa for wheelchair accessible housing at another facility. The transition was exceedingly difficult, particularly the loss of supportive friends. Unfortunately, this is not an uncommon event. Many people have lived at Seton Villa for multiple years, during which they have made many friends and contributed much to the community, but when a walker is no longer sufficient and they require the additional support of a wheelchair they are forced to leave their friends and their daily contributions to the community behind. They must find a new place to live, often at a point when building new friendships and participating in unfamiliar activities has become particularly challenging. If suitable wheelchair accessible housing becomes available at Seton Villa, residents will more easily maintain their quality of life and continue their supportive friendships.

Seton Villa is an award-winning senior's residence. My²²⁽¹⁾ and²²⁽¹⁾ many friends enjoy excellent meals, recreational activities, assistive care and, most especially, diverse social interactions that keep them interested in getting up and going to see what each day brings. One of the few black clouds over the rich and engaged life offered at Seton Villa is the fear of being forced to leave their friends when their mobility fails. The proposed additional building would alleviate that concern and allow a longer period of happy community life for all residents.

The new building will also enhance the amenities already available and will solve some pre-existing problems residents face, such as access to level ground to explore the lovely surrounding gardens by providing wheelchair and walker friendly space for all residents. It will also provide additional recreational activity space, which will allow for more than one activity to take place at the same time. In addition to the dedicated staff, there are many very active volunteers, both resident and non-resident, who are able and willing to support the multiple recreational needs of this diverse community, but they do need enough space to meet the many needs and interests of a community of this size.

During this long and difficult year, when residents were frequently restricted in their ability to go out into the larger community, the support of their Seton Villa friends has been invaluable. However, residents have also been treated to frequent public acknowledgements, greetings, gifts, notes, smiles and waves from Burnaby Heights neighbours. I have been so grateful to hear about these things from my²²⁽¹⁾ and²²⁽¹⁾ friends, who have enormously enjoyed every friendly contact from the children and families in the neighbourhood. This connectedness is increasingly missing in our fast-paced society. I am certain that the senders of these messages and gifts have been as enriched as those who received them. Clearly, the original decision to build Seton Villa in this lovely neighbourhood has been beneficial to all. I am sure the new addition would simply continue that benefit.

Sincerely,

Pam Moodie
11-5400 Patterson Avenue
Burnaby, BC V5H 2M5

22(1)

Arriola, Ginger

From: richard bishop²²⁽¹⁾
Sent: December 04, 2020 12:46 PM
To: Clerks; C REID
Subject: Seaton Villa expansion

Categories: Yellow Category, Public Hearing

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To whom it may concern, with regards to Seaton Villa's effect on my parent's quality of life and negative effect on property values.²²⁽¹⁾ lived at 3726 Trinity St. as Seaton Villa's nearest neighbouring property for²²⁽¹⁾ The constant issues with trucks hitting their fencing and tree, garbage, and the animals attracted by the kitchen activities at Seaton, all created a constant aggravation and noise from the large trucks. Because Seaton had been interested in buying the house as far back as 2002-3 so they could build a second structure where the auditorium is located at the north west corner of the property. My²²⁽¹⁾ were told Seaton could not build without their property because of the lack of a buffer zone like with the parking lot across the lane. My²²⁽¹⁾ told Seaton Villa they could have the 1st opportunity at buying the property if it came on the market and when that opportunity came, they made a lowball offer. I was the listing Realtor for the property, so I was aware of all the negotiating on the sale of²²⁽¹⁾ home, the proximity of Seaton Villa had a very negative effect on my ability to sell the home at a higher price but well above Seaton's offer. The effect of property values to the current owner are bad enough but with the addition of a 4-story building only feet away from the property would have a very negative effect on its value not to mention the loss of privacy. Regardless of the history²²⁽¹⁾ and our neighbours were under the impression a new 4 storey structure that would dominate the east side of the house was not possible based on conversations with Management over the years.

Thank you

Richard Bishop

²²⁽¹⁾