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**From:** Paula Bagg  
**Sent:** December 11, 2020 9:08 AM  
**To:** Clerks  
**Subject:** Seton Villa Reference Rezoning #19-32

**Categories:** Public Hearing

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To: The Mayor & Council

Please allow the rezoning for Seton Villa to go through with the 4 storey addition to allow the building to have rooms for wheelchair access.

The current building does not have the capability to allow residents to stay if they need to be in wheelchairs as the elevators are not big enough and the rooms are not totally wheelchair accessible. It is sad to see these people having to leave Seton Villa when they have lived there for a long time and have to move only because they now need to be in a wheelchair but are totally capable in other ways.

If this new building is approved it would also alleviate the burden on Fraser Health having to find other accommodation suitable for these seniors.

Thank you for working hard for our seniors!

All the best for a Merry Christmas.

Thank you,  
Vera De Vito

Name:  
Vera De Vito  
Address:  
Seton Villa  
#1205 - 3755 McGill Ave  
Burnaby

(my daughter, Paula Bagg, is submitting this on my behalf)

Sent from my iPhone

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**From:** Ernie Love  
**Sent:** December 10, 2020 5:27 PM  
**To:** Clerks  
**Subject:** Proposed expansion at Seton Villa Rezoning Reference #19-32

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Dear Sir/Madam,

Having read the proposed rezoning plan for Seton Villa (Planning and Building Rezoning Reference #19-32, dated 2019, September 11), at the outset say there are two significant gaps in the Planning document available on the web.

First and most importantly this represents a significant increase in units. Sixty two units are proposed covering four stories as well as the additional two levels of underground parking. What is lacking is any justification for such an expansion (save having an underutilized gymnasium). None is provided in the document. The document does say that the intention is to provide more support housing for Seniors. Granted there may be a need for more senior's living spaces but it is hard to imagine why scaling up Seton Villa is the right choice given that it is close to no complimentary amenities that are important in serving Seniors. Surely there are areas within Burnaby where more comprehensive and complimentary capacity are available. It would be useful if the council had provided a (web-accessible) document on currently available Senior's living capacity. Looking at a proposed expansion in isolation is not at all a helpful way to assess the necessity.

As well, in addition to Seton Villa being located in an area containing no nearby complimentary amenities (regularly one sees Seniors waiting to catch the Dart system buses) it is obvious that the location is dominantly a single family housing area. This does not seem to be an area calling for the expansion of such facilities.

This makes one think that the fundamental purpose of this proposal is driven by financial considerations by Action Line Housing. It would seem to be the case that the proposal is grounded in its financial attractiveness to Action Line. Perhaps it is not permitted but it would be important to see the financial justification for this proposal. There must be a business plan and attendant governance structures one assumes. Without such knowledge it is hard for local residents to understand the full justification for bringing this proposal forward.

The second concern with the proposal is the scant mention of any planning with respect to Overlynn Mansion. The document states "Action Line Housing would like to explore alternative uses for Overlynn Mansion." Overlynn Mansion is a fine heritage building. We have long felt it is not being utilized to its full potential although granted as a heritage building, this may be difficult. Nonetheless to propose building a 62 unit building right next door to it with no sense of a plan for Overlynn Mansion itself is an exercise in putting the cart before the horse and most certainly would restrict possibilities of Overlynn. If Overlynn needs a new plan then we suggest that is the first order of business.

In short we do not support this proposed expansion.

Sincerely,

Pamela Ann Sherwood and Ernie Love  
3722 Edinburgh Street  
Burnaby, B.C. V5C1R5

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**From:** Ric Tesan  
**Sent:** December 10, 2020 4:14 PM  
**To:** Clerks  
**Cc:** Michele Cook; Janice Chong  
**Subject:** Seton Villa Reference rezoning # 19-32  
  
**Categories:** Yellow Category, Public Hearing

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Dear Mayor Mike Hurley, and Councilors Pietro Calendino, Sav Dhaliwal, Joe Keithley, Dan Johnston, Colleen Jordan, James Wang,

My Name is Ric Tesan and my mother lives at Seaton Villa. She has received excellent care and especially during these trying Covid times. The staff have gone above and beyond to ensure her emotional and physical safety! Before my mom moved there, she was aging quickly, her health was sliding and her social circle was getting smaller and smaller. She was 87 but looked like she was in her nineties. My sister and I were getting very concerned for her well being.

Once she moved to the Seaton Villa her life dramatically changed for the better, if there's such a word as de-aged that would apply to her. Within two months of living there she looked and acted years younger. She is 93 now and no one would guess that!! My sister and I credit Seaton Villa for that turnaround.

I personally express the benefits of living at the Villa to all my friends with senior parents who may need a safe, secure and emotionally enriching environment.

My one concern has been, what happens if mom can no longer use a walker and would have to be relocated. I was so happy to hear about the building plans and hope that the City of Burnaby realizes the gem they have and allow it to shine even better by approving their proposed new building plans.

Respectfully  
Ric Tesan

505-9390 Cardston Court  
Burnaby

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**From:** Mike Miller  
**Sent:** December 10, 2020 2:58 PM  
**To:** Clerks  
**Subject:** expansion of seton villa  
  
**Categories:** Public Hearing

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to whom it may concern; My wife and I are very enthusiastic about this new expansion as it is much needed now and in the future,so please let this expansion of seto villa happen! sincerely Mike and Nancy Miller,4861 Fairlawn drive burnaby.

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**From:**  
**Sent:** December 10, 2020 2:17 PM  
**To:** Clerks  
**Subject:** FW: Rezoning Application #19-32  
  
**Categories:** Public Hearing

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

**From:**  
**Sent:** December 10, 2020 2:08 PM  
**To:** 'clerks@burnaby.ca' <[clerks@burnaby.ca](mailto:clerks@burnaby.ca)>  
**Subject:** Rezoning Application #19-32

I am writing this message in opposition to the proposed Seton Villa Expansion. Having lived directly across the street from Seton Villa for 9 years I can attest to the parking issues, noise & congestion that this entailed. We moved because of it as the constant parking issues became untenable.

The Action Line Society that runs Seton Villa is breaking its' promises to the residents of Burnaby Heights. The blight on the area of the highrise tower was supposed to be 12 stories when it was originally built. Somehow it became 17. Why was it not built to accommodate wheelchairs? Not well thought out. The promise was there would be no further development of the site after the highrise went in.

Moreover Overlynn Manor has always been a thorn in their side. They would have loved nothing better than to tear it down but thankfully it became a Heritage designated building to be preserved. Many years of complaining followed about what to do with Overlynn with no sense of business direction until the movie industry came calling. Although there is considerable money being raised to up-keep Overlynn, along with government hand outs, it is being neglected. Instead of building an additional 48 units, spend some money to upkeep the manor.

I have ready many comments from citizens who say that the rich that live in the neighbourhood are complainers. I suggest they attempt to live with Seton Villa as a neighbour. The homeowners directly to the west & north will have much of their backyard light removed & have increased noise & congestion. Their property values will be adversely affected by the expansion along with all those residents who live in the 3700 block McGill & 3700 block Trinity.

This is a residential neighbourhood and we have been good neighbours to Seton Villa. It is a shame that Action Line Society has not been good neighbours to us.

Thanks,  
Ken & Linda Johnston  
3863 Cambridge Street  
Burnaby, B.C.  
V5C 1G2

# BARBARA FISHER

#68 9000 Ash Grove Crescent Burnaby BC. V5A4M6

December

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

**DEAR MAYOR AND COUNCIL,**

I write in reference to Seton Villa Rezoning Proposal  
#19-32

As a long time citizen of the City of Burnaby, former School trustee and advocate for affordable housing I am writing to support the proposal for 48 new housing units for Seniors at Seton Villa.

There is no doubt that affordable housing for all is greatly needed in Burnaby. We live in one of the most beautiful cities in the world but with that comes a lack of affordable housing for those who are most vulnerable in our communities. There are many now who struggle to stay in their community as they age due to not being able to find housing within their budgets.

1/e

Seton Villa is known as the #1 senior's residence in Burnaby. They have a long record of professional leadership as it relates to seniors housing and are dedicated to their residents. The current Seton Villa structure has provide affordable housing to seniors since 1974.

Seton Villa has been working with BC Housing, CMHC and the City of Burnaby I have no doubt their expertise would be extend to any project they endeavor to undertake.

I whole heartedly support the building of 48 new affordable living units to e built by the Seaton Villa Team.

Barbara Fisher

**From:** Denis Barnard  
**Sent:** December 10, 2020 11:09 AM  
**To:** Clerks  
**Cc:** Denis Barnard; Michele Cook  
**Subject:** Seton Villa Reference rezoning # 19-32

**Rez Ref #** 19-32  
**Bylaw #** 14253

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Dear Mayor and Council,

I am writing as the son of a resident at Seton Villa in suite [redacted] I have listened closely to the project details and I along with my mother, firmly support this new and necessary project. Having visited Seton Villa numerous times there is a need for not only new residents to have access to the wheelchair facility but those that are aging that will need to make the transition to a wheelchair facility. The ability for those people to not have to leave their familiar environment would be incredibly beneficial to them and involve minimal disruption to their life. It would also be favorable for everyone to have new amenities onsite such as hairdressing, coffee shop etc. as the ability of most residents to venture outside of the facility/property is limited and is hard on their independence and mental health.

I must comment on the opposing opinion signage that has been placed in the neighbourhood and how it has negatively impacted those that I have spoken with at Seton Villa. In a time when we need to be supportive of our seniors and new ways to help, it is with great abhorrence that I feel towards these harmful marketing tactics. I appreciate that you the mayor have come out and spoken with the community and have had the signs removed.

I again have difficulty in understanding the other side of the story here but would simply like to encourage the Council to continue with its plans to develop this property into its full potential of a new living facility and supporting those who are aging.

I am available anytime to discuss further should you like.

Thanks,



**Denis Barnard** | Owner  
Clarkdale Volkswagen

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December 10, 2020

Pat Kasprow RN, BSc, MBA, CEC  
#210 3571 Chatham Street  
Richmond, BC  
V7E 2Z1

Rez Ref # 19-32  
Bylaw # 14253

**To the Mayor and Council**  
**Subject: Seton Villa**  
**Reference: rezoning # 19-32**

I am writing in support of the Seton Villa proposal for a "New Build" with 48 wheelchair accessible suites for seniors.

I was employed as Seton Villa Executive Director from 2015-2018. During this time, the Board of Directors expressed their vision to build a wheelchair accessible building so the residents could "age in place". This new addition would be connected to the existing tower with an expanded communal area on the main floor to enhance social opportunities for both existing and additional residents.

Seton Villa is operated by Action Line Housing Society, a non-profit organization. The Board of Directors were visionary leaders in 1974 working in partnership with BC Housing and the Ministry of Health to build a 19-floor building with 184 supportive housing suites, 28 assisted living, and 5 independent suites. Services include three meals a day, weekly housekeeping, laundry, maintenance activities and social connections, Seton Villa has developed a unique program where care services can be provided to residents in their suites/home by qualified Seton Villa staff. This program supports residents to stay at Seton for a longer period of time. Even with these additional services, the residents must transfer out if they require wheelchair assistance (as the building was never designed for residents with mobility needs). This is always disappointing news for both the residents and families.

Seton Villa has always received complements from both BC Housing and Fraser Health during annual reviews of care, services and housing operations. Seton Villa has been awarded **the #1 retirement centre in Burnaby**. Seton Villa has outstanding long term staff and professional leadership team dedicated to the residents. Seton Villa has always worked with other community agencies, offering space for community meetings, community newsletter etc.

Nearly every day, we hear that more affordable housing is needed for low income seniors. Seton Villa has the land, accumulated saving, a strong visionary Board of Directors and experience management team. This project will enhance the quality of life for the residents who can "age in place".

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**From:**  
**Sent:** December 10, 2020 8:36 AM  
**To:** Clerks  
**Subject:** Seaton Villa- Rezoning #19-32

**Rez Ref #** 19-32  
**Bylaw #** 14253

**Categories:** Yellow Category, Public Hearing

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To: Mayor and Council, City of Burnaby

I am writing to voice my strong support for the application to construct an addition to the existing Seaton Manor Seniors Residence. The proposal will provide 48 badly needed units. I live in the neighbourhood and drive by Seaton Manor often and am very familiar with it. There is desperate need for such housing and it behooves all of us to do what we can to meet that need.

Garth Evans, former Burnaby City Councillor  
4086 Yale Street  
Burnaby BC V6C 1P9

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**From:** Peggy Woodruff  
**Sent:** December 10, 2020 7:56 AM  
**To:** Clerks  
**Cc:** Barb Spitz  
**Subject:** Seton Villa

**Rez Ref #** 19-32  
**Bylaw #** 14253

**Categories:** Yellow Category, Public Hearing

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To the Mayor and Council,

RE: Rezoning #19-32

I fully encourage the Mayor and Councillors support this initiative put forward by Seton Villa. This initiative will help make Burnaby a better place to live. Seniors in our community wish to stay in Burnaby and this facility would present seniors with another option.

In looking at Burnaby, the proposal that Seton Villa has put forward is in an ideal location. It is often thought that communities are healthier when there are a variety of housing options available for the variety of households that exist. It is healthier for seniors to live within a neighbourhood where there are, also, families, couples, and single people. This makes a true neighbourhood, instead of all the houses and occupants from similar circumstances and backgrounds. In this new development being proposed by Seton Villa, there will be healthy seniors, many quite independent, who will be able to walk through the neighbourhood to go for coffee, lunch, and shopping, enjoying the gardens of the homes they will be walking past. This is good for seniors and good for the rest of the neighbourhood.

This new initiative will feel like home for those seniors. Many senior struggle with maintenance of their larger family home, and this will provide an alternative for them. They will be able to be independent while still healthy and enjoy their neighbourhood just as they always have.

My 95 year-old-mother has lived in a facility very similar to what Seton Villa is proposing for 20 years. She continues to be independent, helps run the in-house library, and socializes with her neighbours down the hall. I feel certain that she's continued to be happy, healthy and active because she lives in a neighbourhood where she sees children walking by, can walk through the gardens, and participate in its community.

Many thanks to you all for your close scrutiny of initiatives such as this. Seton Villa has an excellent record of providing the housing and care for seniors and this addition will make Burnaby a better place to live for all members of the community.

Sincerely,  
Peggy Woodruff

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**From:** Peggy Woodruff  
**Sent:** December 11, 2020 7:26 AM  
**To:** Clerks  
**Subject:** Fwd: Seton Villa

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Sorry not to include that.

Here is my info.  
Margaret (Peggy) Woodruff  
7554 Haszard Street  
Burnaby, BC V5E 3X1

Thanks  
Peggy

Begin forwarded message:

**From:** Clerks <[Clerks@burnaby.ca](mailto:Clerks@burnaby.ca)>  
**Subject:** RE: Seton Villa  
**Date:** December 10, 2020 at 9:30:32 AM PST  
**To:** Peggy Woodruff <[pwoodruff@telus.net](mailto:pwoodruff@telus.net)>

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

**Our Vision:** A world-class city committed to creating and sustaining the best quality of life for our entire community.

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**From:**

**Sent:**

**To:**

**Subject:**

December 09, 2020 5:10 PM

Clerks

Seton Villa Expansion Public Hearing Dec. 15/20

**Rez Ref #** 19-32

**Bylaw #** 14253

**Categories:**

Yellow Category, Public Hearing

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Hello Burnaby City Council,

I wish to voice my support for the expansion of Seton Villa Retirement. I understand that a number of people in close proximity to the development site are opposing the project, however I do feel that the positives outweigh the negatives in respect to this project. The reasons I support the expansion are:

- The addition of 48 seniors housing spots in Burnaby, and more specifically in our neighbourhood, is timely. The baby boomer bubble is quickly moving toward needing these spaces. Many neighbourhood residents would like their own relatives to secure space at Seton Villa, if not space for themselves in years to come.
- Adding to the exiting Seton Villa makes economic sense, they have the space and the general infrastructure already in place, so these 48 units come at a more reasonable cost than building a whole new facility elsewhere.
- BC Housing is offering funding now, it would be unfortunate to miss out on this funding opportunity.
- Seton Villa is located only half a block from Boundary Road, so the intrusion to the neighbourhood is small. This is actually far less intrusive than having a Magnet School such as St Helen's in the neighbourhood, to which most parents drive their children.
- The plans presented by Seton Villa include refurbishing the exterior of the Overlynn Heritage house on the site. They are also open to suggestions for sustainable uses of the Heritage house.
- Sadly, the existing Seton Villa has small elevators that preclude the use of wheelchairs, the proposed 48 units will be wheelchair accessible, creating a balanced mix of offerings between the exiting and the new at Seton Villa.
- Exiting Seton Villa has been here many years, perhaps 50 years, long before most neighbourhood residents moved here. It is an important part of our community, and should be allowed to expand to meet current needs. I feel that many of the complaints being voiced are towards the exiting facility, and not so much toward the expansion. People knew the tower was there when they bought their homes.
- Of course those living close to the property will be inconvenienced during construction, but that happens to all of us when a new house is built next door or when sewer and water utilities are replaced. Construction happens, but it doesn't last forever.

- People express concern about density increase in the neighbourhood with the addition of these 48 units, I doubt this will be felt in the way a 48 unit apartment would be felt. Not many Seton Villa residents will have vehicles, nor are they partying into the wee hours of the night!
- The proximity of the site to the park, which has a forested area, benches and a paved walking path is ideal. Transit already serves the site.
- The existence of Seton Villa in the neighbourhood has provided many teachable moments for Gilmore Students, Brownies and Guides, many alliances have developed over the years. Its existence and expansion increases the opportunity for community interaction which can instill empathy, compassion and historical perspective in our youth.

I support the expansion of Seton Villa.

Sincerely,  
Allison Dalglish  
20 Esmond Ave South  
Burnaby BC