

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

December 4, 2020

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

Dear Mayor and Council,

As residents living close to Seton Villa, we have given considerable thought to the proposed expansion for which information has been shared. We have some comments and queries.

**REGARDING MAINTENANCE AND USAGE OF OVERLYNN MANOR  
(GIVEN HERITAGE DESIGNATION IN 1995):**

With Seton Villa's expansion application there is no mention of returning it to its heritage state. Changes need to be made such as: removing windows from west facing veranda, removing flat roof addition to the south / replacing with a replica of original solarium and removing aluminum soffits. Will the city require this?

Will there be a permanent use for Overlynn attached to Seton's expansion project so it's not used as a movie set causing parking issues further to the four or more Seton staff who regularly park over 3 hours in front of neighbourhood homes? (This may need the City to relax the interior heritage designation for the interior finishes and gardens.)

This historical mansion from before 1912 is in a dilapidated sense of disrepair. Peeling paint, broken windows, rot in numerous places and fading paint is what is left of this beautiful home. How many millions have they received from the movie industry in the past 10 years for the rental of the property? Zero dollars have been put back into the building's preservation. This is a total disgrace and a clear sign that the Seton Villa Society has no care or interest in the history or preservation of the home or neighbourhood. As well, this proposed building will take away the heritage surroundings of the building and will block the once spectacular view with that of a cement wall.

**REGARDING UPGRADES TO THE SOUTH SIDE OF TRINITY STREET:**

For the safety of residents and visitors, we feel new curb, gutter, redesign of grades and a sidewalk along the entire south side of Trinity Street (from Esmond Ave to N. Boundary Road) should be mandatory. Through discussion with a consultant we learned that a lot of grading at considerable expense will be needed to meet the requirement of a 2% grade from the property lines to the top of a concrete curb (about 4 inches) and a step to the blacktop of 8 inches with total 12 inch drop from property line to start of blacktop. Is such upgrading included in Seton Villa's rezoning application?

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## **REGARDING DELIVERY OF SUPPLIES AND PICK-UP OF GARBAGE / RECYCLING**

Currently food suppliers and garbage / recycling trucks use the lane between 414 and 420 N. Boundary Road which is not without problems. It has been the practice of Sysco's tractor trailer trucks to back up the lane to the loading bay blocking passage from garage to laneway for residents of 3726 Trinity Street.

Making the turn on and off N. Boundary Road has been challenging for drivers especially when vehicles parked on N. Boundary Road are too close to the lane. After observing a struggling driver clip the edge of a Seton Villa worker's car a neighbour had the city install parking restriction signs to provide more room for drivers to make this turn. Additionally after boulevards were re-turfed and the let down from the laneway was redone, a truck turning into the lane left a deep tire track on the boulevard necessitating widening of the let down.

We wonder if having a delivery truck sitting in a public laneway while unloading meets city bylaws?

Should the truck not be on Seton Villa's property while unloading?

We also wonder if having delivery and garbage / recycling trucks use the laneway meets city bylaws?

Owners  
424 North Boundary Road  
Burnaby, BC  
V5K 3T1

December 13, 2020

City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2

ATTENTION: MAYOR MIKE HURLEY  
AND CITY COUNCILLORS SAV DHALIWAL, PIETRO CALENDINO, JAMES WANG, JOE KEITHLEY,  
COLLEEN JORDAN, DAN JOHNSTON

Dear Mayor Hurley and City Councilors,

RE: **Proposed Seton Villa Expansion – Rezoning Reference #19-32 Seniors’ Supportive Housing 3755 McGill Street**

## OVERLYNN MANSION

Before getting going with my letter, I’d like to take the time to note the definition of “Seton” and how very poignant it is and underscores what the Seton Villa Highrise has done to the neighborhood.

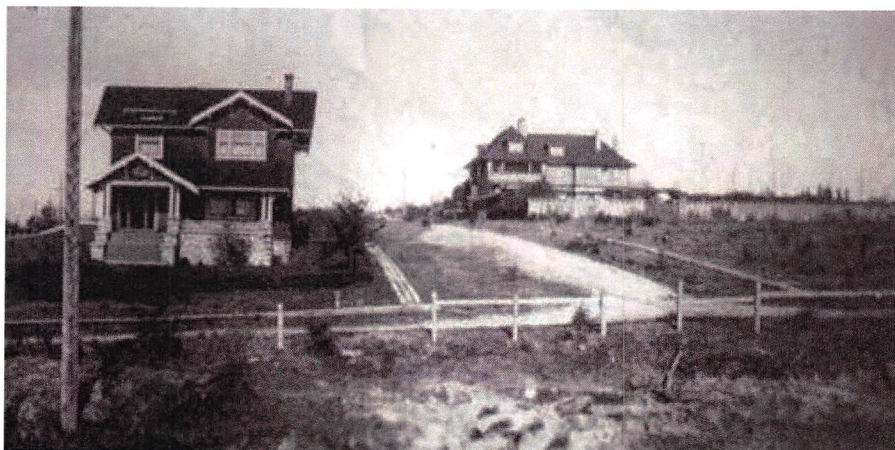
Seton: a skein or length of cotton thread inserted below the skin and left with the ends protruding, to promote drainage of fluid. And drain the community of a wonderful quality of life is what the development has done over the past 46 years and now the proposed additional development will guarantee to do more harm for another 46 plus years.

The Overlynn Mansion is valued as one of Burnaby’s oldest upper-class estates and its opening up the with the development of Vancouver Heights. In 1909, C.J. Peter and his employer, G.F. and J. Galt Limited, pioneered the development of Vancouver Heights in North Burnaby, as an alternative to the Canadian Pacific Railway’s prestigious Shaughnessy Heights development in Vancouver. He believed this area to be one of the most picturesque districts in Greater Vancouver. However, the area struggled to keep its picturesque beauty at the expense of others that did not care to see the beauty in this single-family neighborhood go on for future generations of residents.

Notably the BC Hydro Transmission Towers that were forced through North Boundary Road because it was cheaper to go above ground and the massive Seton Villa Highrise which has no place on the side street of a single family neighbourhood.

Buyers at the time were obligated to build houses worth \$3,500 at a time when the average house price was \$1,000.

The Overlynn, Mansion was built in 1909 for \$75,000 and was one of the first homes constructed in Vancouver Heights and by far the most grandiose and impressive. It was an astronomical sum at the time for a suburban home. Only the Fairacres Mansion in Deer Lake was built for more money. This enormous sum of money spent on Overlynn was clearly evident on the exterior, interior and the impressive garden grounds. The granite facades, the best quality wood paneled interior, exotic wood finishing’s, tiles, plasterwork, stained and beveled windows, sterling silver fixtures, and gardens planted with many wonderful species of plants, shrubs and trees, all surrounded by impressive granite walls.





In 1966, 1971 and again in 1974 (coincidentally when Seton Villa received the miraculous “Green Light” to mutilate a very worthy heritage site and ruin the quality of life for neighbours) the City of Burnaby went on a spending spree to buy and preserve key heritage sites in Burnaby, notably in Dear Lake Park. Clearly the Overlynn Mansion can hold its own with those properties in Deer Lake. Why would the City not preserve the Overlynn Mansion the same way and establish it as a community hub, saving the building and grounds from development, forever preserving this historical Gem for the neighborhood.

In 1974 after Seton Villa was given the green light to build this massive high rise in a quiet residential community, part of the deal was they were to restore the building and maintain it at a certain standard like other Burnaby Heritage treasures; Fairacres, Hart House, etc. All they did was let it fall apart and turned it into a film studio disturbing the neighborhood with Spotlights, Generators, Transport Trucks, Support vehicles, mini buses ferrying people to and from and crowds. They have made hundreds of thousands of dollars over the years and it is evident that they have not put any of it back into the building for ongoing preservation.

The West face of the Overlynn Mansion has a beautiful patio and garden. Landscape features of Overlynn include the original layout for circulation paths, a porte-cochere, granite posts and stone walls, a sandstone and iron sundial, and mature trees and shrubbery. This could be restored and updated to meet the needs of the seniors making it a spectacular meeting point or even a Tea/Coffee Shop for them to spend their days admiring the amazing view. There is no reason why this could not be even more lavish and full of history than the Hart House. (another beautifully restored building in Burnaby). How special would it be for our seniors to enjoy the afternoon with their guests at a place that is one of a kind. Letters I have attached from the co-founder of Action Line Housing Society, Peter Kosick, outline another great idea they had planned for the community at the mansion.

The rundown building that is called “the Theatre” can be replaced or repurposed with a state of the art gym, physio, massage and rehab facility. No need to build a massive structure that will destroy so much Heritage, views, residential peace and quite. This community is one of a kind and our neighborhood is populated with many families with children and pets that enjoy the outdoors and walks. Lets keep it safe and rebuild a part of history for many generations to come. Boundary Road north of Hastings is not a major artery, it is a residential calming area.



The back of the Mansion that will be over taken by a large building



The “Theatre”



## PARKING AND SIDEWALKS

Seton Villa has cars parked everywhere and anywhere and they want with no curbs or sidewalk to protect the people walking by. In November of 2013, I personally together with a couple neighbours, went house to house to meet my other neighbors and ask them to support the petition I had for the installation of Curbs, Gutters, Sidewalks and Speed Bumps (to slow down the traffic on 3700 block Trinity). We did get all the single family neighbourhood homeowners of the 3700 block of Trinity to sign up. Out of courtesy we approached Seton Villa to let them know what we were planning and how it would benefit their residents. We were told by Management that we had to meet with the Executive director, so we phoned and tried several times to get a meeting. This attempt went on with never a response from Seton Villa. Finally, we took our paperwork to the City of Burnaby with the signatures we had, thinking that is was just a rubber stamp and just had to wait for our turn to get the work done in the coming years; however, we were told by the City of Burnaby that this would not pass unless Seton Villa signed the petition. Because of the scale of land/frontage that they hold in terms of the percentage to the balance of single family homes, we were denied approval by the city. The work was never done because Seton Villa flat out refused to deal with us, so Burnaby canceled our petition.

As mentioned before, we have many young kids walking and biking to school and the park so safety is our biggest concern for them and our seniors. The residents of Seton Villa cannot walk the property or around the block of their residence because there are NO SIDEWALKS. We personally called the City of Burnaby before this petition was ever attempted, of our concerns that seniors were cutting across our driveway to walk across the street because the sidewalk "Dead Ended". What the City did was embarrassing, they added steps where the sidewalk ended and abutted to the Seton Villa property line. Steps? Seriously? They still have to cut across our driveway with their walkers to access the road to head along Trinity. One older fellow was actually struck on the road when he cut across our driveway and emerged onto the road. He emerged from in behind a parked car to access the road and the driver just didn't see him pop out. He was hit and injured.



Not a parking lot



Dead End



# FILMING

There is filming at Overlynn Mansion on a regular basis.

We have to deal with bright lights day and night, large vehicles surrounding our homes and driving through the neighborhoods early morning and late night. Very disruptive.

Below are photos showing what happens regularly when they are filming in our "quite residential community".



Parking on Trinity



Blocking the road



Parking for days in front of Seton Villa in the Handicap only area



Idling for hours in front on my home



Stopping on Boundary Rd and blocking drivers



Bright lights and traffic all night

Thank you,  
Owners of 424 North Boundary Road  
Burnaby, BC V5K 3T1



# A LETTER I RECEIVED FROM ONE OF THE FOUNDING MEMBERS OF SETON VILLA

*Dear Seton Villa Neighbours;*

## YOUR VOICE

**FOR YOUR COMMUNITY WITH TRUST.....**

This was a standing commitment by Seton Villa co-founders, the late Emmet Cafferky, Burnaby Councillor and Peter Kosick, News-Talk Actionline producer, before City Council to get zoning approval in your residential community! Current Board & administration has really screwed Seton Villa up big time.

Together we can REBUILD YOUR "SETON VILLA COMMUNITY" ..... YOU CAN AGAIN HAVE FUN social events, GOOD FOOD, lunch or dinner with your family at COST, WINE & CHEESE PARTIES musical entertainment, full neighbourhood participation with SOCIAL OPENNESS,, COOPERATION, COLLABORATION and TRUST.,.,*Seton Villa must be totally inclusive & adaptable.*

As existing co founder, My will, compassion, empathy is much alive at (87) to bring Seton Villa out of the ashes ..... of residents' Abuse, loneliness, fear, to a Joyful relaxing inclusive retirement Centre which all residents and you neighbours have a democratic right to expect!!!

**I need inspirational neighbours to rebuild the Seton neighbourhood Community.**

Email me or phone 604 925-8070 *lets have a rebuilding Pow-Wow.* [kosickpeter@gmail.com](mailto:kosickpeter@gmail.com)

Thanks you for your help, Sincerely,

Peter Kosick

Still alive; co founder of Actionline Housing Society

Dear Seton Villa Neighbours: **HELP!** 5/9/2017

Your constructive input and cooperation would be extremely useful & helpful

I co-founded Seton Villa with the late Emmet Cafferky back in 1967 when I was producing Actionline on radio. We had strong opposition from most neighbours.

Our project, after much struggle gained support from you neighbours because of our inclusive promise to the CARING NEIGHBOURS. As the remaining co-founder, **I want to restore our inclusive promise** that we then made, was "CARING & SHARING", providing a beautiful non-profit residence to low income seniors, while providing all our Seton Villa neighbours with joyful amenities as follows.....

1. Access to enjoy occasional reasonable priced meals
2. Seton to provide entertainment
3. Use of theatre for community functions
4. To minimize parking problems
5. Create a whole community spirit

**INSTEAD WE HAVE FALLEN SHORT..... WHY?**

1. In the last 20 years we've had an Operational fossilized thinking, controlling Board
2. Concentrated almost totally on financial success...which is important
3. But Caring & Sharing is just as important, but Caring & Sharing went by the way side

**The board hired an uncaring administrator**

- a) was hired on an incentive basis, contrary to Health Care
- b) affected miserly food cost and poor senior meals
- c) residents were charged i.e; for a banana or extra cup of soup
- d) caused trouble for our caring, empathetic Chef of 42 years
- e) resulted in major acrimony among kitchen & dining room staff
- f) caused uncaring service in the dining room, much abuse to residents
- g) residents lived in fear, some felt safe when they locked their door
- h) our Chef was blamed for all the trouble, was fired, I crafted retirement letter
- i) with two years notice, which had to be honored & saved Seton \$50M severance.



- j) when in fact it was the administrator who was at fault and finally fired

**4... Important to restore our commitment to Seton residents and the neighbourhood**

- a) I was removed from the board as co founder, past President and director of 45 years
- b) Several directors have resigned or quit, thus we lost Christmas at the Mansion and bake sales
- c) I can't give up, I feel its my responsibility to restore our inclusive Mandate
- d)
- e) Seton's potential is huge, the high rise with panorama roof, the mansion & theatre
- f) We can restore a whole vibrant inclusive neighbourhood Community, as promised
- g) Will again include neighbours participation and your good ideas
- h) Special inclusive fun Community functions, entertainment, wine & cheese events, .

I) neighbourhood luncheons and dinners, for resident's families, with children, really brightens the environment for seniors. A cooking school in the mansion, with student chefs providing. as part of their training, literally *meals at cost to neighbours and your visitors*. Would have 4- Culinary professional Chefs as instructors...Students volunteering (as part of training) in the kitchen & dining room

J) Include the Mansion & Theatre as a service to the Community. The mansion and theatre have been and still are currently and purely wasting instead of serving the community in a purposeful way.

Folks there is a constructive solution. Let's get involved by insisting that the Seton Community is not only the High Rise, but inclusive of the whole neighbourhood, **as was promised**, by the founders of Seton Villa to become a fun and purposeful Community neighbour. If need be we can go to City Council to restore our commitment to you neighbours. I also reported to the NDP MLA's. **I need an inspirational leader to help, who will it be???**

Contact me, Peter, together we'll make Seton Villa a vibrant, fun, inclusive Community.

Co founder

Peter Kosick

& you can call Burnaby NOW 604 444-3451 to return with a story, to happier days together , Seton Villa and you kind neighbours. Let's arrange a meeting soon.

***CAN BE, A FUN COMMUNITY AGAIN, TALK IT UP WITH YOUR NEIGHBOURS***

From: Cristina Unti  
Subject: 424 North Boundary Road  
Date: September 17, 2017 at 8:14 AM  
To:



Hi Peter

I read over your mail-out and I am happy to hear that you are proposing "positive" change in the neighbourhood. I have been part of this community since my childhood and as an Elementary school student I have sang and visited the residents many times. I have 3 children that would like to continue helping and brighting the lives of our elderly in the neighbourhood, but we feel the place is not welcoming.

I am emailing you as a frustrated and unhappy neighbour. I have been living in my home since 1998 and we have struggled with the fact that we did not have a proper sidewalk to walk with our small children and had to walk on the street. We have also witnessed many residents of Seton Villa walking around the block having to walk on the street and had to deal with unnecessary stairs.

This community has been bullied for years and our voices have never been heard. I have spoken to many neighbours who have been living in this community for 50 plus years and had to deal with not only a concrete high-rise being built in a residential area promising to be part of the community? but also Hydro towers that were promised to be up temporarily for only 25 years?

I spent many hours talking to the City about a "Proposed Curb and Sidewalk" on 3700 block of Trinity Street. It was an opportunity for me to meet all my neighbours and talk about how we wanted to improve the area. The majority of neighbours signed and approved the changes. Seton Villa having the largest piece of property on the block needed to sign for the project to go ahead. We reached out to talk to them about improvements that would benefit all of us and they were rude, refused to take our calls, would not speak to us when we went by the office. The Proposal was then cancelled by the City.

Speaking as a resident and active member of this community I cannot support the "Voice of Change" for Seton Villa unless the "Voice of the Neighbours" are heard as well.

Thank you  
Cristina Unti



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

December 2, 2020

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

Dear Mayor and Council,

414 North Boundary road has been my family home for 53 years and I am writing to you today to voice my objection against the proposed Seton Villa Expansion and densification.

This process has been hidden from the surrounding residence who will be directly impacted by this expansion in our neighbourhood. The lack of transparency demonstrates that Seton Villa is aware of the fact that the neighbours are against the project which I why it has been hidden for so long.

When I purchased this property in 1967, there was never any warning or proposal put forward to construct the massive seventeen story building. Regardless, in 1970 when they had begun to propose the development, we were assured there would be no further densification taking place in the surrounding area which was agreed upon.

In fact, according to the public records of the City of Burnaby, a proposed rezoning reference #41-76 to create a rehabilitation and treatment center was denied on November 18, 1976. The Director of Planning alongside the Municipal Manager concluded that any expansion would not be "suited to the adjacent area and would create a conflicting and undesirable element" for the well establish residential area. This new proposal is vastly greater than previously proposed expansions which were denied, and there is no justification for implementing a 48-unit structure which would significantly increase our community's density. Additionally, the sketches of the tower and proposed area demonstrates this is no minor development, and that the building would be four times the height of the neighbouring house.

With the current building there are already many negative implications including congested streets and limited parking, as well as more personally, my residential alleyway has been converted into a commercial loading zone where my lawn was ruined after a truck drove over the curb leaving deep tire tracks in the grass. This demonstrates the lack of consideration for the residents who have been living in this neighbourhood for a majority of our life.

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The community is yet to be considered in this development and the lack of communication demonstrate how Seton Villa is aware of the fact that the surrounding community is not in favour of the project. When we tried to get on the Zoom session with Action Line Housing Society Board and Architect on November 19, 2020 we were denied and told that the zoom meeting was "full". After already going through an extraneous process which took more than a year to change the drainage system, then rebuild the sidewalks, and then replanting trees, the residents of North Boundary road are tired of the constant construction.

I do realize the necessity of creating more affordable housing for the elderly, however, I don't not see the practicality of going through the process of rezoning and approving more densification when there are many other locations throughout Burnaby which are much better suited.

I trust that you as Mayor and Council are considering the negative implications of this development and will honor the original bylaws and agreement that Seton Villa approved back in 1970 to protect the homeowners in this area.

Sincerely,  
Owner  
414 North Boundary Rd  
Burnaby, BC  
V5K 3T1

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

December 4, 2020

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

Dear Mayor and Council,

I have lived in this neighbourhood my entire life, first at 3731 McGill Street, then 414 North Boundary Rd, and eventually 408 North Boundary Rd. **I am writing to you today to voice my objection against the proposed Seton Villa Expansion and densification.**

The lack of transparency demonstrates that Seton Villa is aware of the fact that their intentions is contrary to the best interests of the overall community and knowledge that the long-time neighbours are against the project which is why it has strategically been hidden for so long. There seems to be a disregard for the surrounding residents of Seton Villa many of whom have lived in this area our entire lives. Its extremely concerning that the formal notification of the rezoning application which is a development requirement to provide proper notice to the community, was **only posted on December 2, 2020.**

In 1970 when the main building was proposed, the residents were assured there would be no further densification taking place in the surrounding area which was agreed upon.

As recorded in the public records of the City of Burnaby, a proposed rezoning reference #41-76 to create a rehabilitation and treatment center was denied on November 18, 1976. The Director of Planning alongside the Municipal Manager concluded that any expansion would not be "suited to the adjacent area and would create a conflicting and undesirable element" for the well establish residential area. So why now is this expansion being considered when previous smaller proposals where denied, and there is no justification for implementing a 48-unit structure which would significantly increase our community's density. Furthermore, the drawings of the tower and proposed area demonstrates this is no minor development, as the building would be four times the height of the neighbouring homes.

With the current building there are already many negative implications including Street congestion, regularly limited street parking for residents use, and a steady flow of commercial vehicles that service the building. Recently, we experience the dismissive nature of the Seton Villa staff in dealing with problems of deliveries thought the laneway that ultimately caused damage to private property. This demonstrates the lack of consideration for the residents who have been living in this neighbourhood for a majority of our lives.

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The community is yet to be considered in this development and the lack of communication demonstrate how Seton Villa is aware of the fact that the surrounding community is not in favour of the project. When we tried to get on the Zoom session with Action Line Housing Society Board and Architect on November 19, 2020 we were denied and told that the zoom meeting was "full". After already going through an extraneous process which took more than a year to change the drainage system, then rebuild the sidewalks, and then replanting trees, the residents of North Boundary road are tired of the constant construction.

I do realize the necessity of creating more affordable housing for the elderly, however, I don't not see the practicality of going through the process of rezoning and approving more densification when there are many other locations throughout Burnaby which are much better suited.

I trust that you as Mayor and Council are considering the negative implications of this development and will honor the original bylaws and agreement that Seton Villa approved back in 1970 to protect the homeowners in this area.

We respectfully request that this extremely abnormal rezoning request per rejected by city officials.

Sincerely,  
Owner  
408 North Boundary Rd  
Burnaby, BC  
V5K 3T1

2/2



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

December 4, 2020

To the Mayor of Burnaby and the City Council:

**RE: SETON VILLA EXPANSION PROJECT**

We live across the street from the possible Seton Villa Expansion Project on Trinity, have lived in our 1912 home – which was built at almost the same time as Overlynn Mansion - for almost 10 years and we love our neighborhood. We are writing to you today to voice our strong objection to any further densification of the Seton Villa Site.

We need to begin by stating that this has nothing to do with the expansion of housing for Seniors – we understand that there is a need for this housing. However, this neighborhood is not the place for this expansion to happen nor was it ever intended to have increased densification per the original plans. There are other sites that are much better suited for such a massive expansion project – other areas that are not smack in the middle of a residential neighborhood. There needs to be a better solution than this.

**\*\*TRAFFIC\*\***

Trinity already gets twice the traffic of all the other streets in the neighborhood due to the fact that Eton Park blocks McGill Street. As a result of speed bumps on Eton & the presence of Seton Villa, most of all traffic for Trinity and McGill street travel up Trinity Street. Not to mention the traffic from Seton Villa currently. The proposed expansion would even incur more traffic down this street with the entrance of the underground parking lot entrance located on Trinity. This street is already very precarious with children and seniors with vehicles coming off of Boundary at high speeds.

**\*\*EMERGENCY & COMMERICAL VEHICLES\*\***

Currently, there is a constant daily flow of firetrucks and ambulances rushing up Boundary Road – sometimes with their sirens on and sometimes off. This will increase dramatically with the additional beds. We have lived here for 10 years and have accepted the existing activity based on the current density of the property but cannot even comprehend that the city would actually approve or even consider to approve a project of this magnitude for a quiet residential neighborhood.

**\*\*OVERLYNN MANSION\*\***

This historical mansion from before 1912 is in a dilapidated sense of disrepair. Peeling paint, broken windows, rot in numerous places and fading paint is what is left of this beautiful home. How many millions have they received from the movie industry in the past 10 years for the rental of the property? Zero dollars have been put back into the building's

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preservation. This is a total disgrace and a clear sign that the Seton Villa Society has no care or interest in the history or preservation of the home or neighbourhood. As well, this proposed building will take away the heritage surroundings of the building and will block the once spectacular view with that of a cement wall.

**\*\*SIDEWALKS AND SPEED BUMPS ON TRINITY STREET\*\***

We asked Seton Villa to support the addition of a sidewalk on the south side of Trinity to protect their seniors. Seton Villa refused to support this initiative or the initiative of speed bumps on Trinity to slow the already precarious traffic. We see seniors walking on the road up and down Trinity because there is no sidewalk due to their refusal to sign the proposal for the sidewalks. Does this mean they have no concerns for the safety or well-being of their seniors around the perimeter of their own property or care for others in the neighborhood?

For all of the above reasons, we hope that you – the Mayor and the Burnaby City Council members – will be fair and consider the voices of the people who actually live in the neighborhood – those of us who will have to contend with the day-to-day inconveniences and disturbances if this expansion project does occur in the residential, historical and family neighborhood we call home. We are proud of this neighborhood that has been established and built into a beautiful community over the past 120 years.

It is clear from the signs around our neighborhood that the citizens, the neighbours and community members around Seton Villa do not agree with the Expansion Project. We are taxpayers and reside in this community. There has been zero consultation with us on the development plans, which speaks volumes on the care and concern for our Heights Community.

**OWNERS**

Tanya Zambrano  
Terry Trotic  
510 N. Boundary Road  
Burnaby, BC  
V5K 3T3



## Arriola, Ginger

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**From:** Vespa Boy <1967vespa@gmail.com>  
**Sent:** December 14, 2020 9:36 AM  
**To:** Clerks  
**Subject:** Burnaby Zoning Bylaw 1965 Re: Seton Villa Expansion

**Categories:** Yellow Category, Public Hearing

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

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I have been a resident of Burnaby Heights for over 30 years and in the early days when we moved in with our family we were in very close proximity to Seton Villa (right across the street from the main entrance) My girls took part in volunteer programs at the Villa and over the years we as a family have had many happy encounters with the tenants.

I can provide no resistance to the expansion other than the fact that a few issues have been overlooked and I feel should be an integral part in the changes to the Bylaw to allow this expansion.

Firstly parking is a major issue in the area and I feel should be aggressively addressed. Underground parking is just a small fix. The whole neighborhood has issues with Seton Villa residents, staff and visitors parking on the street. The NIMBYS in the area are concerned about their view and the impact of the expansion on their street. The street in my opinion is in need of an LASP and could be factored into the expansion in some way. There is no doubt that Trinity Street will see some impact for a while during construction and could be the perfect opportunity to initiate some street improvements and expand the expansion into the impacted area. I feel that the city and the opponents should consider thinking outside the box on this sensitive issue.

Even though Seton Villa is a nonprofit their footprint in the neighborhood is large and I feel that they should reach out to become a more pro-active member of the community. The lack of planning for the preservation and alternate use of Overlynn Manor should be part of the whole project and not just an afterthought. If Seton Villa expects support then this has to happen.

In closing the service entrance to the facilities down the alley is totally unacceptable and really needs to be rethought. I suspect this is a major point of concern for the opponents to the expansion. There has to be another way. Just because it was there before does not mean it should continue at its present location. A whole new building is being designed and a less impactful service access should be seriously considered.

Regards  
Gordon Guenter  
3746 Eton Street  
Burnaby, BC, V5C 1J2  
604 828-1800

December 14, 2020

City of Burnaby  
clerks@burnaby.ca  
4949 Canada Way  
Burnaby, BC V5G 1M2

**Attention:** Mayor Mike Hurley and Burnaby City Council

**Re:** Public Hearing December 15, 2020

Rezoning and Expansion of Seton Villa at 3755 McGill Street - Rezoning Reference #19-32  
Seniors' Supportive Housing

Dear Mayor Hurley and City Councillors,

Thank you for the opportunity to voice our concerns in regard to the Seton Villa Expansion Project. As long term residents of Burnaby we have some concerns over this development and the impacts to the neighbourhood. We are a family of four with two young daughters and live right across Trinity Street from the location of the proposed new structure. We would say we have been very good and accommodating neighbours of Seton Villa.

While construction in general is a necessary activity, a home owner in a quiet residential community expects to see that limited to residential construction. While this facility managed to be built some 45 years ago in an area of single family homes, a second decision to allow such a large expansion of this nature in a residentially zoned neighbourhood seems to need a restrained second evaluation. The existing tower was not in keeping with the City's plan when constructed over 45 years ago and further density and congestion would not be in keeping with what we had seen as the City's plans for neighbourhoods zoned such as ours.

Obviously being a homeowner directly across the street from the proposed expansion of the complex and the new structure will have large impacts for us, our home and our family. This will be both during the construction period and as the complex normalizes into its expanded footprint.

For ourselves at 3745 Trinity St. we will be severely impacted during the construction period. The noise, vibration, dust and light pollution will be significant during this time period. This is a full commercial construction project with underground parking being done in a residential neighbourhood. As the effects of Covid-19 continue to change how the world operates it will definitely mean that more people, including ourselves will be working from home in an increased capacity and will be impacted during construction hours.

1/7



The other factors that ourselves and many in the neighbourhood will face will be the privacy issues and the increase in vehicles on a residential street not built wide enough for commercial vehicles and increased traffic. The addition of this second structure will be set close to the property line on Trinity St. The new 4 story complex will obviously impact on our and our neighbour's privacy. The roof top facility and the windows of this new facility will be looking down directly into our yard and home.

Once operational, the primary entrance to this facility into the 2 level underground parking structure will also be directly across the street from us. With the increased density, and increased numbers for residents, visitors and deliveries we will expect an increase in traffic on Trinity St., a very residential street. For us at 3745 Trinity St., the exit from the underground parking will be creating both sound and light pollution. Vehicles exiting the facility from the up ramp and exit will mean light is being directed at our home and windows.

While we bought our home with the knowledge that that there was this care and assisted living facility across the street, we were obviously not aware of the large expansion plans and the impacts this would have. This rezoning and addition of another structure on the property, increased congestion and especially the impacts of a lengthy construction period will impact the neighbouring residents.

An assessment of property valuations in this area should also be reviewed by the City of Burnaby. The value of the land around this facility with a change in the present and prospective use and occupancy will need to be reviewed and the conservation of property values is an area that the City of Burnaby should be cognizant of in terms of the impact to its constituents.

This new facility will directly affect our access to light and air. When Mayor Mike Hurley and City Councillors Pietro Calendino and Joe Keithley visited the neighborhood on December 5<sup>th</sup>, they were lucky to be in front of our homes in warm sunlight. This sunlight will not exist when the second building is constructed and restriction of the sunlight for the afternoon hours north towards the homes on the north side of Trinity St.

### **Consultation with the neighbourhood by the Board representing Seton Villa**

Recent texts and emails from Seton Villa Board Members have prompted me to write this letter to express our concerns and to be entered into record for the public hearing proceedings of Burnaby City Council. For members of the board to characterize the neighbours of this complex simply as "NIMBY-ist" is dismissive and disrespectful and reflects the behaviour of the board members towards the people who live in the neighbourhood where Seton Villa is located.

2/7

We have been good neighbours over the years to the Seton Villa Tower and its occupants, but in response there has been little to no effort by the Board to discuss the impacts that a large commercial construction project will have on us in the community both during construction and as the facility goes into expanded occupation

A year ago, we received a letter from Seton Villa acknowledging that they had been inconsiderate neighbours with respect to the filming at the site and the disruption to the neighbourhood and its residents. They promised to do better. Without hesitancy, I would have to say there has been no improvement on the current and ongoing disruptions and distinct lack of effort to engage with their neighbours and community surrounding Seton Villa.

Being a non-profit has perhaps allowed them to get away with not being good neighbours and not fulfilling their obligations to maintain the Heritage Building, while increasing the frequency of filming permits to gain substantial revenue from filming while allowing their facilities/building and land to go neglected.

We attended the board's 15-minute session earlier this year, but we were not provided any information or plans to take away and only shown display boards. This session was delivered by a couple board members and their architectural firm, and we were informed that this project was essentially already approved and ready to proceed. When asked, they were not able to provide information at that time on going to the City of Burnaby for the rezoning or how they would take into account the questions we brought up.

This board has our contact information, but has not been fully forthcoming on the plans in an open and transparent manner to the community where this facility is located. To date, the board have not sent out information on the plans, so we have been forced to get what we can as neighbours of Seton Villa and try to delve into what has been presented to the City of Burnaby. The rezoning signs were only posted on December 2<sup>nd</sup> for the hearing scheduled for December 15<sup>th</sup>, 2020.

Recent interactions have included the tweets and emails noted above from Board Directors to the North Burnaby community as well as a recent "walk-by". My wife was doing yard work and was approached by a lady who represented herself as the President of the Board. She asked why we were against the expansion and my wife explained that we have been consulted very little on this and that there will be impacts for those of living directly across the street. To us these are legitimate concerns that we would hope a responsible neighbour would speak to and look to find ways to address with us.

The response was to tell my wife that the seniors in the facility are saddened and feel that we do not want them in the neighbourhood. My wife informed her that this is very much not the truth and what we are opposed to is this project being pushed forward by this Board without taking into account the effects it will have on this neighbourhood. We have always supported the work being done at the Seton Villa Tower and have been good neighbours. We cannot say that is the same for the Seton Villa Board.



### **Current facilities – Usage and options**

We had asked in regard to the work the Board had done in regard to looking at the current facilities and the enhancements and work to improve them for the needs they have presented. We had asked specifically about the planning and research into upgrading of the current facility to improve the accessibility. Even though accessibility for wheelchair and mobility is a highlight of the expansion, we were informed that they are focused on the new facility.

The board has allowed the current facility at the site to fall into some disuse and disrepair over the last years and some of the current facilities do not appear to be used to their utmost. There were no options presented or weighed at this location for better usage of the current facilities that I could locate and we have not seen comparisons around a remodel of the current facilities that could be done. There was acknowledgement that there is a need for better upkeep and usage of the declared Burnaby heritage site of Overlynn Manor.

While it is always nice to have something new (and shiny) in constructing a new building, it raises questions when they have not addressed the issues with the current facility. The biggest feature appears to be on accessibility, but options of this nature do not appear to have been explored for the current facilities and using the current facility footprint. A retrofit of the main and lower levels and looking at the means of having an elevator retrofit, or elevator addition to allow for better wheelchair and mobility access could be a consideration.

Just as important, is the Overlynn Manor and considerations for its usage as part of the overall complex. In specifically looking at the Overlynn Manor, there appeared to have been the option when initially rezoned to use this as part of the overall care facility that was not done. There was also a theatre/gym for the facility in an off building that has since not been used as more than storage.

There is a proposed increase in commercial facilities that are being proposed at this facility with a for-profit model for hair dressers, shops, etc. This increase in commercial use is not appropriate for a residential area, if the focus for this bylaw application is on accessibility and social housing. Alternatively, could one of the current structures be remodeled to be utilized for some of the facilities the Society had envisioned?

### **Vehicle congestion and parking impacts**

Access to the facility currently occurs through entry points on McGill St., Trinity St. and from the alleyway from Boundary Road. None of these current routes were built to allow for the current delivery trucks, commercial vehicles and visitors accessing the facility, let alone the construction vehicles we will expect. The latest plans have not fully indicated how all deliveries

4/7

will be entering the facility and the impacts this will have with increased density levels at the facility.

An increase in density for the facility will have impacts for traffic and parking on the streets surrounding the facility. The neighbourhood is already impacted by parking at present with the facility not having enough parking for staff who park on the residential streets. We already have Seton Villa staff parking in front of our home, as well as visitors that restrict parking in the neighbourhood.

The Overlynn Mansion's primary use over the last few years has been as a movie set that impacts the parking situation in the neighbourhood. While supportive of the movie industry and the funds coming into the Province and the City, it is an issue that congests the neighbourhood when it occurs. The idling of vehicles, late night lighting, film set noise and running of generators impacts the neighbouring homes.

There is also an increase in traffic on a regular basis for filming on their site, which also causes issues with increased traffic, lack of parking oversight and the sound of generators and film crews. This also involves large trucks and trailers that block this street, reducing it to a single lane. That said we have been good neighbours and supportive even, to these inconveniences.

This next growth of the facility brings a much larger impact for us in the community. The expansion of the facility will only see an increase in parking requirements around the facility. This will especially be the case during construction when the residents and employee vehicles are pushed off the property. Nearby parking will be required for the current assisted living occupants' vehicles, visitors and staff parking as well as all the construction vehicles. There will also be an increase in traffic in and out of the neighbourhood with the trades and sub-trades.

The construction period will be especially disruptive on a narrow residential street and we asked how this would be handled. There does not appear to be a plan for the displaced resident's vehicles, employee vehicles and visitors. The construction crane, construction vehicles, cement mixers, tradesmen etc. are all to be placed on Trinity St.

Compounding this was our question on the continuance of filming at Overlynn Manor during construction which was raised as a concern, as well as whether this would continue once the new facility was in place. A question was asked whether this activity would be discontinued during construction given the amount of congestion expected in the neighbourhood and the board would or could not answer. We asked the board member whether she has been here during the busy filming times to see how disruptive it was and she said she did not live in the neighbourhood. This demonstrates how unaware most of the Board members are of the impacts on the neighbourhood when they make their decisions.



## Construction period

Just as great an impact to the increased density with the new structure and related facilities is the construction period and impacts to the community and neighbourhood during that time. The demolition, digging, blasting during the first year and then the construction of a structure such as this over the next time period will obviously be of concern due to the disruptive nature of large construction projects.

Initial estimates provided at the public consultation session were for a 2-year construction period. Given this estimate, it would more likely be a 3-year time period as the funding provided would favour delays of time over any increase in budget. It was noted that they would expect Trinity St. to be partially closed or limited to one-way traffic for a substantial period of time during construction due to having to locate the crane and vehicles for concrete. This crane and most of the construction vehicles would be located along the south side of Trinity Street in close proximity to at least 6 homes causing significant noise, dust and congestion.

A number of questions were posed to the board members, architect and planners, but these were not able to be answered effectively. Comments were provided by those delivering the presentation that these questions would be addressed after approval as part of the construction plans. I noted above the disruptive nature that the construction period would have on the neighbourhood. The below are just some of those anticipated if this project is approved to proceed in this residential neighbourhood.

### Vibration

- Demolition
- Deep excavation for parking levels

### Lighting

- Site lighting for security and construction activities

### Dust

- Demolition and excavation

### Congestion along adjacent residential streets;

- Parking obstructions as current parking area will become new building and will not exist from start of construction
  - *Road closure or limited to one lane for a duration of the project was identified by the Board's planners*
- Parking for resident's vehicles, employee vehicles and visitors during the construction period.
- Parking for primary construction company and trades/sub trades
- Crane and off load areas are to be located on Trinity St. according to the planner
- Cement trucks to be located on Trinity St. for substantial period of time
- Lay down area for materials not identified

While none of the above is unexpected in a construction project of this size, it is just that construction of this nature and size is generally not planned in single family residential neighbourhoods. The other care facilities of this nature in the City of Burnaby are of a much reduced size from the current facility at Seton Villa, let alone the expanded facility being planned.

## **Conclusion**

Allowing this rezoning to occur obviously creates densification in a neighbourhood that we believe was not zoned for this and would potentially open the door to other projects or rezoning requests. We have also not clearly seen that this request for rezoning is limited to the 4 to 5 story building with two underground parking levels that was presented at the 15-minute session.

Obviously this plan for expansion was put in place prior to our current pandemic, but recent news articles have indicated that the model for care facilities is being reviewed as vacancy rates at these types of facilities have fallen. While this may be a trend that will be limited in duration, it does raise some questions on approving this at this time.

As noted, we very much struggle to see the benefits of a development at a time like this and in a residential neighbourhood such as this. We respectfully ask that this rezoning be denied. Thank you for your receipt and attention to this.

Sincerely,

Brad Valentine, Chau Ho and family  
3745 Trinity St., Burnaby



December 12, 2020

City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2

ATTENTION: MAYOR MIKE HURLEY  
AND CITY COUNCILLORS SAV DHALIWAL,  
PIETRO CALENDINO, JAMES WANG, JOE KEITHLEY,  
COLLEEN JORDAN, DAN JOHNSTON

Dear Mayor Hurley and City Councilors,

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

We write to you as the residents of Burnaby Heights whose homes and neighborhoods surround the existing Seton Villa tower. We write because of our collective dismay and disappointment in how the above referenced rezoning application has suddenly emerged, and without any forewarning and/or engagement of ourselves and the rest of the community. We have been left out of this process!

We are in opposition to this rezoning reference for two fundamental reasons:

- 1. The rezoning is totally out of scale and context for this neighborhood and contrary to Burnaby's previous position on this site's density and land use.**

The rezoning application would have a significant and lasting negative effect on the quality of life in this beautiful part of Burnaby. In permitting this rezoning, the City would be going against their own previous spirit by creating further development and density on a site where the existing tower was totally out of scale when constructed over 45 years ago. We would be pleased to provide you with our records and recollections of what transpired, and what did not, during the first Seton Villa development. We never anticipated that this matter would be opened once again, and certainly not in the manner that it has been done so now.

We wish to make it abundantly clear that our neighborhood is not against Seton Villa and the good work it has done and those who it serves. Indeed, we alone have been the one quiet and fully residential neighborhood in Burnaby that has been impacted by a high rise tower of this size, with its mandate to provide retirement and assisted living. On average there are over 230 residents in this facility.

There was uniform opposition to this tower when plans for it were first presented. Over time Seton Villa has become part of our neighborhood because of our accommodation of this use, and our courtesy. A key reason for our accommodation was that the neighborhood considered the Seton Villa tower the completion of all redevelopment on the site. We believed that there would be no further application to expand this site, and certainly not with the proposed bulky and intrusive structures which would negatively transform the neighborhood.

To accommodate another 40 – 50 residents would irreparably change our quiet and peaceful neighborhood in ways which we do not believe have been even considered by those proposing them. We have attached one reference to this letter, which is the Applicant's own site plan denoting the new residential development (with ancillary space) and significant parking and other amendments. With the proposed new building the Seton Villa development site would face McGill and Trinity Street and the properties immediately to the west.

Our streets, our houses, and the neighborhood itself were not laid out or designed to accommodate this density, as rightly pointed out by the City's own Planning Department in July 1970. The Planning Department initially rejected rezoning to allow the current tower, and did so again in 1976 when it rejected rezoning to allow Overlynn Mansion to be used as a rehab centre.

For those of us who have been the neighbors of Seton Villa Tower, the proposed expansion would alter our quality of life very unfairly. We would not expect this to be the end of even more development in the future if the current proposed rezoning were to proceed. Again, this neighborhood has been very accommodating to Seton Villa. There are better options for residents and locations for this purpose than those conceived for this site.

## **2. This has not been a fair or transparent process.**

Before the rezoning notice boards went up on December 2<sup>nd</sup>, those living close by received a one page hand-delivered notice from Seton Villa advising that fifteen minute appointments could be booked on September 18<sup>th</sup> and 19<sup>th</sup> to view the expansion plans. Those who did not receive the notice, or could not attend during the two day period, remained unaware of the scope of the proposal. Those who did attend were not engaged but were simply told that the expansion was going to happen and that construction would begin early in 2021 and would take two years.

The rezoning signs were only posted December 2<sup>nd</sup>. Those of us who were not aware of the proposed expansion before then are expected to prepare and attend a public on-line hearing on December 15<sup>th</sup>, with time and other constraints on our presentations. We are also concerned with potential preconceived mindsets. At the November 23rd



council meeting, Councilor Jordan expressed concern over the large number of rezoning applications for the Dec 15<sup>th</sup> public hearing, as many of them are contentious. Councilor Dhaliwal's response that he *"wasn't worried they'd get them passed,"* is troubling. We have also had to work diligently to reacquaint ourselves with decades of files on this site and to review the application and the City's rezoning. We further note that the City's Planning Department's Report to Council on November 23, and the application itself, read like a fait accompli highlighting the supposed benefits of this plan and not referencing the City's previous documentary record on the site, while minimizing the impact on the neighborhood. It appears to us to have been a deliberate attempt to literally keep the neighborhood in the dark about these intentions. This all seems rushed and very premature and not transparent or balanced. This neighborhood is very disappointed with how our City and applicants have conducted themselves on this file.

We appreciated Mayor Hurley and Councilors Keithley and Calendino coming to our neighborhood to see the site and listen to some of our concerns. This was a start but we would like to invite further discussion.

We will also be providing you with several individual letters and/or communications from neighbors who wish to go on record with their own disappointment. Many of us in this neighborhood have been here for all or long portions of our lives. This is our home. We never thought we would have to deal with this matter again, having done so in 1970. We simply want to enjoy our Burnaby, and hope others may do so as well.

We only seek fair and balanced treatment.

We respectfully ask that this rezoning as currently outlined be denied.

Yours truly,

Neighbors of Seton Villa and Overlynn Mansion

Name	Address	Signature
Neil Firkins	3755 Trinity St.	
Jaqueline van Dyk	3755 Trinity St.	
Brad Valentine	3745 Trinity St.	
<del>Chow Hui</del> Chau Ho	3745 Trinity St.	
Charlene Janes	3723 Trinity St.	
Sam Warsh	3726 Trinity St.	
Leslie Potgiesser	3722 Trinity St.	
Nella Potgiesser	3722 Trinity St.	
Rob DeLazzari	3715 Trinity St.	
Matilda DeLazzari	"	
John Hougan	3796 McGill	
Terra Shimbashi	3796 McGill	
Jessica Boffo	3740 McGill St.	
Bruno Benedet Jr.	408 North Boundary Road	
Bruno Benedet Sr.	414 North Boundary Road	
Craig Reid	420 North Boundary Road	
Debbie Reid	420 North Boundary Road	
Christina Unti	424 North Boundary Road	
Tanya Zambrano	510 North Boundary Road	
TERRY TROTIC	510 Boundary Rd North	
Peter Coi	512 North Boundary Road	
Lisa Coi	512 North Boundary Road	
LUCA TINABURRI	3740 MCGILL ST	
Ethel Goh	3765 Trinity St.	
John Marshall	3765 Trinity St.	
Tiffany Ramoden	3726 Trinity St.	
<del>Nella Potgiesser</del>	<del>3722 Trinity St.</del>	
Tranna Chen	3785 Trinity St.	
Kathryn Trnett	3746 Yale St	
Barry Trnett	"	
Theresa Gergin	516 Boundary	

LINDA ZHURRINI 3731 YALE ST

Betty Loftus 3715 Trinity St.

Janet Marconato 3731 McGill St

Patrick Mello 3786 Yale St

Vanica Mello 3786 Yale St

B. Loftus

Marconato

Mello

Mello



To the Mayor and Council,  
City of Burnaby

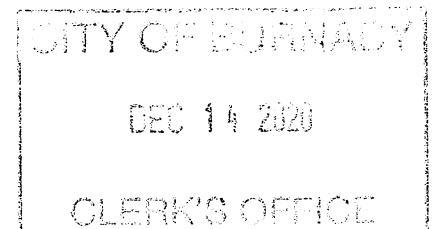
**Re: Seton Villa Proposed New Building (Rezoning reference #19-32)**

I am a resident of Seton Villa and am writing in support of Seton Villa's proposed new building of 48 wheelchair accessible units for seniors. I have lived in Seton Villa for 6 years and feel that there is a great need for this new wheelchair facility in case residents like myself need to move into a wheelchair and can no longer live in Seton Villa. I would then like to live in this new building. There is a lot of wasted land in the community such as the Agrodome, PNE grounds and Hastings Racetrack all which are only used for a few months a year. This space should be used for housing the homeless or seniors. I hate to see such space which could be instead be put towards some good use.

Therefore, this proposed building would be beneficial for the City of Burnaby, Burnaby seniors and Seton Villa.

Sincerely,

Richard Gauthier  
Unit 701, Seton Villa Seniors Residence  
3755 McGill Street  
Burnaby, BC V5C 1M2



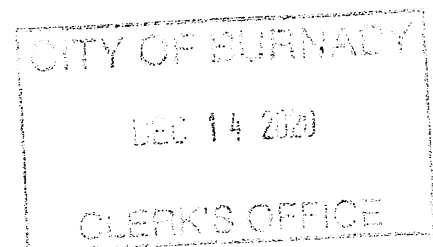
To the Mayor and Council,  
City of Burnaby

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

I am writing in support of Seton Villa seniors residence building 48 units of wheelchair accessible housing in Burnaby. I was born in Italy, then moved to Vancouver where I raised my family then to Burnaby for 9 years. I have lived at Seton Villa for 3 years and enjoy the family atmosphere and enjoy outdoor walks with my friends. I am lucky to live here. I currently use a walker but am slowing down so the thought of the lack of wheelchair housing for seniors is a concern for me. My current unit faces Trinity St., where the new building would be built, and I am not concerned about construction noise.

Sincerely,

Elvira Santelli  
Unit 1305 Seton Villa Seniors Residence  
3755 McGill Street  
Burnaby, BC V5C 1M2



**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 proposed addition to the Seton Villa complex (rezoning reference #19-32). I very much support this building as affordable housing for seniors is crucial in our society and wheelchair housing is especially in need.

The new building supports "aging in place" for current residents, as I am, who may need to move to a wheelchair accessible facility (transitioning easily from the Tower to the new building, as needed).

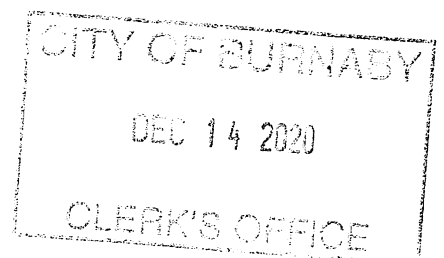
The building enhances the existing Seton Villa environment, landscaping and surrounding gardens. It also ensures that outdoor space be wheelchair and walker friendly for all residents.

As a result, I feel that the new building would be a wonderful fit for the community and for Seton Villa.

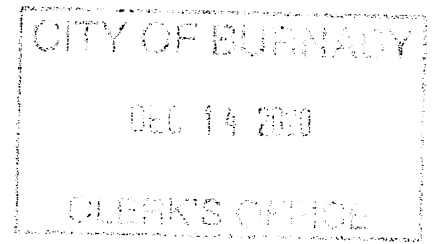
Sincerely,



Fred Wiese  
#811-3755 McGill St.  
Burnaby, BC







Seton Villa  
3755 McGill Street , Unit 1304,  
Burnaby, B.C.,  
V5C 1M2

November 09, 2020

Mayor and Counsellors City of Burnaby  
4949 Canada Way.  
Burnaby, BC  
V5G 1M2

RE: Public Hearing scheduled for December 15, 2020

I would completely understand if you felt like rolling your eyes when you see my address. I sincerely ask that you do not do that. I am aware that you have a large responsibility and your decision involves a multitude of issues such as transportation, traffic, parking, noise, garbage collection, recreation facilities meeting the needs of all ages, water and sewage issues to name a few issues. That does not even mention the long term issues dealing with property values. And the public miss-perceptions of your duties and responsibilities

There are times in each life and when we have to look at our values and what motivated us to join a certain industry, a profession, a company, or even consider the challenge and rigours of running for political position. It is a time right now when each of us has to decide what is most important. Is it short term values to get re elected (important) or the values that over time makes living in Burnaby so desirable .

Some times we have to have the courage to make decisions that may not be the most popular in the short term. I believe that in the long term or even in the near term this is a huge asset to the community. It should be approved.

Sincerely,

  
A. Elizabeth Millar



13-December-2020

Attn: Mayor and Council

Re: Re- zoning # 19-32 (Letter of Support for Seton Villa)

Dear Mayor and Council of Burnaby,

I am writing to your good self today in support of Seton Villa's request for Re-zoning.

Seton Villa is a non-profit retirement centre in my riding of Burnaby North-Seymour that is providing seniors with affordable housing, security, and a sense of community. Since opening its doors in 1974, it has supported its residents with home-cooked meals, housekeeping services, and a variety of programs and activities that help foster meaningful friendships among members of the community.

Since 2019, the Seton Villa team has been working with the City of Burnaby, BC Housing, community and the residents to build more affordable and accessible homes for Seniors in Burnaby. Seton Villa owns the land, has accumulated savings and the experienced management expertise to make this dream a reality for seniors. The 4 storey, wood frame structure with a beautiful rooftop garden will be a vibrant place for Seniors to gather. Seton Villa would like to build 48 affordable, wheelchair accessible suites for Seniors, 45 studio and 3 one-bedroom suites. I have been told the new build will be connected to their existing tower, with an expanded communal area on the main floor to enhance social opportunities for both existing and additional residents. I understand that Seton Villa will also upgrade their surrounding gardens and make the walkways wheelchair accessible. Seton Villa has also stated that the proposed new building will also include the following amenities: a café, dining area, fitness room and various lounges for seniors.

Everyone should feel confident that support will be there for themselves and their families when they need it, and retirement centres such as Seton Villa are making that happen. Seton Villa has a long history of providing high quality accommodation and support to seniors for an affordable price. Receiving this right to re-zone will help them to continue serving our community, and to reach even more seniors in need.

Thank you for considering Seton Villa's request. They greatly appreciate your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Beech".

Terry Beech, MP  
Burnaby North-Seymour