

From: Allen Sebastian
Sent: December 15, 2020 2:52 PM
To: Clerks
Cc: Aby Sharma
Subject: City of Burnaby - REZONING #19-32 3755 McGill Street - Zoning/Bylaw Amendment
Attachments: CoBurnaby 2020 Dec 15 REZ 19-32 Public Hearing Notice.pdf
Categories: Yellow Category, Public Hearing

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TO: Mayor and Council

We acknowledge the Notice of Public Hearing for the above rezoning/ bylaw amendment received on December 11, 2020. At this time, and with the limited information available, we have several interests in this development proposal. GVWD has physical infrastructure in the immediate proximity which need to be accessible via statutory right of ways. Our regional water supply provides a connection to the City of Burnaby close to this site, and there will likely be future operational and infrastructure development concerns as well. We will provide a written response to the notice shortly. Please provide more information for this project to enable us to assess the potential impacts and to recommend appropriate mitigation measures.

Please also note that we request a minimum 2 weeks to review and provide comments.

Allen Sebastian, MEL, P.Eng., PMP
Project Engineer, Policy, Planning & Analysis
Water Services
t. 604.451.6513



Mayor and Council

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

clerks@burnaby.ca.

Dec 15, 2020

Re: Seton Villa expansion proposal / rezoning application #19-32

Rez Ref # 19-32

Bylaw # _____

Dear Mayor and Council, my name is Sam Warsh, and I live at 3726 Trinity St. I share a property line with Seton Villa's current parking lot and proposed site of their new 4 story plus rooftop patio tower. I am writing to you to voice my strongest opposition to the rezoning and subsequent building of said tower. It is not only out of character for the existing neighbourhood but will impose negatively on many of the current neighbours and impact our quality of life.

I have lived in this neighbourhood almost my entire life, first, near the intersection of Eton and Gilmore. I moved to my current house around 5 and a half years ago. It took a little while for me to meet all of my new neighbours, as I think many believed I only bought the house to tear it down and build a giant box house. Once they realized I was invested in this house, they quickly opened up, saying how wonderful it was that I was not only keeping my now 80-year-old house, but trying to improve upon it up as I go. It was encouraging to know that breaking my back for a tiny little tear down was worth something to someone other than myself, indeed it was part of this neighbourhood. I now have great relationships with many of my neighbours, and even with many residents of Seton Villa itself. This current proposal has brought even more of us together as we all agree that this project is not reasonable for this neighbourhood and should not be imposed on us. A view shared by multiple previous councils. This community, some members of which have been living here since before Seton Villa was originally built, remember promises and prior decisions made limiting previous attempts by action line housing to increase density on the property, and subsequently the neighbourhood. Why would this council now see this any differently, as the existing neighbourhood is largely unchanged during this timeframe? I know this neighbourhood intimately. As a child I used to play in the Heights park, and wander the garden at Seton Villa, to look at the pond, and play with the giant checkers board on the east side. Unfortunately, both have fallen into disrepair and are no longer enjoyable. This is the fate many of the amenities to Seton Villa and Overlynn manor have come to under the stewardship of action line housing.

As for the heritage building, Overlynn Manor., Action Line Housing has been using it as a cash cow, and not putting any of the money earned renting it out near constantly, into the upkeep of the manor despite being charged as stewards of this beautiful heritage building. as the proposal from Michele Cook stated during the Nov 24th council meeting 'our residents will enjoy a view of the manor from their new courtyard/rooms, but what about the Manor itself which in its own designation states that the open views are integral to its heritage designation. The new tower will sacrifice this designation to give their own residents a private view of the manor, a view which I, and other current surrounding neighbours enjoy regularly. I do not believe the heritage status should be allowed to be compromised for this project, especially when it does not address the current state of the manor (disrepair).

There has been little meaningful conversations between Action Line Housing and the surrounding community and residents. Board members Barbara Spitz and Zina Weston, along with Michele Cook, executive director of Seton Villa, shared a few posters of their singular proposal, one which had already been submitted to council, at a 15-minute meet and greet. When we asked if any other possible designs had been explored; ones which might not be so intrusive to neighbours or be so incredibly out of character for this single/double family neighbourhood, the response from Barbara Spitz was 'it has to be profitable'.

1/3

Since that meet and greet, some, but not all affected neighbours had been invited to a zoom chat with 2-3 board members to again show us what WILL be built and when. Once again, not an opportunity to give meaningful input, as the plans were already submitted to the city. During this meeting, I was told that I would have to 'chose between a privacy screen or none at all' to protect my right to privacy and enjoyment of my own property and to reduce noise/light pollution from the shipping bay which is to be moving 30 feet closer to my bedroom, despite repeated complaints to the city for years about the illegal noise and timing of deliveries/refuse collection. This, the board members told me, was at the order of the city department. This was not only insulting but shows just how confident Action Line Housing is that nothing will derail their desire to build whatever they please, neighbours be damned. Phrases such as 'this will only take a small amount of daylight away from you', while actively acknowledging that my property will be in near constant shadow for 7 months of the year, a fact they have said to my face that i will need to just 'accept and be neighbourly about' only goes to further the insult. They also neglected to state that the reason my property is currently in shadow some of the day/year is their existing tower, which again, is out of character for this neighbourhood, and existing community.

We are all members of this community and for Action Line Housing to act like we are not, and we just have to suck it up is absolutely insulting. To be told that 'this is for everyone' yet not be involved at all in the planning, while simply trying to preserve our quality of life or at the very least not have our property values negatively affected is even more hurtful. Action Line Housing couldn't even be bothered to have a full board meeting to listen to neighbour concerns. When many of us wrote to them, only some people received replies. Mine was from Zina Weston, she said "I do point out however . . . We have been a part of 'Hats Off Day'; distributed a newsletter; engaged with community volunteers; held summer Strawberry Teas; and for many years we held 'Christmas at the Mansion'". I fail to see how any of these things help the situation at hand, and again it is insulting, and most surely not meaningful consultation, when talking about an issue which could have major implications to life plans and livelihoods.

What sense of community do you think will be enjoyed here once the dust settles and we have been strong armed into accepting an out of character, over densified, invasive project? How many of us will want to move away from the 2 years of construction of a residential building right outside our front doors and bedroom windows. This project, if approved, may be altering generational plans of families who love this neighbourhood, and who want to leave houses to their children. However, who wants to live next to this looming monstrosity with nearly constant noise of garbage and recycling vehicles, shipping trucks with refrigerators running, service vehicles and machines, landscapers and snow clearing vehicles, sirens from ambulances or firetrucks, the list goes on. and since they are a commercially zoned property, they have a different set of rules than the rest of the surrounding community. Seton Villa wastes no time reminding anyone with an issue that they are not residential, this when it suits their needs, yet not commercial when it also suits their needs. They seem to be able to avoid many issues which are clear violations of bylaws simply due to this ambiguity and lack of city enforcement when issues are brought to departments attention.

We all understand the need for more proper seniors care, and I must make it clear I am not against improving the lives of the residents at Seton Villa. However, I do not see how it is fair to anyone to do so at the expense of the neighbours and their property. We already put up with more than we should be asked to, and for the proposal to state that there will be no significant increase to: traffic, garbage, recycling, workers, visitors, service vehicles, etc., is again, very insulting at the least, and honestly, just a flat out lie. Any increase to what we already deal with is going to be too much. Currently I get woken by some vehicle at Seton Villa nearly every morning for the last 5.5 years, many of these vehicles come before the legally allowed times, despite having numerous conversations with Seton Villa staff, execs, the truck companies themselves, and with city officials (who usually say it only counts if we can get there while its happening but we only have 2 bylaw officers so the likelihood is slim). Is it too much to ask for a quiet day where companies respect at least the laws?

Perhaps before trying to expand for profitability, Action Line Housing should be assessing the current tower for quality of their residents life and alter it accordingly before adding a new building. I would also think the city would be interested to have the existing tower seismically tested before allowing a building

housing mostly semi mobile seniors averaging 85 years of age right in its fall zone should it fail. Perhaps I have a vested interest in the tower having a seismic assessment as well, as i too would be crushed. Could the city ask this be a requirement of any new project, at the very least? Could it ask that the tower be assessed even if the project is denied?

Please do not allow this invasion of our quality of life to continue. vote down this proposal and honour the decisions of previous councils to not allow any more expansion or densification on 3755 McGill Street. I currently have 230+ neighbours at Seton Villa. How many more is too many for a single block in a single-family neighbourhood, one which is already home to a heritage building and a designated heritage park?

My final though is directed towards the board of Action Line Housing, who since realizing that the surrounding community, which they claim to be a strong part of, is not supportive of their proposal, they have gone searching outwards throughout Burnaby for any voice who will support them. Please remember that the surrounding community is overwhelmingly against this project. We are not against senior's care or improving the existing tower. When board members like Barbara Spitz send emails to the community at large calling us NIMBYS, I take great offense at the idea. But when I break it down, I do agree that my literal backyard is no place for Seton Villa's noise, constant light pollution, staff cigarette butts, food waste dropped from birds taking it out of their overflowing garbage, smell from garbage and recycling, privacy invasion from each and every delivery or pick-up driver. Does saying I deal with enough from them already make me a NIMBY?

I hope council sees that this proposal is not in stride with the own density mandates, or their goals to protect single family neighbourhoods. Those are great goals, but they don't matter if they are easily ignored. Can council honestly say that this project meets a standard of reasonableness. Not only for the property it is on, but for all residents affected.

Thank you for your time,

Sam Warsh
3726 Trinity St.
Burnaby BC
V5C1N2

3557 McGill Street,
Vancouver, B.C. V5K 1J2

604-299-9239

December 15, 2020

To the Mayor and Council,
City of Burnaby

VIA EMAIL
clerks@burnaby.ca

Re: Rezoning # 19-32 Seton Villa

Although I reside in Vancouver, (Vancouver Heights) which is two blocks West of Boundary Rd. and approximately five blocks away from Seton Retirement Villa, **I am writing in support of the possible new building at Seton Villa (rezoning reference #19-32).**

I believe the proposed new wheelchair accessible building would be an asset to Seton Villa itself and most importantly to those currently residing in Seton Villa who eventually may require that accessibility together with future residents requiring the same.

In your decision the main consideration should be given to those seniors who require wheelchair affordable housing.

Please don't deny those who unfortunately suffer with restrictive movements not to enjoy a better quality of life.

Thank you.

Yours truly,

Avril M. Fishburne

/amf

From: Tiffany Ramsden
Sent: December 15, 2020 2:26 PM
To: Clerks
Subject: Rezoning #19-32

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3726 Trinity St
V5C 1N2
Burnaby BC

December 15, 2020

To the Mayor and City Council of the City of Burnaby,

My name is Tiffany Ramsden, I moved into 3726 Trinity St May 2020 but I have been a part of Sam Warsh (and families) life for several years prior to their purchase of the property in 2015. I left my long term rental, my home, to move in with Sam and build our home together. As Sam's partner I have witnessed first hand the significant impositions that Sam and neighbours already must deal with as a next door neighbour of Seton Villa. I am sincerely baffled that Action Line Housing finds it appropriate to essentially demand that the community and its residents be forced to give up even more.

When Sam first moved in we went straight to work to reinvigorate the yard and modest nearly 80 year old home. Sam quickly forged relationships with neighbours, they have worked harmoniously together to plan and complete joint projects (retaining wall, fence) which Sam completed with some help. I have been a part of this process as well helping out where I can with the work and more often in the yard garden- Ive worked in an Arboretum and Sam and I bonded over our love of plants. We have been growing Tomatoes here for years and more recently squash, zucchini and many more! I have built an impressive seed bank. Other neighbours have chatted us up while we have been working together in the yard and said let us know how nice it is that the old home is being revitalized vs torn down and replaced by something huge.

The garden has been mostly in pots so we could move them around "chasing the sun" as we got to know the light patterns in the yard to maximize the limited spaces that see enough light to produce. Our garden has brought much solace and peace of mind in this year of tribulation. The Council will note that proposed expansion will immerse our yard in full shadow for 7 months a year and severely limit it in the remainder. Not only will this rob us of the ability to grow the vegetables I mentioned (that saves our grocery bill) but it will render wasted my partners and my years of hard labour, sweat, countless hours and a great deal of money. Not to mention put our life plans in limbo.

Seton Villa has time and time again shown themselves to not be "neighbours" in any sense of the word. We have learned that our many concerns in these past 5.5 years are merely an echo of our neighbours many of whom have been a part of the community longer than Seton Villa has.

In Sam's first winter in the house it was impossible not to notice how unsafe the abruptly ending front sidewalk (on Trinity St) was for our 230 senior next door neighbours. For those not familiar, the sidewalk that almost circles the block passes our yard and then ends at the property line of SV with 2

steps with a railing that simply lead into the street. We have watched on countless times as residents from SV, often with walkers, gingerly step off of the safety of the sidewalk to the slippery snow and ice covered road. Sam contacted the City of Burnaby to find out what the process looked like to try to get the side walk continued to the end of the block - where it would join existing sidewalk and create a complete loop of the block. We learned from the city that there had been efforts before from the community to complete the sidewalk, we learned that there was full support from the local community to have the sidewalk completed and that Seton Villa actively prevented the project from being completed. This was over decade ago and the issue has been brought up to Seton Villa many times in this time. [REDACTED] Council has noted that Action line housing has been trying to get another project built on the property for "over a decade"- this illustrates how quickly Action line housing tried to circumvent the stipulations made by the past City Council and the promises it made to this community -that SV would not be granted any further expansions- it also begs the question "did they have had any intentions of fulfilling their agreements and obligations to the community, or has this been 30+ years of lip service?"

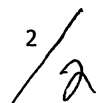
You'll see that in the proposal Action Line boasts of a completed sidewalk- as if it is something they are giving to their residents instead of the truth- which is that the community has wanted this for everyones safety including the 230 residents for a very long time and that Action Line is finally thinking of "allowing" us all to have it- truthfully it feels like it is being held hostage by their ambition to expand. [REDACTED] The community in the area directly surrounding and impacted by Seton Villa have heard Seton Villa's pitch at the past council meeting and we have seen the letter that they crafted and emailed to community members outside of the impacted areas that vastly misrepresent the interests of the community and the extremely valid concerns of its existing residents. Seton Villa has attempted to create a false Narrative that pits the community against Seniors and Housing, Seton Villa called the community members "NIMBY" standing for - Not in my back yard- how dare they make a statement like that when there is an existing tower of 230 residents on the other side of our back fence- it is less than 50 feet from the back corner of our house (our bedroom window). How dare they make a statement like that when we can make eye contact and have a conversation from our back porch with a person standing on the Seton Villa W entry.

Even with all of the frustration and disregard from the management of Seton Villa Sam and myself have forged relationships with a number of its residents- though of course I can't get to know all 230 of them. Since Sam moved in the front yard has shared a low chain link fence with "Anita's Garden" a small plot where Anita (a resident) grows among other things; raspberries and roses. Anita and I have spent time chatting as she gardens and I work on the yard or pull weeds; our conversations have ranged from our plant to Women's health issues. She has offered much encouragement since Sam moved in letting him know that she and others have enjoyed watching the old overgrown yard into something more and more special each year. If this expansion is built instead of my neighbour Anita and her garden I will tend the front yard next to a busy driveway into a parking lot looked down upon by a 4 story glass walled "multi-purpose space" for residents and their visitors. Considering that a great deal of the units in the existing and "expanded" Seton Villa are Bachelor/Studio units it seems safe to say that this should be a popular new place to spend alot time for 270 residents + their visitors.

I urge the Mayor and Council to truly listen to this community and take care with this matter. It seem very clear that this expansion is inappropriate and that Action Line Housing does not care about this community.

Thank you for your time in this matter and thank you for coming to our community.

Regards,
Tiffany Ramsden

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December 15, 2020

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

To: Mayor and Council

Concerning: **Public Hearing on REZONING REFERENCE #19-32**
Expansion of Seniors' Supportive Housing at Seton Villa

We wish to express our opposition to the rezoning application and describe a few of our concerns.

Compromise of heritage value and future uses of Overlynn mansion.

The new building would remove the views to the west from Overlynn. It would also reduce the public's view of the front of the mansion.

The visual front or face of the Overlynn Mansion is the west side, the side with the terraced entry. Every picture of Overlynn dating prior to 1936 that I have found is taken of the west side. The east or Esmond side is the back of the mansion, the service side where deliveries would have been made.

If the proposal for a second building goes ahead the future uses and heritage value of Overlynn would be seriously compromised, especially any likely community use. The proposed garden pavillion would be about 9 feet from the stone wall of the first terrace and about 42 feet from the line of the westmost wall of the mansion. To put these distances in perspective a lane allowance in this part of burnaby is 20 feet.

Burden of numerous Film and TV productions at Overlynn.

Large transport trucks, trailers, dressing rooms, tents, lighting structures and diesel generators occupy the south side of Trinity St from the entry to Seton Villa parking east to include the first block of the park and much of adjacent Esmond St. On filming days vehicles carrying people and equipment constantly come and go to Overlynn. The diesel generators run from 7:00 am until 10:00 pm and spot lights facing the windows frequently turn night into day for the scenes shot inside the mansion. The latest production was scheduled to use the site for 16 calendar days with 2 intense days of filming during which two diesel generators ran directly across the street from our house. This production is typical.

Seton gets the revenue while Overlynn continues to deteriorate and the neighbours get the regular lifestyle change involving noise and light pollution and parking/traffic headaches. All in addition to the regular problems of density inappropriate to a single family residential neighborhood.

The current condition of Overlynn is well documented in other submissions.

Density – the essential problem

The 48 additional units represent a 22% increase. It is reasonable to anticipate a similar increase in staffing and in supply and service traffic and soon visitors. There has been no significant attempt to address existing supply and service access problems in the current proposal. Why should we be expected to accommodate an increase in noise and congestion on this block.

Attitude

In 2013 residents started a petition to have curbs and sidewalks on both sides of the 3700 block Trinity street, coincident with the sewer separation project. The Action Line Housing Society did not support the initiative and it failed. There is no sidewalk on the south side of Trinity Street along the Seton Villa property. Whenever I see a senior resident of Seton Villa coming down the paved road surface of Trinity using a walker I am reminded of Action Line Housing Society's evident depth of concern for their clients and their attitude toward the neighborhood. Ironical that they are now claiming sidewalks and curbs as a benefit of the proposal.

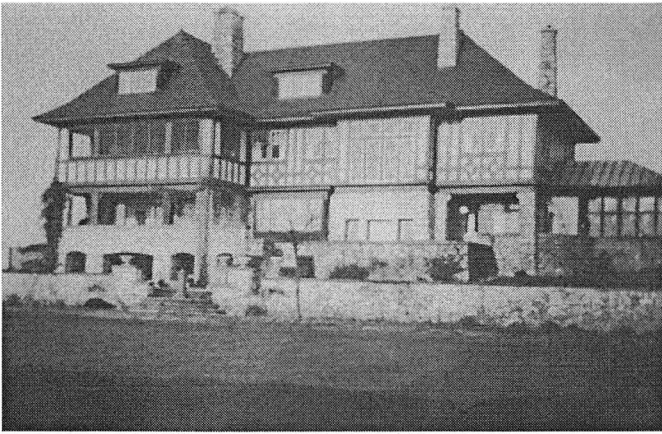
We are confident that any need for increased capacity for seniors housing can be met at more reasonable, accessible locations and would encourage the city to explore alternatives and encourage Seton Villa management to focus on better solutions to problems created with the current density.

Sincerely

Ethel Goh and John Marshall

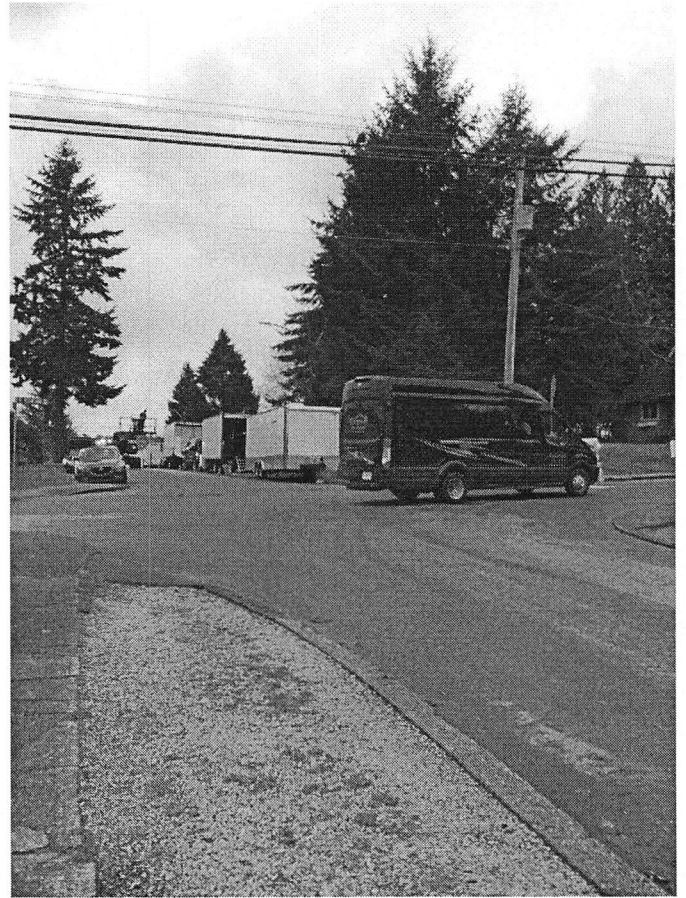
3765 Trinity Street

Please see supporting photos on pages 3 & 4



Front (West) of Overlynn showing first terrace stone wall.
Photo taken (1930) at point that would be inside or
blocked by proposed Seton Villa addition

Filming Day this month at Overlynn Manor



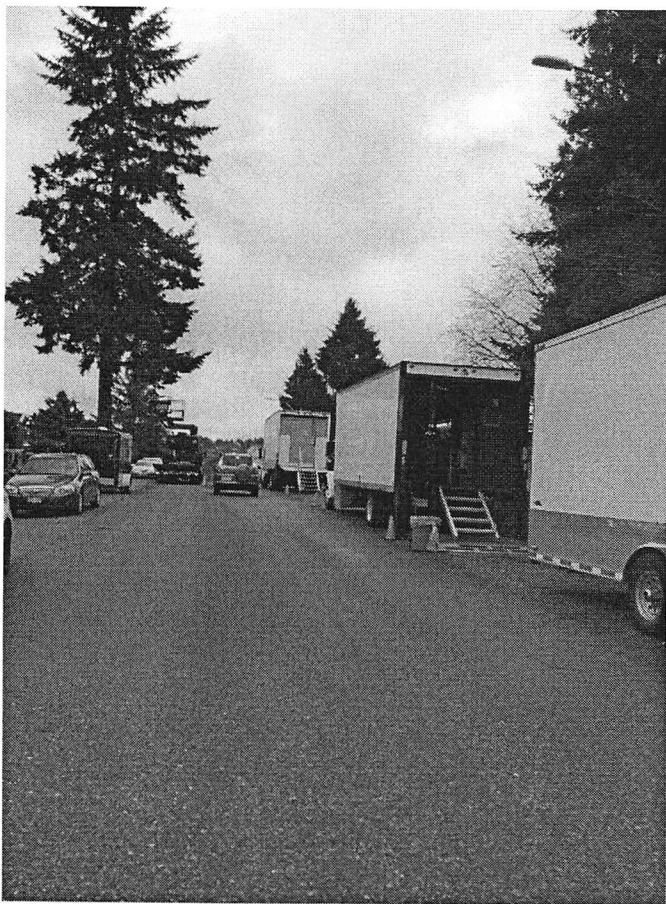
Trinity and Esmond



Trinity south side



Trinity beside Overlynn



Trinity on north edge of park with traffic



Ingleton – east side of park