

From: [Tristan Johnson](#)
To: [LegislativeServices](#)
Subject: Re: In Strong Support of Rezoning for Bevan St and Marine Drive (Re: August 29th public hearing) (REZ22-04)
Date: Thursday, August 24, 2023 12:57:18 PM

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my address is 7304 coronado drive, burnaby

Tristan Johnson
FIPPA Sec. 22 (1)
Email: [FIPPA Sec. 22 \(1\)](#)

On Wednesday, August 23, 2023 at 02:22:48 PM PDT, Tristan Johnson <[FIPPA Sec. 22 \(1\)](#)> wrote:

City of Burnaby Mayor and Council,

I am writing in strong support of the rezoning for the townhome project at Bevan St and Marine Drive to allow 92 non-market rental townhomes and 91 market rental townhomes (i.e., rezoning 22-04).

Burnaby and Metro Vancouver in general have a shortage of housing that is appropriate for families and is affordable for moderate income households, so this project is very important.

Here are the facts about why this rezoning should be supported:

1) There is a shortage of rental housing in Burnaby and Metro Vancouver and although this project will not solve this shortage on its own, building more rental housing will at least help alleviate the shortage somewhat:

The Federation of Canadian Municipalities' report, "No Vacancy: Trends in Rental Housing" , indicates that a balanced rental vacancy rate is between 3% and 4%. Any vacancy rate below 3% is considered to be a rental housing shortage. According to CMHC's Housing Market Information Portal, Burnaby has had a rental vacancy rate below 3% for 9 out of the past 10 years, including 1.1% in the most recent period (October 2022), indicative of a persistent state of rental housing shortages. Metro Vancouver has not had a single year with a balanced rental vacancy rate at 3%-4% for the entire 1990-2022 period - i.e., Metro Vancouver was in a rental housing shortage every single year during that period. Metro Vancouver had a rental vacancy rate of 0.9% in October 2022. There clearly needs to be more rental housing available and this project will contribute to additional rental housing stock.

2) Metro Vancouver and Burnaby have an acute lack of rental townhome stock:

As of October 2022, townhomes composed only 1.6% of Metro Vancouver's purpose-built market rental stock and 2.3% of Burnaby's purpose-built market rental stock (1,924 out of the 120,472 purpose-built market rental units in Metro Vancouver and 262 out of the 11,614 purpose-built market rental units in Burnaby were townhomes). These townhome proportions of purpose-built market rental townhomes were lower than the 3.5% of Canada's purpose-built market rental stock composed of townhomes (79,339 out of 2,269,937 purpose-built market rental units in Canada were townhomes). Furthermore, the stock of purpose-built market rental townhomes in Metro Vancouver has decreased dramatically in the past 5 years, from 3,055 units in October 2017 to 1,924 units in October 2022. Therefore, this project helps to fill a void of rental townhome stock.

3) Metro Vancouver and Burnaby have an acute shortage of family-friendly 3+ bedroom rental units:

The majority of the units in this project will be three bedroom units (79 out of the 91 market rental units, and 46 out of the 92 CMHC Median Market Rental units will have three bedrooms). This is important as Metro Vancouver has a shortage of 3+ bedroom rental housing: as of October 2022, only 3.4% of Metro Vancouver's purpose-built market rental units and 4.8% of Burnaby's purpose-built market rental units had 3 or more bedrooms

(4,115 out of the 120,472 purpose-built market rental units in Metro Vancouver and 554 out of 11,614 purpose-built market rental units in Burnaby had three or more bedrooms). These proportions of Burnaby and Metro Vancouver's current stock were much lower than in Canada, where 10.5% of purpose-built market rental units had 3 or more bedrooms (239,098 out of 2,269,937 purpose-built market rental units in Canada had 3 or more bedrooms). Clearly, there is a shortage of family-friendly rental housing locally and regionally that needs to be addressed and this project will work towards that goal.

4) The non-market rental housing component (i.e., CMHC Median Market Rental Units) will help with the shortage of non-market rental housing units in Burnaby and Metro Vancouver:

The CMHC Median Market Rental Units, although not affordable to households on income assistance and/or in low income households, still help to address the needs of moderate income households that are having challenges finding housing in Burnaby and Metro Vancouver. The number of households on the BC Housing Wait List for affordable housing continues to grow in Metro Vancouver and Burnaby and underestimates the total demand for non-market housing, as some non-market housing providers use their own separate wait lists. So, this number should be considered the absolute lowest level of demand for non-market housing. As of June 2022, there were 14,857 households on BC Housing's Wait List in Metro Vancouver, a large increase from 11,007 households 5 years earlier (June 2017). Similarly, in June 2022, there were 1,815 households on BC Housing's Wait List in Burnaby, a large increase from 1,317 households 5 years earlier (June 2017). Therefore, there is a growing need for non-market rental housing.

5) CMHC Median Market Rental Unit rents are considerably more affordable than what is available on the market:

Although the CMHC Median Market Rental Unit rents of \$1,979/month in Burnaby and \$2,100/month in Metro Vancouver for 3+ bedroom purpose-built market rental units (based on October 2022 data) will not be affordable to income assistance households and other low income households, they will still be much more affordable to moderate income households than most rental units currently available. A quick search (on August 23, 2023) of 3+ bedroom rental units in Burnaby on Padmapper for units under \$2,000 showed no units available, with the cheapest units available at \$2,700. Similarly, a quick search of 3+ bedroom rental units in Burnaby on Craigslist for units under \$2,000 showed no units available. Therefore, these CMHC Median Market Rental Units are filling a part of the housing spectrum that is not currently being adequately supplied by the market.

6) With townhome prices and single-family home prices extremely high in Burnaby, townhome rentals represent an important option for families to have family-type housing in Burnaby:

In July 2023, according to the Real Estate Board of Greater Vancouver, the benchmark price for single family homes in Burnaby South was \$2,235,800, while the benchmark price for townhomes in Burnaby South was \$1,018,000. These prices are clearly not affordable to many families in Metro Vancouver, so having townhome rental stock available for families is an important part of providing ground-oriented housing options that many families need.

As per the above facts, I think that the case to approve this housing project is fairly strong, so please approve it. Thank you!

Tristan Johnson
Burnaby (and townhome) Resident

From: [Glenn Sergius](#)
To: [LegislativeServices](#)
Subject: development proposal comment
Date: Wednesday, August 23, 2023 5:31:52 PM

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Glenn Sergius

6088 12 Avenue,
Burnaby,
August 23

Regarding: Mosaic Avenue Developments Ltd.-----7532, 7544,
7556, 7568, and 7580 Bevan St; 6199 Marine Drive.

Dear Councillors,

Further details for the rental housing development planned for the steep slopes of south Burnaby need to be presented to the adjacent communities affected. This development along with developments for the area around 22nd street station will both greatly impact the Riverside Community.

Residents in the Riverside area have not been consulted or informed about the impacts these developments will have on their community. Have impact studies been done? When do you plan to show studies to the residents?

This area is part of the head waters for Jerry Rogers Creek. Head waters to this creek have already been affect by development up the hill. What study can you show us that will indicate this creek will continue to exist?

Residents of the proposed development will have to go up or down hill for services. Nothing is close or walkable on a hill. Perhaps there could easily be 500+ residents needing cars to get to any retail or services. It is not reasonable to think they will walk up and down that hill. Cars will be parked all over the streets just as just up the hill where the street has turned into a parking lot.

Residents living in Riverside are concerned about traffic, parking and the environment. Building rental housing is important, but it should be closer to skytrain and on flat land closer to services, not on the side of a hill where walking is difficult and cars a necessity.

It would be better to make this land permanent park land. Global warming is an issue. This area could very easily be parkland supporting Jerry Rogers Creek.

Please present the neighborhood impact studies regarding how this development will help renters and the environment at the same time and not ruin Jerry Rogers Creek or turn Riverside into a parking lot.

Glenn Sergius

From: [Steve Billington](#)
To: [LegislativeServices](#)
Subject: Re. Edmonds townhomes on Bevan Lands
Date: Thursday, August 24, 2023 11:52:53 AM

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To whom it may concern;

I wish to express my support for the planned development of lots known collectively as "the Bevan Lands" at 7532, 7544, 7556, 7568 and 7580 Bevan St., and 6199 and part of 6229 Marine Drive in the Edmonds area.

This mix of market and median market rental housing is sorely needed in the city and as a frequent walker through the area nearby, this particular area is underutilized and currently only seems occupied by occasional homeless encampments and the resultant garbage and debris left when those are abandoned. Such sad reminders of the lack of affordable housing in the city may be somewhat remedied by provision of more affordable housing such as this proposed development. Best of luck with it.

I hope this proposal does not face the NIMBY concerns raised by anyone nearby as with the Southwynde residents who tried to call this area 'parkland'--when it clearly isn't--when the concerns are obviously with whom their neighbours might be.

I hope that Council has the resolve to stand up to such self-interest with the greater good in mind. No one is aided by having those with less to spend on housing left to fend for themselves with nowhere to live. Diverse communities are healthy communities. That has always been Burnaby's strength.

Regards,
Steve Billington
6052 Irmin Street, Burnaby