

**From:** [Wong, Elaine](#)  
**To:** [LegislativeServices](#)  
**Subject:** Fwd: Burnaby Draft OCP  
**Date:** Monday, September 16, 2024 8:58:01 PM

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**From:** Andy Wardell **Redacted as per FIPPA S.22**  
**Date:** September 16, 2024 at 3:43:53 PM PDT  
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To Council & Staff:

To summarize, I understand the pressure Bills 44, 46 and 47 place on each local government. Given current and future development under Council's original Brentwood Town Centre plan, I also applaud Council's unanimous support for the retention of Brentwood Park as a single-family neighbourhood.

Please note that many (if not all) land parcels in the Brentwood Park neighbourhood are protected by restrictive covenants that limit development to only single-family homes. These restrictive covenants are not eliminated by provincial legislation, are assets we have purchased and are registered property rights with BC Land Titles.

This gives rise to a few questions:

1. Why does the draft of the Burnaby 2050 Official Community Plan not recognize these restrictive covenants and instead evidence the elimination of single-family homes in Brentwood Park?
2. While it is early days for the impacts of Bills 44 and 47 to be felt, what more can Burnaby Council do to sustain your unanimous support for single-family homes in Brentwood Park?
  - o Recognize restrictive covenants in the OCP?

- Work toward shifting the Province's one size fits all development circle back south of Lougheed Highway?
- Request Burnaby staff to collaborate with BC Assessment (while independent they do listen to each other) striving to ensure that annual Completed and Revised Assessment Rolls reflect restrictive covenants in land valuations. Done well this can avoid what I believe would be hundreds of assessment appeals that both BC Assessment and City staff would have to manage.

Andy Wardell

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Helpful links!

Undemocratic BC Bills 44, 46, 47 & 18 don't achieve housing affordability needs in Vancouver (or anywhere) so should be rescinded (Elizabeth Murphy) | CityHallWatch: Tools to engage in Vancouver city decisions (wordpress.com)

Burnaby to lobby BC for transit-oriented development exemption - Burnaby Now

Burnaby residents oppose B.C.'s transit-oriented development - Burnaby Now

Burnaby mayor slams new provincial housing legislation - Burnaby Now

Metro Vancouver cities struggle with new housing legislation - Burnaby Now