

Consultation Results

Proposed Official Community Plan Amendment for 6005 Pandora Street (Stratford Gardens)

January 2025

OUTREACH

As authorized by Council on April 15, 2024, staff undertook a consultation process on the proposed amendment. Consultation consisted of a notification letter sent to the following parties:

- Local First Nations
 - kʷikʷəłəm (Kwikwetlem First Nation)
 - xʷməθkʷəyəm (Musqueam Indian Band)
 - Skwxwú7mesh Úxwumixw (Squamish Nation)
 - səliłwətał (Tsleil-Waututh Nation)
- Burnaby School District #41
- Owners and residents of properties within a 100 m radius of the site.

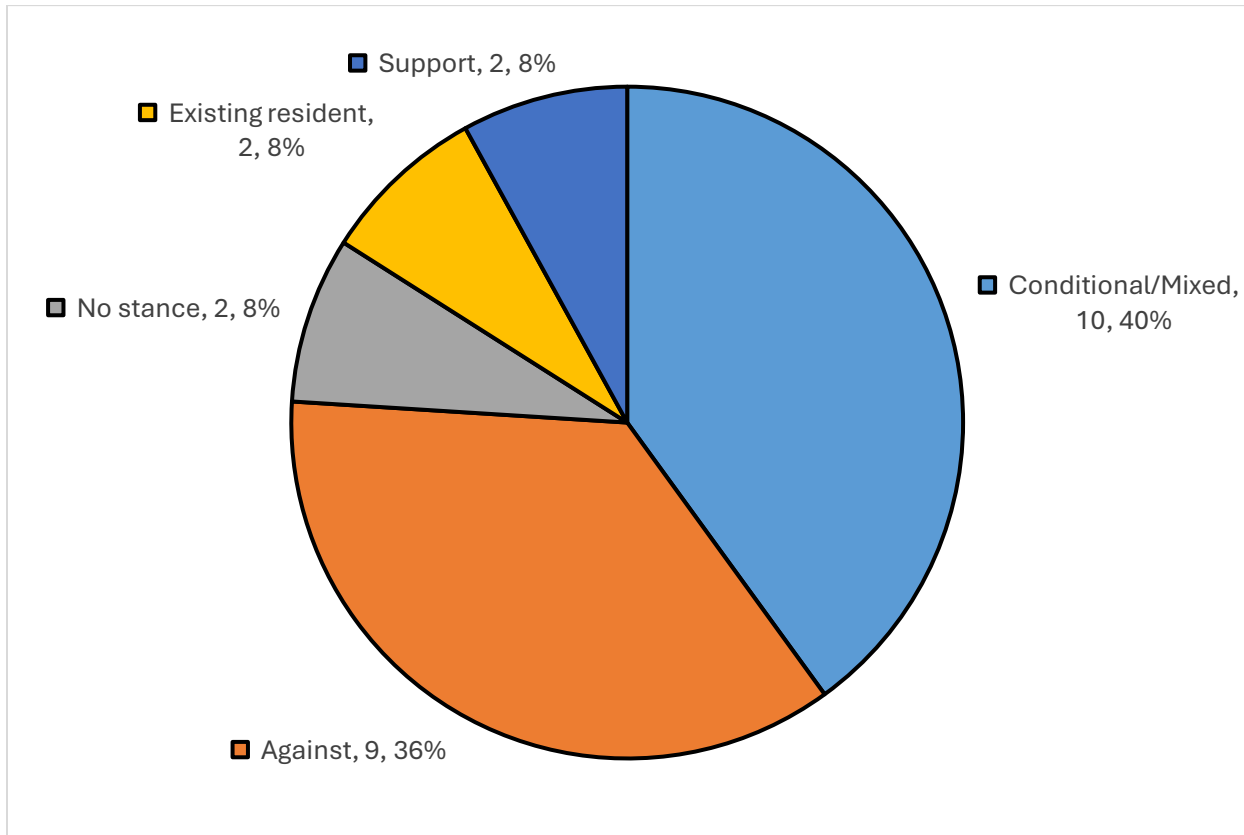
For owners and residents within a 100 m radius, notification letters were sent to a total of 373 individuals from 283 households.

RESPONSE BREAKDOWN

Phone	Email	Petition	Host Nations	School District 41
3 calls from 3 neighboring households	30 emails from 20 neighboring households and 2 existing residents of Stratford Gardens	1 letter with 28 individual signatories representing 19 households	1 response from Kwikwetlem First Nation: no comment	The amendment is not projected to have a significant impact on enrolment in the area. Capitol Hill (Elementary) would be able to absorb the expected addition of student enrolment.

POSITION ON PROPOSED AMENDMENT

(Emails and calls from residents and owners within a 100m radius only)



Support – respondents who were overall supportive of the proposed amendment, usually with no additional comments

Against – respondents who were clearly against the proposed amendment

Conditional/Mixed – respondents who expressed that they may be willing to support or consider the proposal if certain conditions are met and concerns are addressed; includes those with specific concerns

No Stance – respondents who did not express a clear stance but instead posed questions

Existing Resident – respondents who are current residents of Stratford Gardens and had questions, complaints, and suggestions for amenities/services/programs

For respondents who commented more than once, their overall position on the amendment was recorded only once.

COMMENT THEMES

(Emails and calls from residents and owners within a 100m radius only)

Comment Themes	Count ¹
Concerns about increased population and impacts on traffic, parking, infrastructure, and facilities	11
Concerns about crime and safety	10
Concerns about proposed heights	8
Requests for broader consultation and communication	6
Concerns about affect on property values	6
Concerns about impact on environment	6
Concerns about losing views	5
Concerns about impact on neighbourhood character	4
Concerns about privacy and security	3
Accessibility concerns	3
Concerns about disruption to current residents, relocation, temporary accommodations	3
Questions about composition of new development, specifications of room sizes, etc.	2
Confusion around OCP designations and goal of the proposed amendment	1
Request for development to remain senior's housing only	1
Suggestions for building and unit design, amenities, services, maintenance/monitoring, etc.	1
Questions about additional consultation	1
Concerns about maintenance issues	1
Request to keep OCP designation as-is, but not against redevelopment of the site	1
Question about development timeline	1
Request for more transparency around intentions, how units will remain affordable and accessible to those who need it	1
Welcomes families	1

PETITION SUMMARY

- Strong objection and opposition to proposed amendment
- Reasons:
 - Stratford Gardens is unlike the other 8 developments already designated as Suburban Multi-Family Communities in the OCP, as it does not have an adopted plan.

¹ Count is per theme that appeared, not per comment. Comments may have included more than one theme.

- Concerned about removing the prerequisite that Suburban Multi-Family Communities have already adopted plans.
- Worried about changes to the natural features of the community and surrounding areas.
- Previous engagement by BC Housing was not sufficient.
- Worried about proposed setbacks and parking provisions being inadequate (based on 2021 plan).
- Concerned about noise, security, potential negative effects on property values.
- Concerned about the proposed height and loss of views.