



## **Burnaby Council Candidate: Gulam Firdos - independent**

City Planner and Affordable Housing Expert for 35 years and Social Scientist. Previous Board Member City of Burnaby. Former President Bangladesh Institute of Planners and member Planning Institute of BC. Was United Nations Expert on Affordable Housing for 10 years.

### **What skills would you bring to the Councillor's position and how would those apply to the business community?**

The main purpose of the City Council is to manage the Land use pattern of the City. As such one must be conversant with the land use pattern as well as the land configuration surface and subsurface. As such we should be able to configure what we expect from the land we live in. As a City Planner and Affordable Housing Specialist I would like to bring a change in the age-old City Council Policy on Housing and Densification. We all know that high rises and dense development will increase the housing prices as a result it will indirectly have negative effect on business.

### **What strategies do you think the City of Burnaby should adopt to foster the growth and success of our local businesses?**

Affordable housing and Affordable rental housing are the most acceptable strategies for business success as this strategy will help greater number of middle-income people to remain on the mainstream of business and at the same time they would provide support for local business to grow and flourish.

### **How would you propose the City of Burnaby manage its continued densification and the development of its town centers?**

City of Burnaby has been one of the most affordable cities in Canada. The population growth as well as migration trend has been quite encouraging over the last couple of years until the City started the density bonus and unregulated densification through the process of rezoning.

As a City Planner my concept of densification is a natural process and that rezoning would only be encouraged to take place if and when the need to densify is strongly felt and approved by the Citizens at large.

Regarding managing densification, I want to add that the area of Burnaby being 98 sq. km the density should be allowed only up to the point of saturation.

As we look towards a developed city, it is important to consider the negative aspects of growth, since over densification can erode the socio-economic value of city life. A concrete Jungle will only have negative impacts on the people.

In my opinion as a housing expert a balanced development of density along with land use will be the best solution.

With the current trend of density only development the situation by the next 4 Years will totally deteriorate the current land use and development.

### **If elected, what would be your top goals for your coming term in office?**

If elected my top goals would be in the following categories

- Fight for Affordable housing and rental housing geared towards the middle class to encourage economic independence in social life trade and commerce.
- To fight for social wellbeing of citizens such as organize and fight for Ambulance facilities for seniors so they don't die without hospital transfer.
- Fight against hate crime and all kinds of anti-social activities such as drug abuse and gang conflict as well as Islam phobia.