

**The following item(s) of  
correspondence was received  
expressing concerns regarding  
Rezoning Reference 15-37.**

Dani Ryan  
17-7136 18th Ave  
Burnaby, BC  
V3N 1H1

April 26, 2016

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

To: Council of the City of Burnaby

Re: REZONING REFERENCE #15-37  
Townhouse Development with Underground Parking  
Edmonds Town Centre, Sub-Area 2

I am writing in response to the notice for a Public Hearing regarding the proposed amendment to "Burnaby Zoning Bylaw 1965".

As the owner of the strata lot in the property adjacent to 7141 and 7145 Seventeenth Avenue, I believe I am affected by the proposed bylaw.

Regarding the proposed development as outlined in the report to the City Manager from the Planning and Building Department, the section of relevance to me is Section 3.3. Section 3.3 describes the closure of the rear lane and its inclusion into the development site. This surplus area of 1256.4 sq. ft. will be required to be acquired by the applicant at market value.

We live in the 2-bedroom end-unit (southeast corner) townhouse at 7136 18th Ave. It is a unique townhouse unit because it has a bigger yard than most, which is important to us as parents and dog owners. We love where we live. We take our dogs walking by Byrne Creek almost daily in the summer. I walk to the Edmonds skytrain station to get to my job in downtown Vancouver.

This year, my family has grown to a family of four. We started looking for bigger places to move to but the real estate market is unpredictable at the moment. Then we thought about renovating. Our strata complex is made up of 2- and 3-bedroom units, with the 3-bedroom design being an added dormer at the attic level that contains the third bedroom and an additional bathroom. We met with a contractor to consider the possibility of converting our 2-bedroom unit to a three-bedroom unit. However, I didn't know about the bylaws regarding maximum floor area ratios.

Now that I understand how the size of the land affects the density it may contain, I'm curious about how it can be assumed that land that abuts two properties may necessarily be offered to only one of the properties. I do not know if my strata corporation would be interested in

acquiring this land, however I do think it would be appropriate for it to be offered. I may not be the only owner who is interested in renovating. I realize that the impact of this size of land may seem negligible, but I believe it is about the size of the larger units being proposed in the new development.

Thank you for your consideration of my submission.

Dani Ryan