

Dr. Pardeep S Rai M.D. Inc.

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August 3, 2017

To: Planning committee

Re: Off-street access for 5291 Carson Street

From: Dr. Pardeep S Rai

To whom this may concern:

My name is Dr. Pardeep S Rai, I am a practicing family physician in the lower mainland for the past 8 years. In addition, I am a family medicine clinical instructor for the University of British Columbia. I have made the city of Burnaby my home ever since I graduated residency from the University of Manitoba. My family and I are very proud to be part of the community. The services and amenities available in the city of Burnaby feel unlimited. I currently have a family which consists of my wife, 2 young children, and my elderly grandmother.

This letter is to address a concern which has come to my attention as I plan to build our family home located at 5291 Carson Street. New local zoning policies have been set in place within the last 3 years. In particular, the zoning policy regarding location of the driveway access at the rear of the house for off-street parking. My understanding is this local zoning policy is primarily focused on creating uniformity and consistency within the neighborhood homes. Nevertheless, in trying to create unanimous conformity with this new regulation, consequences and side effects inevitably will arise.

I am sure as the implication of this particular new policy becomes more far-reaching to future Burnaby homeowner's, the benefit/consequences will become more apparent overtime. In turn, modification and changes will subsequently occur.

With all policies, there will always be legitimate reasons for adaptations to the rule which must be applied. No rules can be all encompassing and universally applied without unintended hardship. With this in mind, I refer a clause in the most recent City of Burnaby Zoning Bylaw for Residential 5 (R5) section 105.12 updated as of November 2016. The latest R2 (for which 5291 Carson St property is situated) bylaws have not been updated since 2012. However, I strongly believe that particular sub-section be applied to specific R2 properties in future updates due reasoning explained below. Section 105.12 (Off-street parking) highlights that exceptions may be made if access is not feasible because of **an extreme grade**, in which case a garage or carport having a maximum area of 452.1 sq.ft may be attached to the dwelling (B/L No. 10397-96-07-22).

I believe the above exception was designed, and fundamentally rooted, on safety concerns for the people who must reside in homes situated on significantly sloping hillsides in specific pockets of Burnaby's neighborhood.

For my particular circumstance the exemption of 105.12 is needed to be applied. This is due to the inherent safety/hazard risk to the elderly or disabled people should off-street parking be mandatorily enforced to the rear lane. The rear lane access at 5291 Carson Street is nearly 20 feet above the basement floor of the home to be constructed. As such, is **significantly sloping or has and extreme grade** relative to the front street. My grandmother is an 80 years old female who has mobility concerns and fall risks due to significant chronic medical conditions. (The particular medical conditions are outside the scope of this letter).

Thus far, we have lived in two homes located in Burnaby. One home was located on the high side (South facing) and the other on the lower side (North facing) in the R2 South slope neighborhood. Both homes were situated on extremely graded slope however had attached garages to the house. We never had a concern with members of my family entering into the home as the garage finished level to the basement. My grandmother would primarily reside in our suite located on garage level basement floor. Obviously this attached garage design allows ease and safe access to home. It protects against snow logged winters which can be of great safety concern due to multiple steps required to travel up and down the staircase. Not only are the many steps required to travel the entire staircase span dangerous for the elderly, these steps unquestionably are located outside the framework of the garage and exposed to snow and icy conditions.

With my experience as a family physician and working in the Emergency room, I believe I am qualified as an expert witness, in stating hip fractures caused by falls from stairs have an extremely high morbidity and mortality rate. Safety must always take precedence when creating by-laws and policies. Undoubtedly, in my professional opinion, this is why sub-section (B/L No. 10397-96-07-22) was created and ought to be applied to R2 homes with significantly sloping properties. It provides allowance for Director Engineering to grant exemption due to extreme grade and its intrinsic safety concerns on a case per case basis.

My hope is the City of Burnaby and or the Planning Committee finds compassion and understanding with my genuine safety concerns created when conforming to this rear laneway access for off-street parking. It would provide great peace of mind if we are granted approval to have a driveway crossing and garage attached to the front of our property so my grandmother is able to access her living quarters in a safe manner.

Again, thank you for your time and consideration with my formal request. Please do not hesitate to contact myself at [REDACTED]

Sincerely,

Dr. Pardeep S Rai. MD.