

[REDACTED]

Pina Zumpano

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November 26, 2017

Re: 7297 Ridge Drive, Burnaby, B.C

I purchased a house located on 7297 Ridge Drive in Burnaby in 2014. The lot area is approximately 25,000 square feet. My intentions for this lot is to build my dream home. At the time, when I investigated the zoning, there was an R2 district zoning with the lot area and width that accommodate the R2a requirements for bigger lots such as mine. This zoning was ideal for the type of home I wanted to build and it would blend in with the rest of the homes in the area which have been granted the R2a district zone.

The existing R2 zoning still allows for R2a zoning but, I have been recently told by the City of Burnaby that applications for R2a district zones are not currently considered by Burnaby City Council. This decision by the City Council has put my plans on hold and in record real estate sales, this decision has actually de-valued my property. I have paid a premium purchase price for this property because of the allowance of the R2a zoning and am currently paying record prices for the yearly property taxes. These costs have been based on the potential of an R2a zoning which I'm not able to apply for.

The current R2 district zoning will allow me to build approximately 4700 square feet which on a 25,000 square foot lot will not only appear disproportionate to the lot area but, also, it does not allow me to utilize my lot to its fullest potential of which I have paid for when I purchased the property.

There is currently a 7000 sq.ft. older home with a swimming pool on this property. I am basically being told that I cannot replace what has been there for years.

I have not yet applied for the R2a zoning because the cost of the application is almost \$4,000.00 of which the majority is not refundable, should council not review it.

I am asking Burnaby City Council to allow me to apply for R2a district zoning and have council review my application and grant me the R2a district zoning. This zoning will allow me to build a home that not only will comply with the look of the current homes in the area but, will also coincide with the price I paid for the property and the price of the yearly property taxes that I am paying for this property.

I would like to set up a meeting with council as this has hindered us from going forward with our plans.

I thank you for your time and I await your response,

Sincerely,

Pina Zumpano

[REDACTED]