

Suzana Matkovic

February 20, 2018

mayor@burnaby.ca
City of Burnaby
4949 Canada Way
Burnaby, BC
V5G 1M2

RE: LANEWAY/COTTAGE/DUPLEX HOMES - SUNCREST AREA

Dear Mayor Corrigan and Councillors,

There are many properties in the Suncrest Area from Imperial to Rumble that have laneway access. Many of these homes have garages that are accessed from a free-standing building facing the laneway and yet many homeowners still park their vehicles on the side of the street in the front of their homes. Others have carports and driveways on their property in the front and nothing free-standing in the laneway. There are several parcels in the area with ample land space to build laneway or carriage style homes.

It is my understanding that this area is zoned as R10: Low-scale development in mature single-family areas with consistent low-scale character. Notwithstanding that if in fact R10 was low-scale character than the City wouldn't be approving larger homes to be built on the same block. Please correct me if I am wrong but I fail to see how this is considered low-scale character.

In addition, R4 or R5 - provides for the use and development of two-family dwellings on larger lots in medium density residential areas. Our home sits on a lot that is 75' x 127', much larger than those in R4 or R5 residential areas and we have lane access whereas some R4's and R5's have none. Our property isn't in the OCP designation and would require an OCP amendment for a duplex to be built on this lot. There is a two-family dwelling "duplex" directly across the street from our home that was grandfathered in back in the 50's when it was built and yet the City of Burnaby has no plans to allow homes built 10 years after that to develop two-family dwellings. Isn't this a little biased? Allowing homeowners to provide more density on existing land allows those who can't find affordable housing other rental options to live and work in the City of Burnaby.

Copied to:
City Manager
Director Planning and Building
Referred to:
Planning and Development Committee (2018.02.27)

I am aware of the Comprehensive Development Plan in place for the City of Burnaby and the Metrotown area but don't recall receiving any type of notification regarding this plan. I understand tearing down rentals and building high-rise condo's works better for the City of Burnaby with regards to increased revenues from a tax stand point, however it also leaves little to no consideration for those who are being misplaced from the lack of rental units.

We are facing a housing crisis in Burnaby no different than that in any other part of the City of Vancouver and the surrounding areas, regardless of the budget provided by the NDP today, wouldn't it make sense to revisit the land use policy and allow homeowners to build laneway/cottage homes or a duplex/four-plex on larger lots? Increasing density mitigates the environmental and economic effects of suburban sprawl. It helps to alleviate traffic congestion on our streets, which in turn improves the carbon footprint on our environment, it is another alternative to providing affordable diversified living for young families with children and it is an added taxable income stream for homeowners who are already finding it difficult to be able to afford living in the City of Burnaby.

I look forward to your reply and consideration of rezoning this area and allowing diversified living.

Sincerely,

Suzana Matkovic

Cc: Honorable John Horgan, Premier
Province of BC
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Cc: Honorable Selena Robinson
Ministry of Municipal Affairs & Housing
mah.minister@gov.bc.ca

Cc: Andrew Weaver
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Cc: Sam Sullivan
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