

February 22, 2019

Dear Mayor Hurley,

First, I would like to say thank you for making so many positive changes to Burnaby. I have been living in Burnaby for almost 30 years and truly enjoy the community and the easy access to the Lower

Mainland. Unfortunately, I am writing to you to express my concerns regarding the proposed bylaw changes to cellars.

I have reviewed the Committee Report dated January 10, 2019 on the Zoning Bylaw text amendment in cellar floor area in R Districts. Initially, I was happy to see that homeowners living in Burnaby are now able to construct full cellars without crawl spaces. However, this advantage only applies to zones R1 to R9. The preclusion of R10, R11 and R12 from enjoying the benefits of the proposed crawl spaced policy seems very unfair to the homeowners living in those zones. All homeowners, regardless of what zone they live in, pay their fair share of property tax, utility fees etc. We should all be treated equally, with no exception.

The report says R10, R11 and R12 Districts contain provisions specifically designed to regulate density and built form. The density and built form applies to what is constructed above the ground and what the eyes can see. Not below ground. In fact these zones, especially R10, already

have in place extremely restrictive requirements on height and above ground square footage. Development with full cellar which is underground, WILL NOT affect the overall appearance to the neighborhood. Also, there are no unique neighborhood architectural designs or features which would suggest that they be singled out to be excluded from the crawl space policy. In addition, with the exclusion of R10, R11 and R12 zones, it will immediately reduce the property value of homes in these zones by tens of thousands of dollars. These properties will be less attractive for future home buyers and home builders to purchase.

In summary, the R10, R11, and R12 neighborhoods are just like all the other neighborhoods and

should be included in the crawl space policy. I would like to see all R district zones be included in this round of the Zoning Bylaw text amendments. Thank you for your consideration in this very important matter for Burnaby citizens living in these zones.

Regards,

Harry Joaquin
4651 Napier Street
Burnaby, BC

Rez Ref # T/A
Bylaw # 13983

From: Leslie Zenger

Sent: Sunday, January 27, 2019 5:43 PM

To: Keithley, Joe;
Wang, James

Johnston, Dan; Planning; McDonell, Paul; Volkow, Nick;

Subject: Council initiative re big houses

It is a mess.

As Mr. Dahliwal explained it to me. When someone wants to build up a crawl space area then they must make a suite. He also said that there will not be an inspection process to see that it is actually rented down the road.

All houses will be under the same rules.

The only area counted in total square feet will be the area above ground.

If I already have a suite but it is in a basement. and if my house is built to the maximum square feet but not to the maximum footprint then I will now be eligible to build up and out. Out to maximize my footprint and Up to maximize my square footage (as my basement square footage would no longer be counted). No need to add any more suite as it is already there.

Houses that are built to the maximum square footage but not to the maximum footprint. These houses can build out or people can build workshops or a big shed.

There will be a lot of properties that suddenly have extra square footage available; some to finish crawl spaces, some to enclose decks, some to build up, some to build out.

This is not a simple exercise.

The city could be inundated with applications for all sorts of residential additions and outbuilding.

This initiative needs to be slowed down. It needs to be a part of a comprehensive plan.

Parking issues need to be addressed.

Accessory building requirements need to be addressed.

Lane house possibilities need to be addressed.

Densification needs to be addressed.

Please stop the current 'stand-alone' initiative.

Also, People with the biggest houses, at least those current biggest houses with crawl spaces and large unfinished decks under the roof, they are not the most likely people to be want to live with other people's noise and cooking smells that come with having a suite in a house.

Mr. Dahliwal responded to me re this concern was "We hope. Down the Road." Then something about how young people when they buy homes they will need these suites to afford the mortgage.

So why the rush? To please a few builders? To please a few friends who want to finish their crawl spaces.

Densification will bring lots of work for these builders. Densification, smaller houses, smaller lots could also bring much needed affordable housing into our city.

This initiative is all wrong.

Please stop the current 'stand-alone' initiative.