

**Arriola, Ginger**

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**From:** David S [REDACTED]  
**Sent:** February 26, 2019 3:51 PM  
**To:** Clerks  
**Subject:** Bylaw No 13983 - Amendment Bylaw No 4, 2019

My family's interest in our property is affected by the passing of this bylaw and strongly support it.

It allows our family to continue to live together as our family grows and as our parents age.

Thank you,

David Singh  
5077 Belleville Ave, Burnaby

**Arriola, Ginger**

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**From:** Andeep Thandi [REDACTED]  
**Sent:** February 26, 2019 3:21 PM  
**To:** Clerks  
**Subject:** Bylaw No. 13983 - Amendment Bylaw No 4, 2019

**Rez Ref #** T/A  
**Bylaw #** 13983

Good afternoon,

My family's interest in our property in Burnaby is affected by this proposed by-law as in this would be a positive change if passed to our family's new construction, single family house. We are in agreeance with the passing of this bylaw (#13983).

We are in the process of building a new house so that our grown children can continue to live with us, one of which has recently gotten married. Affordable housing in the lower mainland as you know is of critical shortage. Allowing houses to have larger basements allows families to stay together and use the space in their homes more effectively. As aging parents and of a cultural background where families prefer to live together, this bylaw would be a wonderful change to the existing bylaw in place.

Other municipalities from our understanding already allow full basement build-out. We are moving to Burnaby from Vancouver, where we've lived for 40 years, and were surprised to find out how different the building bylaws are in Burnaby.

It's time for a change to allow Burnaby to have a future where affordable housing is in place.

Thank you,

Harpal & Joginder Thandi  
5077 Belleville Avenue, Burnaby, BC  
[REDACTED]

**Arriola, Ginger**

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**From:** jennifer gill [REDACTED]  
**Sent:** February 26, 2019 3:16 PM  
**To:** Clerks  
**Subject:** Burnaby Zoning Bylaw

**Rez Ref #** T/A  
**Bylaw #** 13983

Good Afternoon,

I am writing to you in regards to the Burnaby Zoning Bylaw 13983 and the affects it would have on close family members of mine. My sister and her family are building a new single family home at 5077 Belleville Avenue. Her and her husband are a newly married couple and this new bylaw would allow them to settle down in a comfortable suite versus having to look for alternative living situations. The basement space is too small for them otherwise due to the amount of wasted crawlspace. I'm sure they would like to start a family one day and instead of having to find another living space they could easily settle down in the basement of the house that is being constructed.

Trying to find affordable housing in the lower mainland for a newly married couple can be difficult. By being able to construct a basement suite suitable to their needs, they would be able to save money and live a comfortable life and be able to provide assistance to their parents as well. A win-win situation for all.

Regards,

Jenn Gill

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**Arriola, Ginger**

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**From:** Rajwinder [REDACTED]  
**Sent:** February 26, 2019 3:16 PM  
**To:** Clerks  
**Subject:** Bylaw 13983

**Rez Ref #**

T/A

**Bylaw #**

13983

Hi

I'm sending this email in reponse to Bylaw 13983. My name is Rajwinder Kaur Mangat and I am one of the owners of 8584 Armstrong Avenue. The other owner is my son, Birpartap Singh Mangat.

I am in support of this bylaw because of various reasons. The most important one being the ability for extended families to be able to live together which helps in the issue of affordable housing we currently have in this province.

Thank you for your attention,

Birpartap Singh Mangat

**Arriola, Ginger**

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**From:** Birpartap Mangat [REDACTED]  
**Sent:** February 26, 2019 3:14 PM  
**To:** Clerks  
**Subject:** ByLaw 13983

**Rez Ref #** T/A  
**Bylaw #** 13983

Hi

I'm sending this email in reponse to Bylaw 13983. My name is Birpartap Singh Mangat and I am one of the owners of 8584 Armstrong Avenue. The other owner is my mother, Rajwinder Kaur Mangat.

I am in support of this bylaw because of various reasons. The most important one being the ability for extended families to be able to live together which helps in the issue of affordable housing we currently have in this province.

Thank you for your attention,

Birpartap Singh Mangat

**Arriola, Ginger**

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**From:** Sharan & Sunny [REDACTED]  
**Sent:** February 26, 2019 3:05 PM  
**To:** Clerks  
**Subject:** Bylaw 13983

**Rez Ref #**

T/A

**Bylaw #**

13983

To whom it may concern,

I am writing to you in regards to the Burnaby Zoning Bylaw 13983 and the affects it would have on my family and I. My family is building a new single family home at 5077 Belleville Avenue that is being constructed. My wife and I got married just 6 months ago and the approval of this new bylaw would allow us to settle down comfortably versus having to look for alternative living situations. The basement space is too small otherwise due to wasted crawlspace.

Trying to find affordable housing nowadays seems difficult and almost impossible for some without struggling to make ends meet. We would be able to settle down quite comfortably as a newlywed couple with the approval of this new bylaw.

Regards,

Sunny T.

**Arriola, Ginger**

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**From:** Par Paul [REDACTED]  
**Sent:** February 26, 2019 3:33 PM  
**To:** Clerks  
**Subject:** Bylaw No 13983 - Amendment No 4, 2019

My interest in our property in Burnaby is affected by this bylaw and I support this bylaw to be passed. It would be a positive change and allow affordable housing in Burnaby.

Thanks  
Pardeep Paul

Rez Ref # T/A  
Bylaw # 13983

**Arriola, Ginger**

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**From:** Raman Chadha [REDACTED]  
**Sent:** February 26, 2019 3:27 PM  
**To:** Clerks  
**Subject:** 5077 Belleville Avenue

Rez Ref # T/A  
Bylaw # 13983

Good Afternoon,

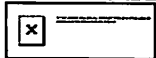
I am writing to you in regards to the Burnaby Zoning Bylaw 13983 and the affects it would have on close family members of mine. My sister and her family are building a new single family home at 5077 Belleville Avenue. Her and her husband are a newly married couple and this new bylaw would allow them to settle down in a comfortable suite versus having to look for alternative living situations. The basement space is too small for them otherwise due to the amount of wasted crawlspace. I'm sure they would like to start a family one day and instead of having to find another living space they could easily settle down in the basement of the house that is being constructed.

Trying to find affordable housing in the lower mainland for a newly married couple can be difficult. By being able to construct a basement suite suitable to their needs, they would be able to save money and live a comfortable life and be able to provide assistance to their parents as well. A win-win situation for all.

Regards,  
Raman Chadha  
Royal LePage

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Raman Chadha-Personal Real Estate Corporation  
Royal LePage Global Force Realty  
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C-604.808.0526  
O-604.596.1800  
E-ramanchadha@royalpage.ca





**Arriola, Ginger**

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**From:** Sharan Chadha [REDACTED]  
**Sent:** February 26, 2019 3:00 PM  
**To:** Clerks  
**Subject:** Burnaby Zoning Bylaw 13983

Good Afternoon,

I am writing to you in regards to the Burnaby Zoning Bylaw 13983 and the affects it would have on my family and I. My family is building a new single family home at 5077 Belleville Avenue that is being constructed. My husband and I are newly married and this new bylaw would allow us to settle down in a comfortable suite versus having to look for alternative living situations. The basement space is too small otherwise due to wasted crawlspace. We would eventually like to start a family and the cost of living would increase.

For individuals like myself and my husband, trying to afford a house in the lower mainland seems unfeasible for today's generation. It is hard to find affordable housing in which we would not have to struggle to make ends meet. By approving the new bylaw it would be a win-win situation and we would be able to live comfortably with our parents.

Regards,

Sharan Chadha

**Arriola, Ginger**

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**From:** Daniel Yang [REDACTED]  
**Sent:** February 26, 2019 11:59 AM  
**To:** Clerks  
**Subject:** Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 4, 2019 - Bylaw No. 13983

**Importance:** High

**Rez Ref #** T/A

**Bylaw #** 13983

Dear sir or madam,

My name is Daniel Yang, owner of 4636 Northview Court, Burnaby. I'm writing to support the above zoning bylaw amendment to facilitate construction of full cellar in single family residential building.

I believe no one is interested in building crawl space for their house. It's lack of efficiency and kind of waste of resources.

As a professional geotechnical engineer for 25 years, I have to point out at least two major issues for a residential building with crawl space:

1. It's easy to result in differential settlement of the building given different buried depths of the footings.
2. In some cases, the foundation drain tile has to partially run beneath the crawl space, but within the building footprint. It will be extremely difficult to repair should that part of the foundation drains be clogged.

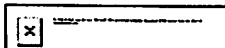
The proposed text amendment makes perfect sense on space utilization and size control. I don't think it will result in a significant increase of building footprint as it's still governed by AGFA and lot size.

I strongly support this amendment! I hope the City to implement it as soon as possible and to allow constructing full cellar for currently permitted, to be constructed houses.

Thank you!

Daniel Yang, Daniel Yang  
Specialist Geotechnical Engineer | Associate  
Knight Piésold Ltd.

T: +1 604 685 0543 | D: +1 604 685 0543 ext 224 | M: +1 604 653 6542 | skype: daniel.y.yang  
Suite 1400 - 750 West Pender Street  
Vancouver | British Columbia | Canada | V6C 2T8



This communication is confidential and is subject to the legal disclaimer contained at the end.

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