



Board of Variance

**Thursday, January 18, 2018 – 7 p.m.
Council Chambers, 1st Floor**

**Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1**

CALL TO ORDER

MINUTES

BOV-3

*Adoption of the **minutes** of the meetings of the Board of Variance held on October 20, 2016.*



1. **BOARD OF VARIANCE APPEAL – 6451 RIVERDALE DRIVE**

BV 17-792220

(File Ref. No. BV 17-792220) (REDMS No. 5675901)

BOV-31

See Page BOV-31 for full application

Applicant: Eunice Famme

Address: 6451 Riverdale Drive

Purpose: The applicant has submitted an appeal to the Board of Variance for the property at 6451 Riverdale Drive in order to vary the following provisions of the “Single Detached (RS1/E)” zone contained in Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback (Section 8.1.6.1) from 6.0 m to 4.9 m for an addition to a legal non-conforming duplex.

Order of Proceedings:

1. Presentation from the applicant

Board of Variance Agenda
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Pg. # ITEM

2. Written submissions
3. Public submissions
4. Board deliberation

2. **BOARD OF VARIANCE APPLICATION – 11726 AND 11740 DUNFORD ROAD**
 BV 17-784860
 (File Ref. No. BV 17-784860) (REDMS No. 5670331 v. 2)

BOV-42

See Page BOV-42 for full application

- Applicant:** Pacific Coastal Homes Ltd.
- Address:** 11726 and 11740 Dunford Road
- Purpose:** The applicant has submitted an appeal to the Board of Variance for the properties at 11726 and 11740 Dunford Road in order to vary the following provisions of Richmond Zoning Bylaw 8500 to:
1. increase the maximum permitted length of continuous wall (Section 8.1.11.1) from 55% of the total lot depth to 60%; and
 2. reduce the minimum required live landscaping coverage in the required front yard setback (Section 6.4.1.a) from 50% to 30%.

Order of Proceedings:

1. Presentation from the applicant
2. Written submissions
3. Public submissions
4. Board deliberation

ADJOURNMENT





Board of Variance

Thursday, October 20, 2016

Time: 7:00 p.m.

Place: Council Chambers
Richmond City Hall

Present: Howard Jampolsky, Chair
Abdolhamid Ghandbari
Sheldon Nider
Dalip Sandhu
Sam Virani

David Weber, Secretary to the Board

Call to Order: The Chair called the meeting to order at 7:05 p.m.

MINUTES

The Secretary to the Board advised that Board of Variance Application - 10506 Yarmish Drive (BVL 16-732545) was deferred at the October 13, 2016 Board of Variance meeting for consideration at the October 20, 2016 Board of Variance meeting. The application is not included on the October 20, 2016 Board of Variance agenda, as the applicants withdrew the application.

It was moved and seconded

That the minutes of the Board of Variance meeting held on October 13, 2016, be adopted as circulated.

CARRIED

Board of Variance
Thursday, October 20, 2016

AGENDA

It was moved and seconded

That the agenda for the October 20, 2016 Board of Variance meeting be varied to consider Item 4 - Board of Variance Application – 6631 Goldsmith Drive (BVL 16-732591), as the last item on the agenda.

CARRIED

**1. BOARD OF VARIANCE APPEAL – 8791 NO. 4 ROAD
BVL 16-732550**

(File Ref. No. BVL 16-732550) (REDMS No. 5180592)

APPLICANT: Man Foo Hui and Wan Ying Su

ADDRESS: 8791 No. 4 Road

PURPOSE: The registered owners of 8791 No. 4 Road have requested an appeal to the Board of Variance to extend the early termination date of Land Use Contract 088 as it applies to their property from November 24, 2016 to June 30, 2024. (Note: The applicant has not specified a date for the extension.)

Applicant's Comments

Angie Hui (on behalf of Man Foo Hui) and Wan Ying Su provided a brief overview of the application to the Board of Variance.

In response to questions from the Board, the applicants provided the following information:

- The existing home currently accommodates the applicants, their two children and two parents. The parents moved to Canada in July 2015
- The applicants continue to save towards the cost of rebuilding a new house, with one level specifically for the applicant's parents. They will reside with extended family while the home is being built
- Without an extension of the Land Use Contract, a home that is up to 2,734 square feet can be constructed (including garage)
- The applicants cannot currently afford to sell their home and purchase a larger home, or rebuild a new home. There is a mortgage on the home.

Written Submission

- (a) Catharina Ingham (Schedule 1)

2.

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Gallery Comments

None.

Board Deliberation

Discussion ensued on the merits of the appeal under Section 543 of the *Local Government Act* noting:

- The cost of tearing down the existing home and rebuilding a new home will be excessive. The applicants could investigate alternatives to rebuilding
- The financial hardship cited by the applicants is unclear.

Board Decision

It was moved and seconded

That the application to extend the provisions of the Land Use Contract, as it applies to the property at 8791 No. 4 Road, be denied.

CARRIED

2. **BOARD OF VARIANCE APPLICATION – 4351 CABOT DRIVE**
BVL 16-732570

(File Ref. No. BVL 16-732570) (REDMS No. 5181082)

APPLICANT: Hung Lok Cheung and Ng Mui Chung Cheung

ADDRESS: 4351 Cabot Drive

PURPOSE: The registered owners of 4351 Cabot Drive have requested an appeal to the Board of Variance to extend the early termination date of Land Use Contract 042 as it applies to their property from November 24, 2016 to June 30, 2024.

Applicant's Comments

Hung Lok Cheung provided a brief overview of the application to the Board of Variance.

In response to questions from the Board, the applicant provided the following information:

- The applicant's daughter resides in Hong Kong and will likely return to Canada in 2018. When she returns, the applicant may pursue a rezoning application, to potentially divide his lot into two lots
- The applicant's home is a duplex and shares a common wall with the adjoining duplex. The applicant has considered the feasibility of detaching

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from the adjoining duplex and rebuilding

- The applicant purchased the home in 1995 and maintains a small mortgage on the property.

Written Submissions

(a) None.

Gallery Comments

None.

Board Deliberation

Staff provided the following information in response to questions from the Board:

- Under the Land Use Contract, the applicant's home can expand to a maximum of 3,005 square feet (including garage). With the underlying zoning, the home can expand to a maximum of 2,207 square feet. The home is currently approximately 1,200 square feet
- One side of the applicant's home is physically attached to another home (both are duplexes). Neither the Land Use Contract nor the underlying zoning will enable the applicant to detach from the adjoining dwelling, due to resulting code issues. The applicant may pursue an addition or renovation to the home, with the adjoining neighbour's pre-authorization.

Discussion ensued on the merits of the appeal under Section 543 of the *Local Government Act* noting:

- The applicant has resided in the home for many years. The existing home could also accommodate his daughter when she returns in 2018
- Granting a short extension to the Land Use Contract could enable the applicant to investigate alternate options for proceeding
- The adjoining neighbour must be involved if a building permit application is submitted on the applicant's home.

Board Decision

It was moved and seconded

That the application to extend the provisions of the Land Use Contract, as it applies to the property at 4351 Cabot Drive, be denied.

CARRIED

Opposed: Directors Sandhu and Virani

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3. **BOARD OF VARIANCE APPLICATION – 11334 KINGCOME AVENUE**

BVL 16-732588

(File Ref. No. BVL 16-732588) (REDMS No. 5180674)

APPLICANT: Mohamed Iqbal Meghjee and Sukeina Jethabhai

ADDRESS: 11334 Kingcome Avenue

PURPOSE: The registered owners of 11334 Kingcome Avenue have requested an appeal to the Board of Variance to extend the early termination date of Land Use Contract 048 as it applies to their property from November 24, 2016 to June 30, 2024.

Applicant's Comments

Mohamed Iqbal Meghjee and Sukeina Jethabhai provided a brief overview of the application to the Board of Variance.

In response to questions from the Board, the applicants provided the following information:

- The applicants currently reside in the home with their three children, and intend to rebuild a larger four-bedroom home within four to five years. A bedroom and en suite bathroom on the main floor will be included in the new home, to accommodate the applicant's aging mother
- Under the Land Use Contract, the garage can be situated further forward on the lot, leaving more space for a larger back yard
- The 1,791 square foot home was purchased privately in May 2016 due to its affordability, and proximity to schools and the mosque
- The applicants have financial and emotional hardships. They want to care for their mother in their home, however cannot afford to build at this time.

Written Submissions

(a) None.

Gallery Comments

None.

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Board Deliberation

Staff provided the following information in response to questions from the Board:

- The zoning bylaw does not define “in-law suites”. Unless a suite restricts free movement within a home, is it not deemed a “secondary suite”
- The transfer of property occurred prior to the deadline for Land Use Contract extension applications
- The Land Use Contract permits a home of up to 6,264 square feet (including garage), which is not achievable given the limitations of the rights of way on the property. The underlying zoning permits a home of up to 3,354 square feet. The Land Use Contract enables a carport or garage to be situated closer to the lot line, than the zoning will allow.

Discussion ensued on the merits of the appeal under Section 543 of the *Local Government Act* noting:

- The applicants intend to build a larger home to accommodate their family and an aging mother. This could be considered a social hardship
- A financial hardship has been cited, as the applicants currently have insufficient funds to rebuild
- The applicants want to build in a different area of the lot, to make better use of the site.

Board Decision

It was moved and seconded

That the application to extend the provisions of the Land Use Contract, as it applies to the property at 11334 Kingcome Avenue, be granted.

CARRIED

Opposed: Directors Jampolsky and Nider

It was moved and seconded

That the provisions of the Land Use Contract, as it applies to the property at 11334 Kingcome Avenue, be extended to December 31, 2020.

CARRIED

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4. **BOARD OF VARIANCE APPLICATION – 10060 HOLLYCROFT GATE**

BVL 16-732599

(File Ref. No. BVL 16-732599) (REDMS No. 5180666)

APPLICANT: Gian Singh Dhillon and Amarjit Dhillon

ADDRESS: 10060 Hollycroft Gate

PURPOSE: The registered owners of 10060 Hollycroft Gate have requested an appeal to the Board of Variance to extend the early termination date of Land Use Contract 105 as it applies to their property from November 24, 2016 until November 24, 2020.

Applicant's Comments

Gian Singh Dhillon and Amarjit Dhillon provided a brief overview of the application to the Board of Variance.

In response to questions from the Board, the applicants provided the following information:

- The applicants purchased the home in March 2016 using a line of credit, and are not currently in a financial position to build
- Their intent is to build a 4,000 square foot home in which to reside with extended family, including a son and daughter-in-law
- The home is currently vacant and will be rented out until it can be rebuilt. The applicants own and currently reside in another home in Richmond
- The home has been listed for sale for a few months.

Written Submissions

- (a) Benny L. (Schedule 2)
- (b) Jeanna Gavsie, 5220 Hollycroft Drive (Schedule 3)
- (c) David and Thuy Lexier, 5217 Hollycroft Drive (Schedule 4)
- (d) Gregory and Maria Hourston, 5231 Hollycroft Drive (Schedule 5)
- (e) Alana Yee, 5237 Hollycroft Drive (Schedule 6)
- (f) Hugh and Patricia Murray, 10040 Hollycroft Gate (Schedule 7)

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Gallery Comments

Patricia Murray, 10040 Hollycroft Drive, spoke in opposition to the application, as an extension to the Land Use Contract would enable the applicant to construct a three-storey house, which would negatively impact the existing neighbourhood.

Kevin Kreiger, 5220 Hollycroft Drive, spoke in opposition to the application, as the property may have been purchased after the Land Use Contract was cancelled, and the property was currently listed for sale.

Board Deliberation

Discussion ensued on the merits of the appeal under Section 543 of the *Local Government Act*, noting that no clear evidence of hardship was demonstrated.

Board Decision

It was moved and seconded

That the application to extend the provisions of the Land Use Contract, as it applies to the property at 10060 Hollycroft Gate, be denied.

CARRIED

4. **BOARD OF VARIANCE APPLICATION – 6631 GOLDSMITH DRIVE
BVL 16-732591**

(File Ref. No. BVL 16-732591) (REDMS No. 5180665)

APPLICANT: Theresa Yueh Chaing Lau

ADDRESS: 6631 Goldsmith Drive

PURPOSE: The registered owner of 6631 Goldsmith Drive has requested an appeal to the Board of Variance to extend the early termination date of Land Use Contract 011 as it applies to the property from November 24, 2016 to June 30, 2024.

Written Submissions

(a) None

Gallery Comments

None.

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Meeting Adjourned

It was moved and seconded

That the meeting now adjourn to an in-camera session to hear Board of Variance Application – 6631 Goldsmith Drive (BVL 16-732591), in the absence of the public, due to the sensitive nature of the Applicant's submission.

CARRIED

The meeting adjourned at 9:40 p.m. and reconvened at 10:20 p.m. following the in-camera session, with all members of the Board of Variance present. The meeting was re-opened to members of the public.

The Chair announced the Board of Variance's decision related to the application.

Board Decision

The Board Chair Howard Jampolsky announced the following decisions reached by the Board carried unanimously.

That the application to extend the provisions of the Land Use Contract, as it applies to the property at 6631 Goldsmith Drive, be granted.

That the provisions of the Land Use Contract, as it applies to the property at 6631 Goldsmith Drive, be extended to June 30, 2024.


ADJOURNMENT

It was moved and seconded

That the meeting adjourn (10:22 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Board of Variance meeting of the City of Richmond held on Thursday, October 20, 2016.



David Weber
Secretary to the Board

Howard Jampolsky
Chair

To: Board of Variance
Date: Oct 20, 2016
Item # 1
Re: BOV Application
16-732550
8791 No. 4 Road

CityClerk

From: catherine <clingham@gmail.com>
Sent: Friday, 7 October 2016 2:12 PM
To: CityClerk
Subject: BOARD OF VARIANCE APPLICATION - PROPERTY AT 8791 NO 4 RD
Categories: 01-0100-30-BVAR1-20-2016732550 - 8791 No 4 Rd

I object to the applicant being extended the provision of the Land Use Contract for the subject property to June 30, 2024.

The subject property is across the lane from our house and we do not want big houses in our neighbourhood and overuse of the the back lane.

Catharina Ingham

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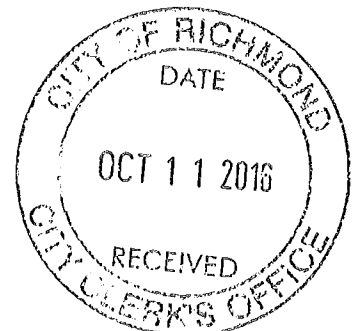
CityClerk

From: Benny L <b2828228@gmail.com>
Sent: Friday, 7 October 2016 2:24 PM
To: CityClerk
Subject: [Tiny Scanner] Doc Oct 07, 2016, 14:19
Attachments: Doc Oct 07, 2016, 1419.pdf; ATT00001.txt
Categories: 01-0100-30-BVAR1-20-2016732599

To Board of Variance
Date: October 20, 2016
Item # 5
Re: BOV Application
16-732599
10060 Hollycroft
Gate

Hi David Weber
We don't agree of this application

Benny





City of Richmond

6911 No.3 Road,
Richmond, BC V6Y 2C1
www.richmond.ca

October 3, 2016
File: 01-0100-30-BVAR1-20-2016732599

Finance and Corporate Services Department
City Clerk's Office
Telephone: 604-276-4007
Fax: 604-278-5139

Dear Resident/Owner:

Re: Board of Variance Application – Property at 10060 Hollycroft Gate

Please be advised that an application has been submitted to the Richmond Board of Variance requesting an extension of the Land Use Contract termination date for the subject property. If an extension is granted by the Board of Variance, the owner of the subject property would be permitted to re-develop under the provisions of the Land Use Contract up to a future date to be determined by the Board (but no later than June 30, 2024).

Applicant: Amarjit K. Dhillon and Gian S. Dhillon
Subject Property: 10060 Hollycroft Gate
Land Use Contract: LUC 105
Intent of Application: To extend the provisions of the Land Use Contract for the subject property to June 30, 2020.

The Board of Variance will meet to consider oral and written submissions on this application, on:

Date: Thursday, October 20, 2016
Time: 7:00 p.m.
Place: Council Chambers, Richmond City Hall

Our procedures require that you, as a neighbouring property owner or tenant, be notified of the Board of Variance meeting. If you wish to express your views on the application, you may do so by:

1. attending the meeting, at which you will be permitted up to five minutes of speaking time; and/or
2. submitting your comments in writing to the Board of Variance c/o the City Clerk's Office as follows:
 - By E-mail: cityclerk@richmond.ca
 - By Standard Mail: 6911 No.3 Road, Richmond, BC, V6Y 2C1, Attention: Board of Variance
 - By Fax: 604-278-5139, Attention: Board of Variance

The meeting agenda will be available at <http://www.richmond.ca/cityhall/council/boards/variance.htm> and the application and related materials are available for inspection at Richmond City Hall, between the hours of 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, commencing October 7, 2016 and ending October 20, 2016, or upon the conclusion of the meeting.

If you have any further questions regarding the Board of Variance meeting, please call 604-276-4007.

Yours truly,

David Weber
Secretary to the Board of Variance

5172720

Richmond

City of Richmond
Board of Variance
6911 No. 3 Road
Richmond, BC
V6Y 2C1

October 7, 2016

Jeanna Gavsie
5220 Hollycroft Drive
Richmond, BC
V7E 4V2

To Board of Variance
Date: <u>Oct 20, 2016</u>
Item # <u>5</u>
Re: <u>BOV Application</u>
<u>10060 Hollycroft</u>
<u>Gate/16 - 732599</u>

Attention: Mr. David Weber, Secretary to the Board of Variance
Re: File 01-0100-30-BVARI-20-2016732599

Board Members,

Thank you for permitting me the opportunity to share my views regarding the proposed application, submitted in respect to the property located at 10060 Hollycroft Gate, Richmond, BC (the 'Subject Property') and by Amarjit K. Dhillon and Gian S. Dhillon (the 'Applicants').

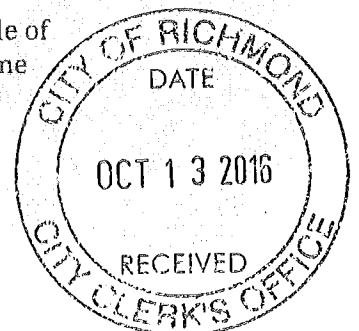
As a life long resident of Richmond, I am very concerned about the potential negative consequences that approval of this application will undoubtedly cause. Prior to outlining the details of my concerns, I hope to provide some context.

Background

I have lived in the Holly Park community for over 35 years. I was a student at our community school, McKinney Elementary, as are my children currently. My parents continue to reside in the neighbourhood, just around the corner from my home. We often walk or ride bicycles around the neighbourhood, speaking with neighbours and meeting with friends and family. My sister and her husband, who also have a growing family, are looking to purchase a home in our neighbourhood, but have been unable to secure a property in a price range that is financially viable for them as homes are being listed well over value and marketed to developers and speculative buyers.

My husband and I purchased our house in 2003 with the intention of raising a family in a comfortable, safe, and family friendly neighbourhood that had inviting streetscapes, traditional charm, and a neighbourly character. We now have two kids, many friends, and acquaintances that live nearby us. Most of our nearby friends and neighbours also have young families of their own and moved in to the community for similar reasons.

Recently, we renovated our home, adding a small addition to account for our growing family and to enable us to host family and friends who reside outside of Richmond. Our renovation was done in a very careful way, to ensure our home



changing the overall character of the property. This new home is also the only home in the area to be entirely surrounded by homes that are two stories or less, causing it to stand out as an unusual focal point, clearly towering above its neighbours. All of this has meant that the character of this part of the neighbourhood has been forever altered as now this one house stands out as being dramatically different.

In November 2015, City Councilor Alexa Loo clearly articulated City Council's intention in terminating the Land-Use Contracts as follows:

"In a nutshell what we're ending up with is (council) has a goal of what Richmond neighbourhoods should look like and that doesn't include three-storey boxes".¹

Sale / Re-Development Versus Long Term Enjoyment by Caring Resident

The Applicants have no interest in the community of Holly Park or its future and have not bothered to meaningfully engage those homeowners with properties adjacent to the Subject Property, who are their neighbours. This application has been made in order to permit the future redevelopment of this property by a for profit developer and real estate investor. The Applicants maintain an entirely transient interest in the Subject Property and are focused on one primary objective, profit.

Impact Upon Views

Currently, all homes surrounding my home are two stories or shorter in height, except for the previously mentioned new build at 5120 Hollycroft Drive. This new build is three stories, but its height has not impacted any potential preferential Northshore views of its neighbouring homes, as the surrounding homes face West, East, or South.

Our home, recently renovated in compliance with City of Richmond bylaws and in keeping with the character of the neighbourhood, includes seven new North facing windows, including a large picture window that provides views of the Northshore mountains and faces the Subject Property, located directly to the North. Any new development under the LUC is likely to include a three-storey home, which would completely block these views and would negatively impact the property value of our home as a result.

No Financial Hardship

The Applicants are the principals of Richdale Construction Ltd, which list its business address 7651 Dampier Drive, Richmond. The Applicants have been previously issued dozens of permits to demolish single-family homes and construct new residences in various areas in the City of Richmond since at least 2009, according to search of the City of Richmond's website. Recently, they redeveloped a

¹ 'Ding Dong, Land-Use Contracts, Three-Storey Homes Are Dead', Richmond News, Graeme Wood, November 27, 2015. <http://www.richmond-news.com/city-hall/ding-dong-land-use-contracts-three-storey-homes-are-dead-1.2121310>

Application Documentation Submitted by the Applicants

As part of their application package as presented to the Board, the Applicants have not provided any supporting documentation or information to articulate a specific need for the LUC deadline extension being sought. Somewhat interestingly, the Applicants declare an value on Subject Property, as part of the title search conducted and submitted as part of this application at the end of May 2016, that is same as the price they paid to purchase the Subject Property in December 2015. Only three months later, in August 2016, they list the property for sale for 50% more. This is fact being highlighted to underscore, what appears to be the underlying motive of the Applicants, profit.

Conclusion and Request

The City of Richmond promotes, as one of its goals to "shape our community to be more attractive, livable, vibrant and sustainable" and to encourage more sustainable and connected neighbourhoods. I am concerned that the application before the Board undermines these objectives and is driven only by financial motivations. Furthermore, the Applicants appear to sneakily applying as individuals rather than as the proprietors of a local construction company actively and aggressively engaged in property redevelopment in the city. Based on all of the factors outlined above, there is no justifiable reason to approve this application. Doing so would directly and negatively impact the neighbouring property owners and the community as a whole and would serve only the interest of transient investors motivated by profit. I vehemently oppose this application and implore the Board to deny it.

Thank you for your time and for carefully considering our concerns,



Jeanna Gavsie

APPENDIX A - Online Real Estate Listing of Vivian Choi

APPENDIX B - BC Assessment Data for 10060 Hollycroft Gate

[Map](#)

[Neighbouring Properties](#)

[Sample Sold Properties](#)

10020 HOLLYCROFT GATE RICHMOND V7E 5A2

Area-Jurisdiction-Roll: 11-320-R-103-252-000



Total Value	\$893,000
Land	\$774,000
Buildings	\$119,000
Description	2 STY house - Semicustom

[Details](#)

10031 HOLLYCROFT GATE RICHMOND V7E 4V5

Area-Jurisdiction-Roll: 11-320-R-102-930-002



Total Value	\$1,134,000
Land	\$805,000
Buildings	\$329,000
Description	2 STY house - semicustom

[Details](#)

10040 HOLLYCROFT GATE RICHMOND V7E 5A2

Area-Jurisdiction-Roll: 11-320-R-103-253-000



Total Value	\$1,122,000
Land	\$915,000
Buildings	\$207,000
Description	2 STY house - Semicustom

[Details](#)

10051 HOLLYCROFT GATE RICHMOND V7E 4V5

Area-Jurisdiction-Roll: 11-320-R-102-970-002



Total Value	\$956,000
Land	\$890,000
Buildings	\$66,000
Description	1 STY house - standard

[Details](#)

APPENDIX C – Active Real Estate Board Listing for 10060 Hollycroft Gate

APPENDIX D - Previous Real Estate Board Listing for 10060 Hollycroft Gate

APPENDIX E – Detailed Tax Reports Related to the Properties at 10060 Hollycroft Gate, 8021 Claysmith Road, and 7651 Dampier Drive

Detailed Tax Report

Property Information

Prop Address	8120 CLAYSMITH RD	Jurisdiction	CITY OF RICHMOND
Municipality	CITY OF RICHMOND	Neighborhood	SEAFAIR RESIDENTIAL
Area	RICHMOND	SubAreaCode	VRI31
PropertyID	007-613-857	BoardCode	V
PostalCode	V7C 2L1		

Property Tax Information

TaxRoll Number	R097799000	Gross Taxes	\$8,942.52
Tax Year	2016	Tax Amount Updated	07/21/2016

More PIDS

007-613-857

Owner Name & Mailing Address

Owner1 1	** NOT AVAILABLE **	Owner2 1	
Owner1 2		Owner2 2	
Mail Addr1	7651 DAMPIER DR	Mail Addr3	
Mail Addr2	RICHMOND BC	Mail Addr4	
MailPostalCode	V7C 4M3		

Legal Information

Legal Description

PL 19842 LT 83 BLK 4N LD 36 SEC 23 RNG 7W

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
19842	83	4N		36	23		7W	

Land & Building Information

Width		Depth	
Lot Size	9378 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	2015		
BCA Description	2 STY SFD - CUSTOM - ARCHITECT DESIGNED	Zoning	RS1/E
WaterConn			
BCAData Update	03/30/2016		

Supplementary Property Info

BedRooms	4	Foundation	SLAB
Full Bath	3	Half Bath2	1
Half Bath3	3	Stories	2
Pool Flg		Carport	0
Garage S	0	Garage M	1

Actual Totals

Land	Improvement	Actual Total
\$1,348,000.00	\$953,000.00	\$2,301,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,348,000.00	\$953,000.00	\$0.00	\$0.00	\$2,301,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,348,000.00	\$953,000.00	\$0.00	\$0.00	\$2,301,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/30/2014	\$1,345,000.00	CA3813482	VACANT SINGLE PROPERTY CASH TRANSAC
1/23/2003	\$284,600.00	BV20297	REJECT NOT SUITED SALE ANALYSIS

Expired
V865514
 Board: V, Detached
 House/Single Family

7651 DAMPIER DRIVE

Richmond
 Quilchena RI
 V7C 4M3

\$1,450,000 (LP)
 (SP)



Days on Market: **95** List Date: **1/25/2011** Expiry Date: **4/30/2011**
 Previous Price: Original Price: **\$1,450,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **60.00** Approx. Year Built: **1975**
 Depth / Size: **138** Frontage (metres): **0.00** Age: **36**
 Lot Area (sq.ft.): **8,282.00** Bedrooms: **6** Zoning: **RES-1**
 Flood Plain: Bathrooms: **4** Gross Taxes: **\$3,533.00**
 Approval Req.?: Full Baths: **4** For Tax Year: **2009**
 Rear Yard Exp: **South** Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc??: P.I.D.: **003-444-121**
 View: **No** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**



Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco, Wood**
 Foundation: **Concrete Perimeter** CSA/BCE:
 Rain Screen: **No** Reno. Year:
 Renovations: **Partly** R.I. Plumbing:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Tar & Gravel**
 Legal: **PL 45880 LT 230 BLK 4N LD 36 SEC 14 RNG 7W**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Single, Garage; Single**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** ;
 Fixtures Rmyd: **No** ;
 Registered:
 Floor Finish: **Wall/Wall/Mixed**

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'8	Below	Dining Room	18' x 16'			x
Main	Kitchen	11' x 10'	Below	Hobby Room	14'4 x 10'9			x
Main	Dining Room	11' x 11'	Below	Recreation	16' x 15'			x
Main	Nook	11' x 8'	Below	Bedroom	11' x 11'			x
Main	Master Bedroom	14'6 x 13'4	Below	Bedroom	11' x 10'9			x
Main	Bedroom	13'7 x 10'			x			x
Main	Bedroom	13'5 x 11'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Den	14'7 x 11'			x			
Below	Living Room	19' x 13'6			x			

Finished Floor (Main):	1,960	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,790	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Main	3	Yes	Pool:
Finished Floor (Total):	3,750 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 6	5				Door Height:
Grand Total:	3,750 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

List Broker 1: **Macdonald Realty Westmar - Office: 604-279-9822** List Broker 2:
 List Sales Rep 1: **Raymond T.Y. Choy PREC* - Phone: 604-838-1188** **raymondtychoy@gmail.com**
 List Sales Rep 2: 3: Appointments: **Phone L.R. First**
 Sell Broker 1: 3: Call: **RAYMOND CHOY**
 Sell Sales Rep 1: 2: Phone: **604-838-1188**
 Owner: ****Privacy Protected****
 Commission: **3% ON 1ST 100K/1% ON BAL**

Occupancy: **Owner**

Realtor **Owner occupied! Some notice required. All measurements are approximate. Property contains unauth. accomodation.**
 Remarks:

Adjacent to South Wynd subdivision, quiet with nice street appeal, no ditches and overhang power wire. Lot 60'x138', 2 level house with fully finished downstairs & separate entrance. 4 bdrms & den upstairs, 2 bdrms downstairs, total 4 full baths, single garage & single carport. Addition was done 22 years ago with permit, open & bright solarium with hot tub overlooking a private western backyard. Updated marble entrance foyer, granite kitchen counter, engineered H/W floors. Vaulted high ceiling living room, big wrap around balcony. Walking distance to park, bus, and school. Good for moving in or build your dream home in the future.

RED Full Realtor

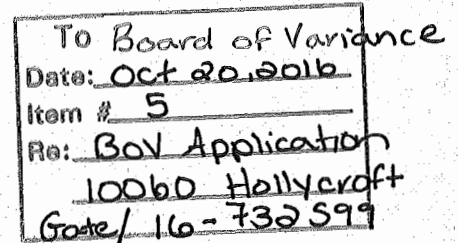
The enclosed information, while deemed to be correct, is not guaranteed.
 PREC* indicates 'Personal Real Estate Corporation'.

10/07/2016 05:46 PM

BOV - 25

October 13, 2016

David Weber
Secretary to the Board of Variance
City of Richmond



To the Board of Variance,

Re: Board of Variance Application - Property at 10060 Hollycroft Gate

We are writing in response to the request to extend the Land Use Contract termination date for 10060 Hollycroft Gate. We would like to thank you for the opportunity to provide input on this issue.

We would first like to acknowledge all of the letters written by our neighbors who provided their thoughts and concerns regarding this extension request. We certainly echo all of their concerns and are united to **ask the board to deny this extension request.**

Background

We live directly beside the subject property at 5217 Hollycroft Drive. We have lived in the house since 2007 and have 3 growing children (8, 6, & 3). We were saddened upon hearing the news that our neighbor passed away last year, as she had always been so kind to our family and maintained a beautiful property on the corner lot.

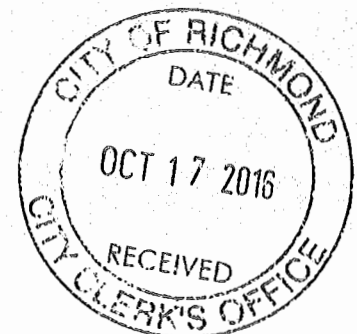
We have several immediate concerns regarding the application to extend the Land use Contract termination date.

1) Applicants

When we first received the notice from the City of Richmond on October 3, 2016, we were very confused to see the names of the applicants (Amarjit K Dhillon and Gian S. Dhillon). We are not sure if these applicants are the actual home owners as we were under the assumption the property has never been sold since we have lived next door. We do see a current for sale sign on the property, and the MLS listing that makes reference to the ability to make use of the Land use Contract to build a giant "6300 square foot house".

2) Speculation

If the applicants are the actual homeowners, then it is obvious that there was absolutely no intention to ever move into the property. It is clear from the MLS listing and the chronology of events, that the applicants are requesting this extension for purely speculative motives. They are marketing the Land use Contract to increase the value of the property. Our research has shown that the applicants own a construction company and are constantly taking building permits out in the city of Richmond. We are unsure where their principal residence is, but it does not appear that this property is where they will be making their roots.



Again, we thank you for allowing us to provide input. We were in full support of the City of Richmond's choice to remove these Land Use Contracts as we do not want to see monstrous houses in our neighborhood. **We are asking that the Board of Variance deny this request to extend the Land use Contract on this property.**

Thank you kindly,

Two handwritten signatures in cursive script. The first signature on the left appears to be 'David' and the second on the right appears to be 'Thuy'.

David and Thuy Lexier
5217 Hollycroft Drive

To	Board of Variance
Date:	OCT 20, 2016
Item #	5
Re:	BOV 16-732599 10060 Hollycroft

5231 Hollycroft Drive
Richmond, BC
V7E 5B7

16 October 2016

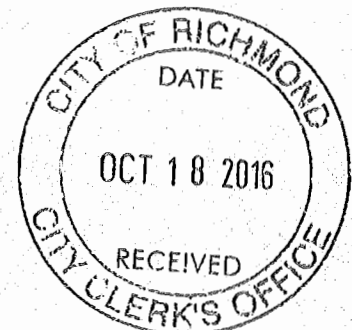
City of Richmond
Board of Variance
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Attention: Mr. David Weber, Secretary to the Board of Variance

Re: File 01-0100-30-BVARI-20-2016732599

Thank you for permitting me the opportunity to share my views regarding the proposed application submitted in respect to the property located at 10060 Hollycroft Gate, Richmond, BC (the subject property) by Amarjit K. Dhillon and Gian S. Dhillon (the applicants).

My wife and I bought our home in 2003, and have raised my two daughters here. My older daughter attended McKinney Elementary for grade one and two, before transferring to St. Joseph the Worker school for grades three to seven. My younger daughter attended St. Joseph the Worker school from kindergarten to grade seven. We love our community and plan to live here for many years to come. We feel "The Hollies" is the type of neighborhood Richmond should strive to protect. Developed in the mid to late seventies, many of the original owners have raised their families, become empty nesters, and looked to downsize. I, and many of our neighbors are second-generation owners, drawn by the excellent local schools and the beautiful neighborhood. No two houses are exactly the same in The Hollies, there is a diversity of styles that is a testament to the vision of the original developers. The one common element is that no house overshadows or dwarfs its neighbors.



City of Richmond
Board of Variance
6911 No. 3 Road
Richmond, BC
V6Y 2C1

October 15, 2016

Alana Yee
5237 Hollycroft Drive
Richmond, BC
V7E 5B7

To Board of Variance
Date: <u>OCT 20, 2016</u>
Item # <u>5</u>
Re: <u>BOV 16-732599</u>
<u>10060 Hollycroft</u>

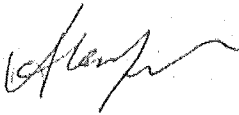
Dear Board of Variance,

Thank you for advising us about the application that has been submitted to you requesting an extension of the Land Use Contract termination date for the property on 10060 Hollycroft Gate. My family and I are opposed to any possible new build on this property as we feel that this will take away from the existing neighbourhood community and aesthetic of Holly Park.

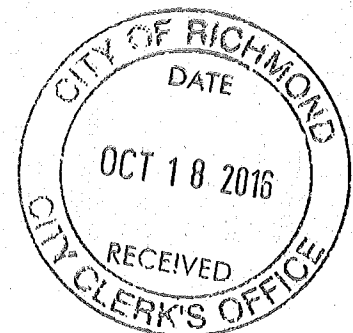
We have two young children who attend the local elementary school and purchased our home in this neighbourhood 8 years ago because we appreciated and loved the look and feel of Holly Park. The homes here were all built around the same time and many of the owners have lived here for a very long time raising their families. I know of a few families in the area who have renovated and updated their homes but in keeping with the same neighbourhood feel. The new construction on 5120 Hollycroft Drive unfortunately does not look like it fits in. We don't want any new houses to be built larger and out of character for our neighbourhood.

We appreciate the opportunity you have given us to speak on this matter. Hopefully you will be able to take all of this into consideration when making your decision.

Thank you,



Alana Yee



Hugh Murray

From: Hugh & Pat Murray <hughpatmurray@gmail.com>
Sent: October 17, 2016 8:30 AM
To: hpmurray@shaw.ca
Subject: Board of Variance Response

I am writing this letter in response to a notification from the City of Richmond regarding a land use extension request from Amarjit Dhillon, who I understand, may be a real estate investor or property developer.

We moved into our home in 1981 and have enjoyed the intended look and feel of our neighbourhood for all of our years within it. Over this time our children have attended the local school, participated in sports and grown up surrounded by many families who still reside here. They enjoy returning to the setting they remember and seeing small changes in the families living here.

We were pleased to know that Richmond City Council stated, as its mandate, to preserve the look and feel of neighbourhoods such as ours. I believe that it is for this very reason the Land Use Contract Termination is to take effect this November and therefor should still happen.

This subject property is located directly south and next door to ours. I do not believe that the requesters have any interest or concern for the neighbourhood or the people, such as ourselves, who have lived within it for many years. I believe that this recent request has been made simply in order to increase the perceived property value for yet another sale. If, for example, a three story monster house was erected, we would suffer a loss of light, an unsightly appearance and non conforming building very close to our own home. In short, it would stick out like a sore thumb and feel like we were being infringed upon!

For this and other stated reasons, I am asking that this application be turned down.

Hugh and Patricia Murray
10040 Hollycroft Gate
Richmond B.C.



To: Board of Variance
From: Wayne Craig
Director, Development

Date: December 21, 2017
File: BV 17-792220

Re: Board of Variance Appeal
(Eunice Famme – 6451 Riverdale Drive)

Finding of Fact

Table 1 provides the regulatory context of the subject property and selected property features.

Table 1	Existing	Proposed	
Site Size:	1,113 m ²	No change	
Land Use:	One two-unit dwelling	No change	
OCP Designation:	Neighbourhood Residential	No change	
Zoning:	Single Detached (RS1/E)	No change	
	Required	Proposed	Variance
Floor Area Ratio:	Max. 450 m ² (4,844 ft ²)	449 m ² (4,833 ft ²)	None permitted
Setback – Front Yard:	Min. 6.0 m	4.9 m	Yes

Purpose

The applicant has submitted an appeal to the Board of Variance for the property at 6451 Riverdale Drive in order to vary the following provisions of the “Single Detached (RS1/E)” zone contained in Richmond Zoning Bylaw 8500:

1. Reduce the minimum front yard setback (Section 8.1.6.1) from 6.0 m to 4.9 m for an addition to a legal non-conforming duplex.

Permitting the reduced setback would allow the applicant to apply for a building permit to construct additions to the dwelling. The applicant has stated that the additions include an elevator and a covered car port, which are necessary to make the dwelling wheelchair accessible.

A location map and aerial photo of the subject property are provided in Attachment 1. Information and supporting materials, including proposed building plans, submitted in conjunction with the Board of Variance appeal are provided in Attachment 2.

Background

The subject property contains a duplex, which is a two-unit dwelling. Prior to adoption of Richmond Zoning Bylaw 5300 in 1988, both single-family and two-unit housing were permitted

in General Residential Districts. Two-unit housing was removed as a permitted use in 1988, which rendered the subject duplex legal non-conforming. The duplex on the subject property was built in conformity with the requirements of the zoning bylaw in force at the time.

Staff Comments

The *Local Government Act*, Section 531 (1) prohibits constructing an addition to a building or structure while it is a non-conforming use. Further, Section 531 (2) states that Subsection (1) does not apply when an addition is permitted by a Board of Variance. It is therefore within the powers of the Board to consider this appeal.

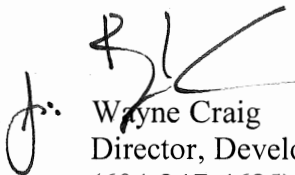
The proposed building additions comply with the technical requirements contained in the "Single Detached (RS1/E)" zone, except for the requested relaxation of the front yard setback. The proposed car port encroaches 1.1 m into the required front yard setback.

Conclusion

The applicant has submitted an appeal to the Board of Variance for 6451 Riverdale Drive in order to vary the minimum front yard setback (Section 8.1.6.1) regulations contained in the "Single Detached (RS1/E)" zone, which would permit the construction of an addition to the existing legal non-conforming duplex. The proposal is being forwarded to the Board of Variance for consideration.

At the conclusion of the hearing for an application, the Board may:

- Grant or deny the order requested by the applicant and provide reasons;
- Request further information from the applicant, City staff, or any person who has made a submission to the Board in respect to the application and adjourn the meeting; or
- Reserve its decision and provide a written decision at a later date.


Wayne Craig
Director, Development
(604-247-4625)

WC:jr

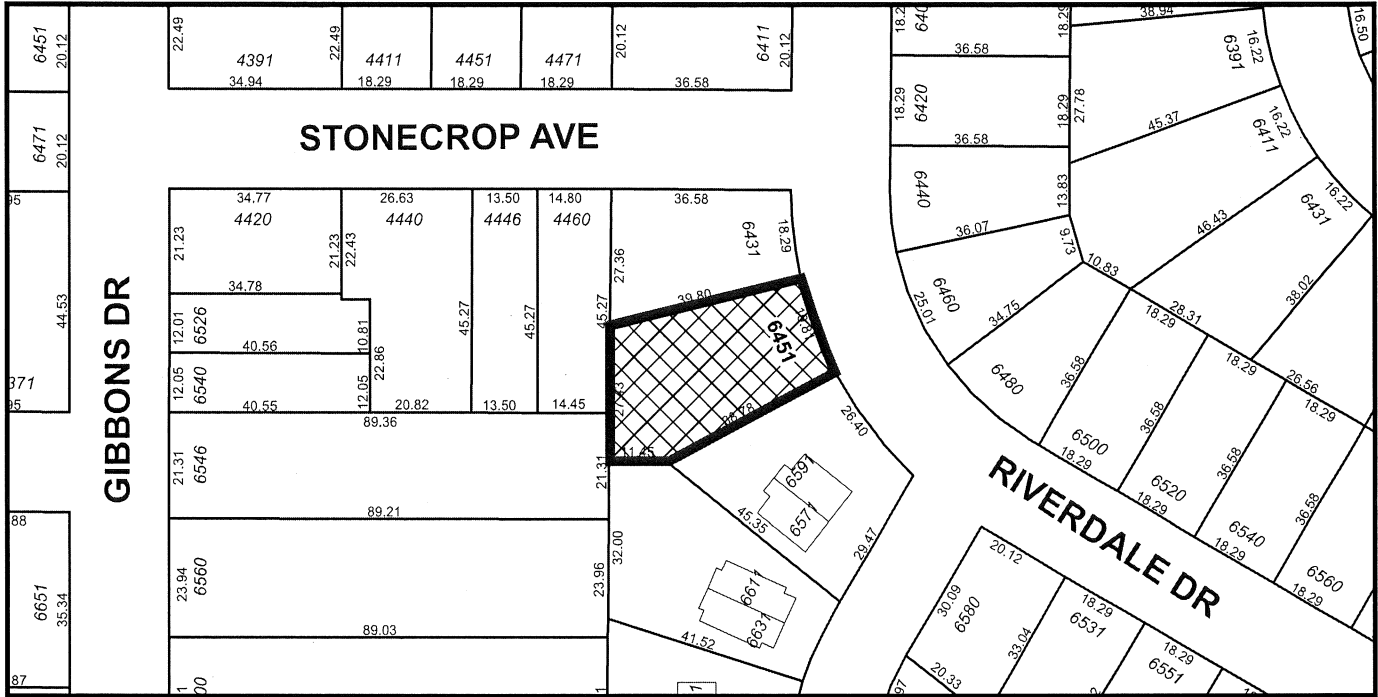
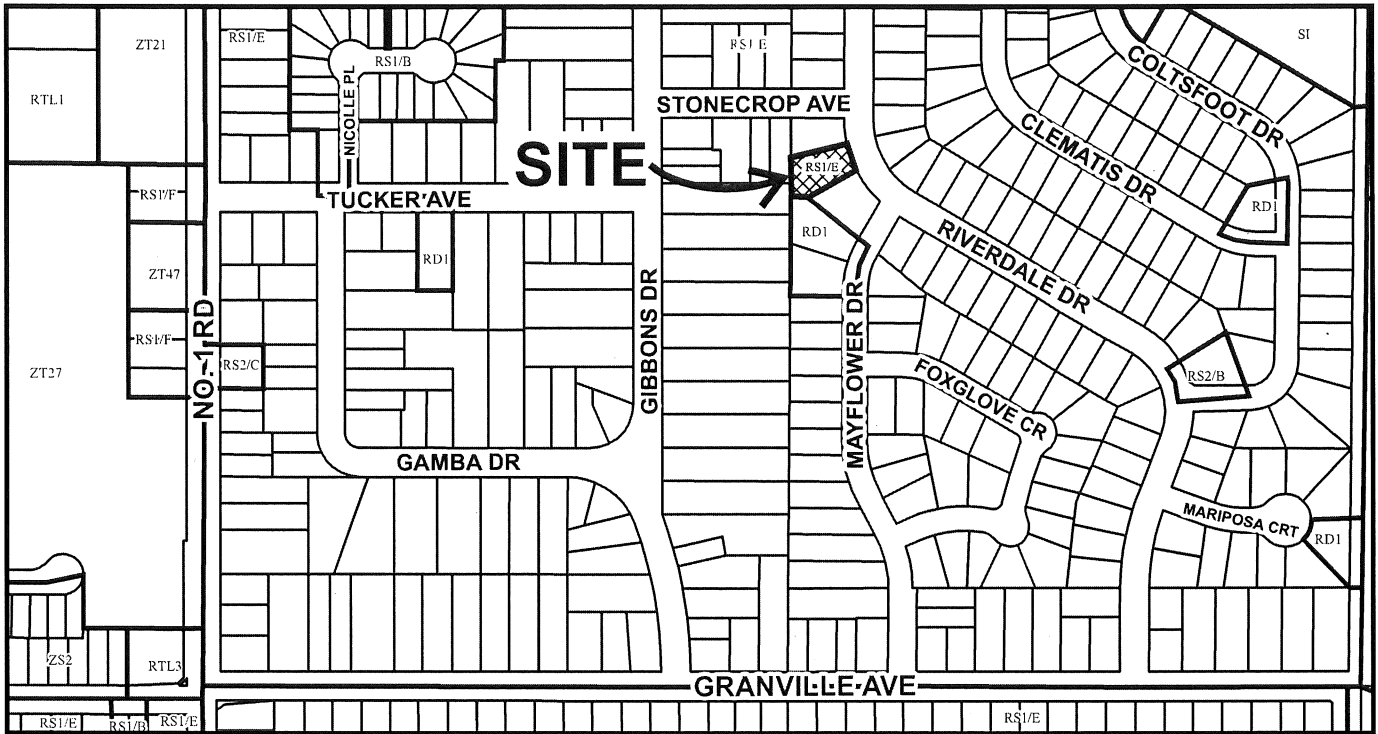
Attachment 1: Location Map/Aerial Photo

Attachment 2: Application Package

pc: Joe Erceg, General Manager, Planning and Development



City of Richmond



BV 17-792220

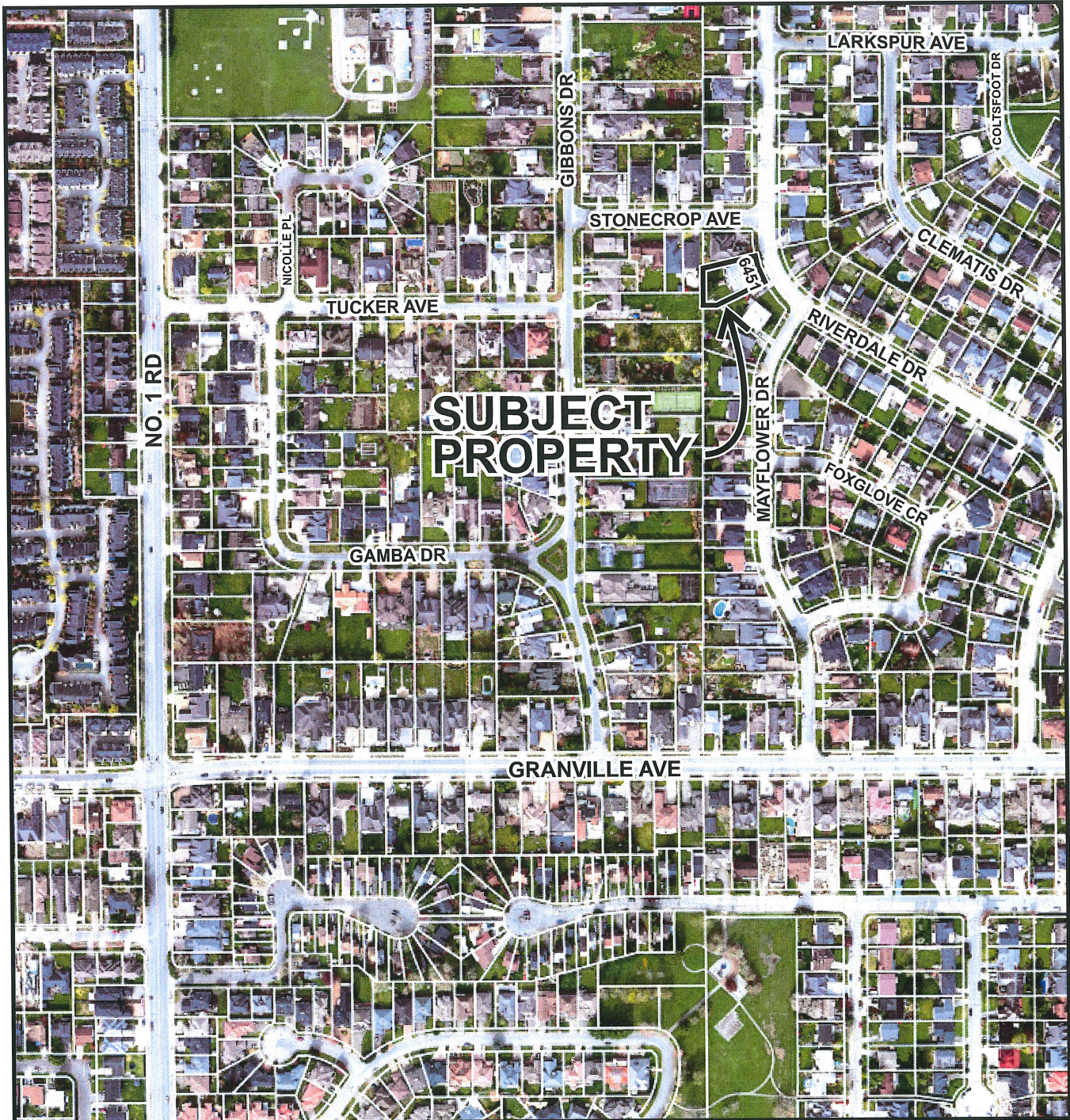
Original Date: 12/04/17

Revision Date:

Note: Dimensions are in METRES



City of Richmond



BV 17-792220

Original Date: 12/04/17

Revision Date:

Note: Dimensions are in METRES

ZONING ANALYSIS FOR
6451 RIVERDALE DRIVE
RICHMOND, B.C.

ANALYSIS (RSVE)

LOT AREA = 11980 # (1113 m²)

MAX SITE COVG @ 45% = 5391 # (500.8 m²)

THIS PLAN: EX'G 2850 #
NEW 318 #
TOTAL 3168 # (294.3 m²)

MAX. FLOOR AREA = 4844 # (450.0 m²)

THIS PLAN: EX'G 4576 #
NEW 187 #
ADD EXTRA COVERED 70 #
TOTAL 4833 # (449 m²)

MAX COVERED AREA = 484 # (45 m²)

THIS PLAN: EX'G 314 #
NEW 240 #
TOTAL 554 # (51.5 m²)
OVER BY 70 # (ADD TO FLOOR AREA)

EXISTING DUPLEX

W

90.00' (27.432m)

R.O.W.

37.57' (11.451m)



SITE PLAN
SCALE 1/8" = 1'-0"

LEGAL DESCRIPTION
LOT 314
SECTION 11, T4N, R7W
PLAN 40451

PANITARY SEWER

S

127.22' (38.777m)

EXISTING DUPLEX

130.57' (39.798m)

N

CARPORT

CARPORT

LINE OF
6.0M MIN
SETBACK

EX~~S~~ CONCRETE
DRIVEWAY

9.87m
VIA EXISTING

EXISTING
CONCRETE
DRIVEWAY

65.00' (19.812m)

STORM SEWER

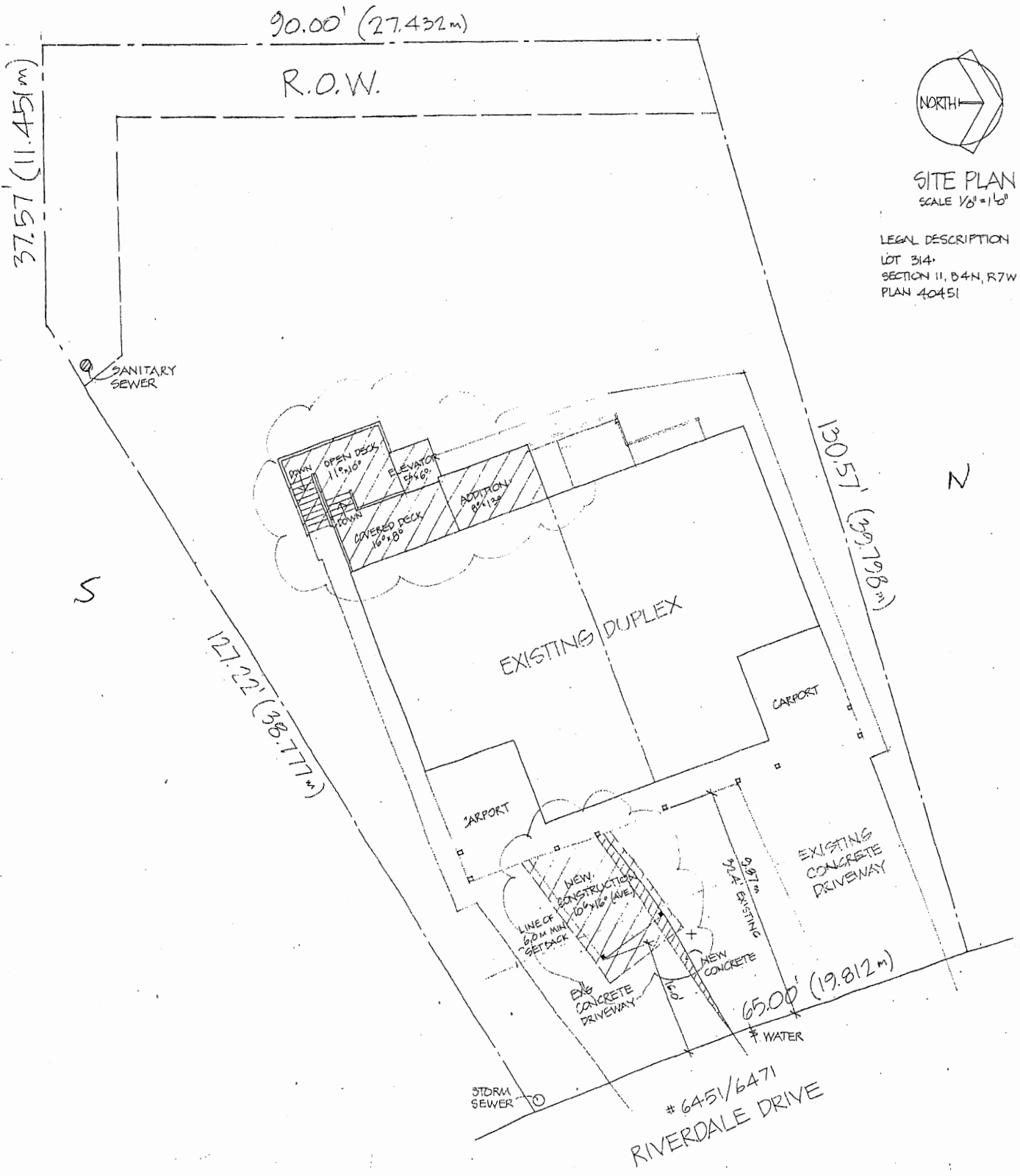
WATER

6451/6471
RIVERDALE DRIVE

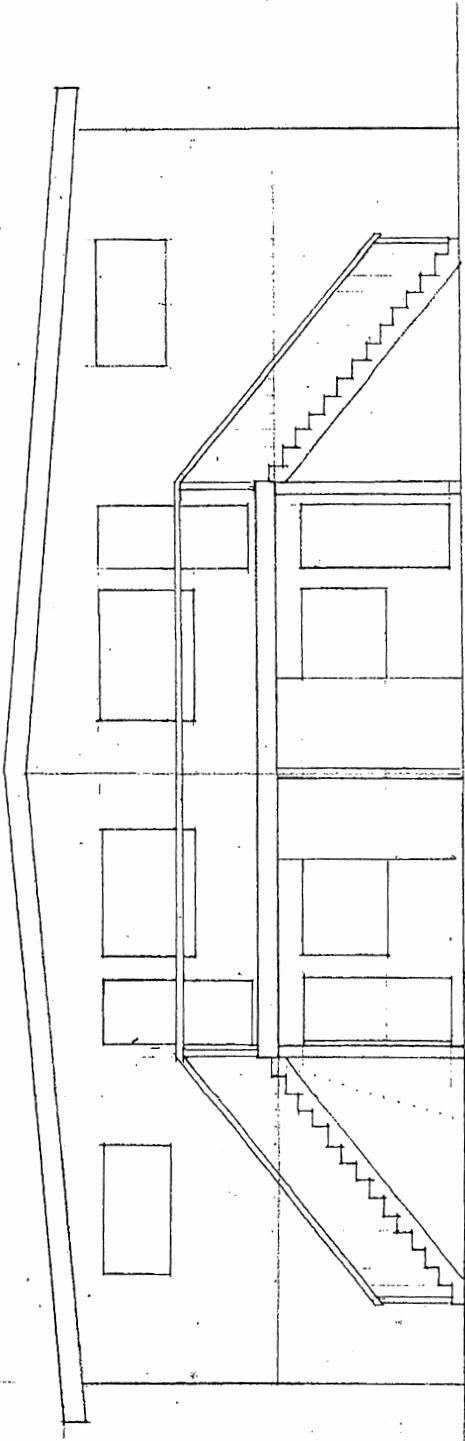
E

PROPOSED ADDITION

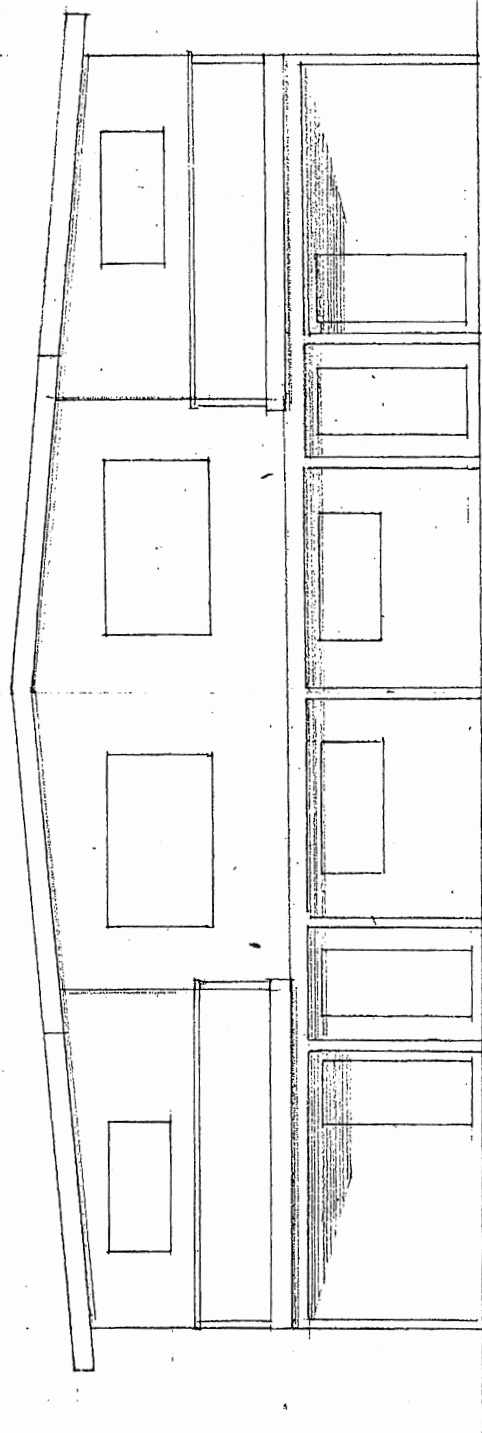
W



WEST



REAR ELEVATION - WEST

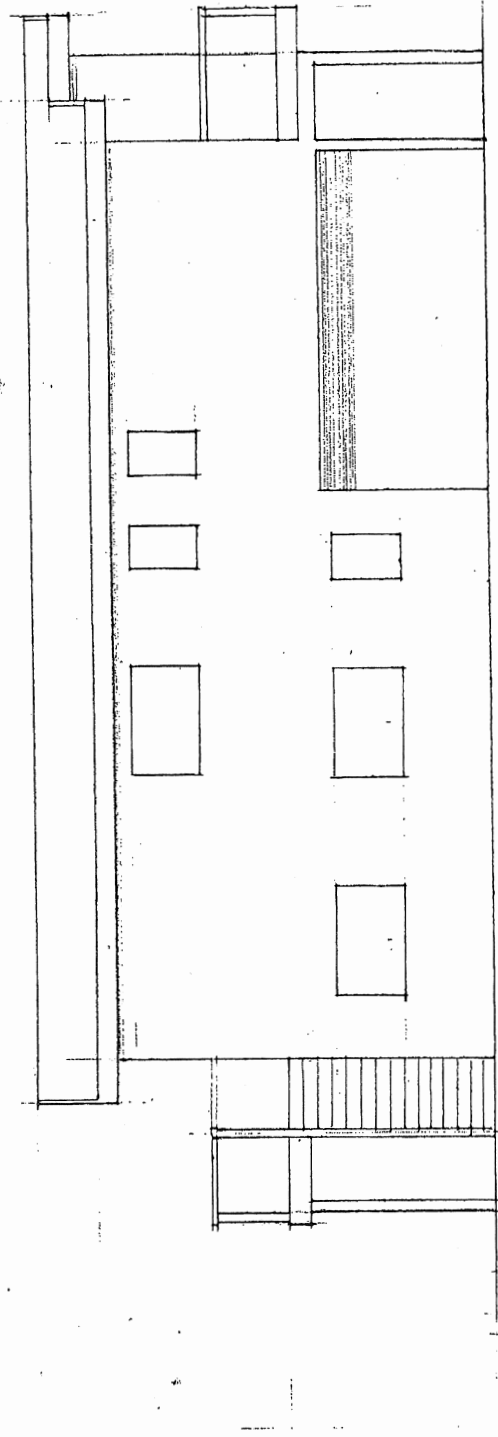


FRONT ELEVATION - EAST

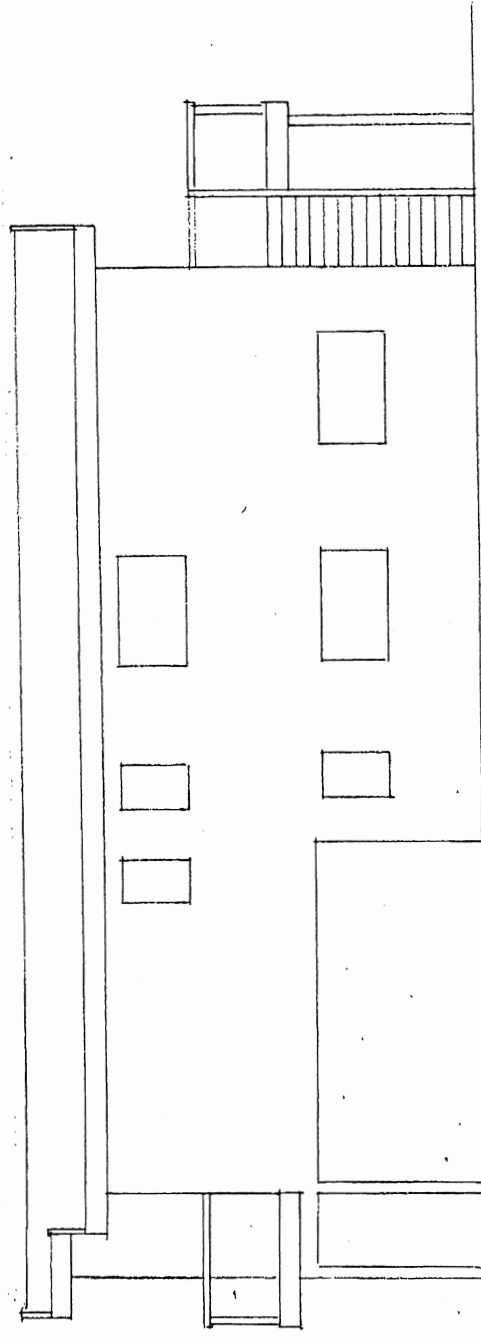
EXISTING

6451 RIVERDALE DR

BOV - 38



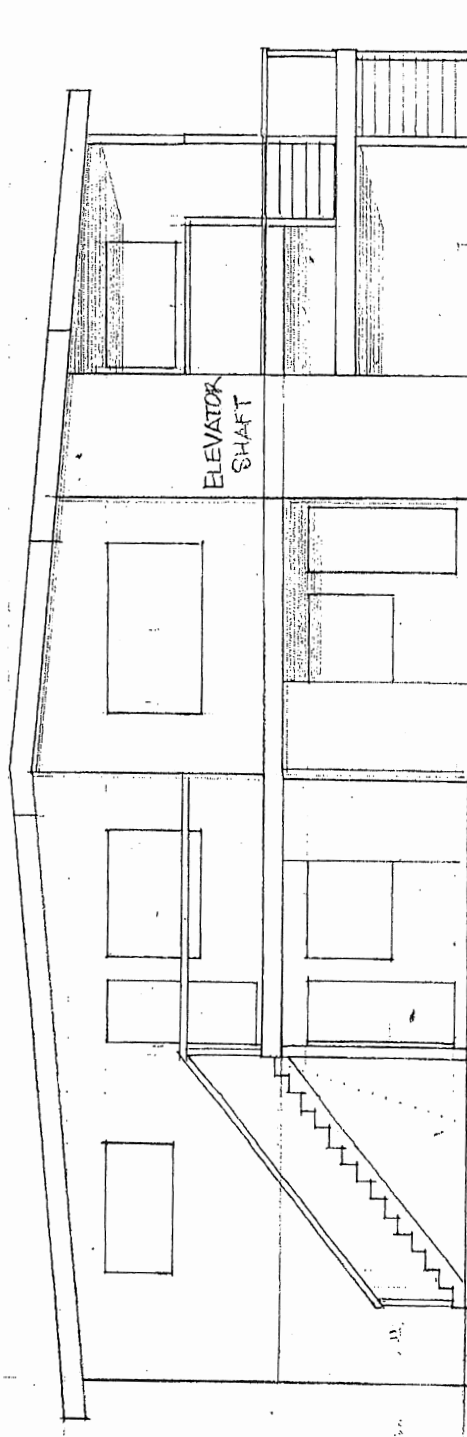
LEFT SIDE ELEVATION - SOUTH



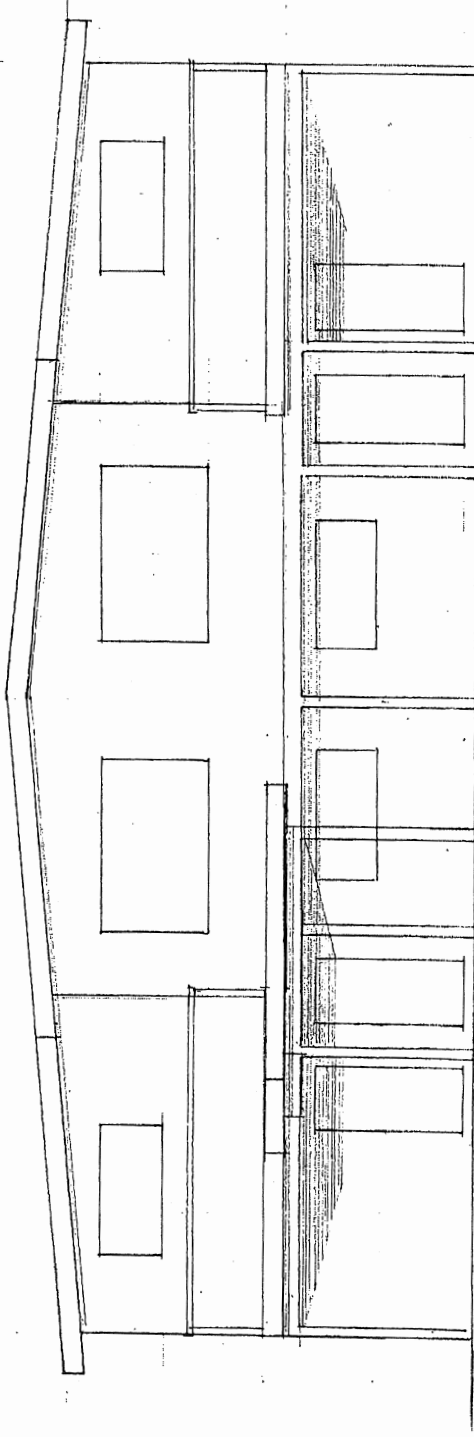
RIGHT SIDE ELEVATION - NORTH

EXISTING

645 04 - NOV VERDALE DR

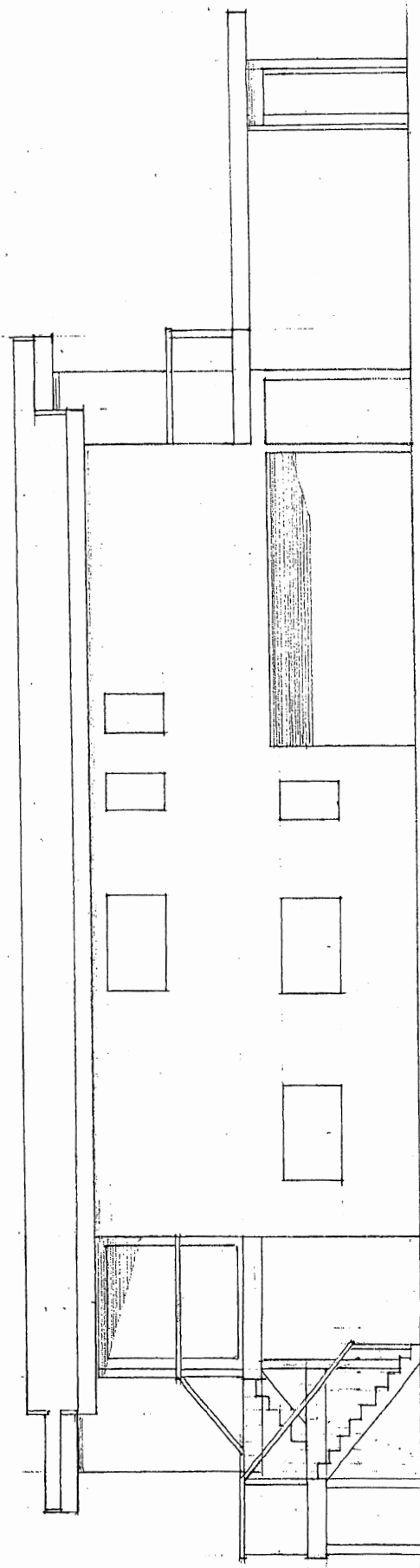


REAR ELEVATION - WEST

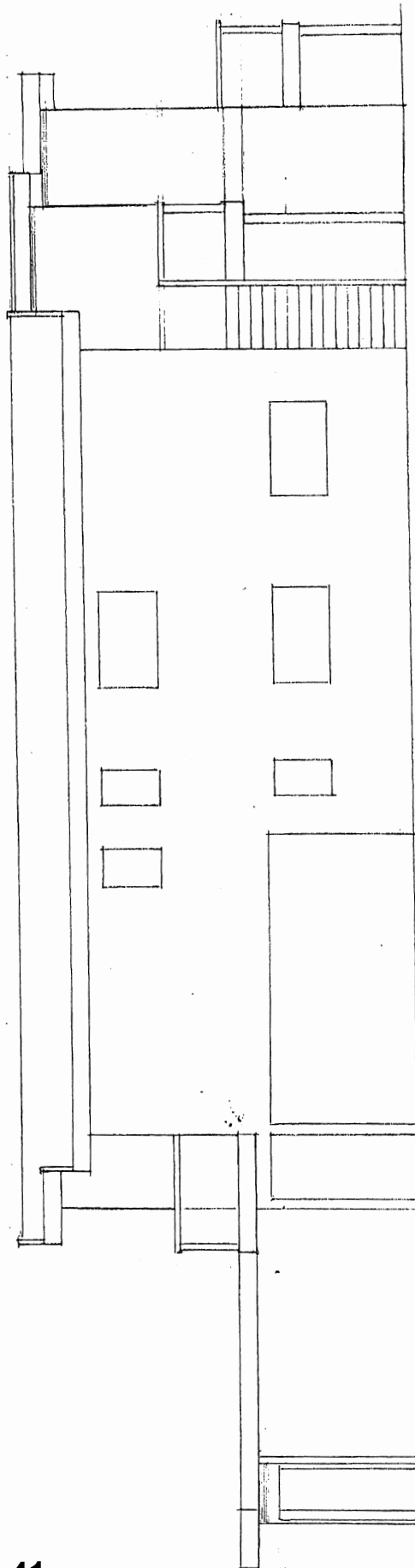


FRONT ELEVATION - EAST

PROPOSED



LEFT SIDE ELEVATION - SOUTH



RIGHT SIDE ELEVATION - NORTH

PROPOSED



To: Board of Variance
From: Wayne Craig
Director, Development

Date: December 21, 2017

File: BV 17-784860

**Re: Board of Variance Appeal
(Pacific Coastal Homes Ltd. – 11726 and 11740 Dunford Road)**

Finding of Fact

Table 1 provides the regulatory context of the subject properties and selected property features.

Table 1	Existing	Proposed	
Site Size:	11726 Dunford Road: 274 m ² 11740 Dunford Road: 282 m ²	No change	
Land Use:	Vacant	Single-family residential	
OCP Designation:	Neighbourhood Residential	No change	
Zoning:	Single Detached (RS1/A)	No change	
	Required	Proposed	Variance
Length of Continuous Wall:	Max. 55%	60%	Yes
Front Yard Landscaping:	Min. 50%	30%	Yes

Purpose

The applicant has submitted an appeal to the Board of Variance for the properties at 11726 and 11740 Dunford Road in order to vary the following provisions of Richmond Zoning Bylaw 8500:

1. Increase the maximum permitted length of continuous wall (Section 8.1.11.1) from 55% of the total lot depth to 60%; and
2. Reduce the minimum required live landscaping coverage in the required front yard setback (Section 6.4.1.a) from 50% to 30%.

The applicant has claimed hardship resulting from the recently adopted amendments to Zoning Bylaw 8500 for single-family building massing. The applicant has stated that the new massing regulations (adopted by Council on July 24, 2017) limit their ability to build the house design they wish for the two subject properties.

A location map and aerial photo of the subject properties are provided in Attachment 1. Information and supporting materials (including proposed building plans) submitted in conjunction with the Board of Variance appeal are provided in Attachment 2.

Background

On July 24, 2017, Council adopted Bylaw 9737, which introduced a range of new regulations for the massing of new single-family houses, including:

- Introduction of a maximum length of continuous wall requirement, set at 55% of the lot's total depth. Continuous wall is defined as an exterior wall, which does not include an inward articulation of 2.4 m or more, with a minimum horizontal measurement of 2.4 m.
- Increased rear yard setbacks based on the total lot depth.
- Limiting side yard projections to only one side and only to accommodate a fireplace.
- New landscaping requirement, which requires a minimum percentage of the front yard setback to be landscaped with live planting.

The new regulations were based on feedback from residents and builders to address various building massing concerns regarding recently constructed single-family residential houses.

The applicant submitted a subdivision application on October 28, 2016 to subdivide the parent lot (11740 Dunford Road) into two single-family lots. Approval of the subdivision application occurred on August 2, 2017 and the Building Permits for both properties were subsequently submitted on August 8, 2017, which was after the Council adoption of Bylaw 9737. During the review of the Building Permits, it was identified that the proposed building plans do not comply with the new single-family building massing amendments.

Staff Comments

The applicant has submitted an appeal to the Board of Variance to:

1. Increase the maximum permitted length of continuous wall (Section 8.1.11.1) from 55% of the total lot depth to 60%; and
2. Reduce the minimum required live landscaping coverage in the required front yard setback (Section 6.4.1.a) from 50% to 30%.

The following supporting information and analysis is being forwarded to the Board of Variance for consideration in their review of the proposal:

- The applicant is claiming hardship due to recent Zoning Bylaw 8500 amendments (Bylaw 9737), adopted by Council on July 24, 2017.
- The purpose of the amendments in Bylaw 9737 was to specifically address single-family building massing issues with the intent to reduce the massing of new single-family houses.
- The amendments included the aspects of the bylaw the applicant has appealed (maximum length of continuous wall and minimum front yard landscaping).
- There is no associated rezoning application with this proposal. The subdivision application was submitted on October 28, 2016 and approval occurred on August 2, 2017. The Building Permits for the proposed dwellings were submitted on August 8, 2017.
- Proposed building plans (Attachment 2) demonstrate how the new provisions impact the proposed building plans.

Conclusion

The applicant has submitted an appeal to the Board of Variance for 11726 and 11740 Dunford Road in order to vary the continuous wall (Section 8.1.11.1) and front yard landscaping (Section 6.4.1.a) regulations. The proposal is being forwarded to the Board of Variance for consideration.

At the conclusion of the hearing for an application, the Board may:

- Grant or deny the order requested by the applicant and provide reasons.
- Request further information from the applicant, City staff, or any person who has made a submission to the Board in respect to the application and adjourn the meeting.
- Reserve its decision and provide a written decision at a later date.

for: 
Wayne Craig
Director, Development
(604-247-4625)

SDS:blg

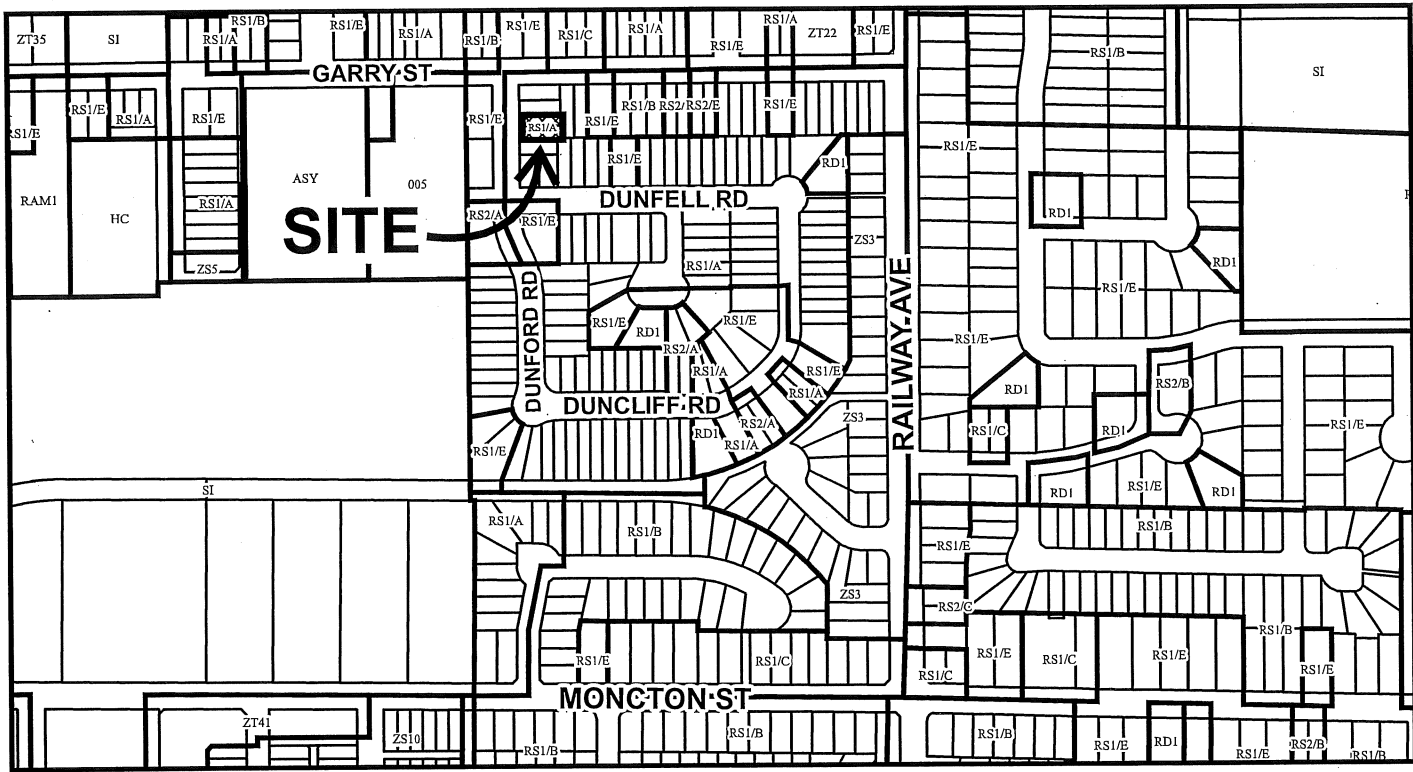
Attachment 1: Location Map/Aerial Photo

Attachment 2: Application Package

pc: Joe Erceg, General Manager, Planning and Development



City of Richmond



4471 18.29	4491 18.29	4511 12.80	4531 12.62	4551 18.29	4571 18.29	4591 14.22	4593 14.23	4595 14.23	4599 9.66	4611 9.66	4631 11.48	4633 11.48	4651 10.06	4671 10.06
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GARRY ST

55.42	20.12 4488	DUNFORD RD	11.24	30.47	10.21	10.21	20.42	12.09	12.09	13.00	9.75	9.75		
4460	39.62 39.62		11.24	4520	11.24	4540	4546	4560	4600	4620	4640	4800	4808	
			10.10	30.48	10.10	39.65	39.66	39.66	39.62	39.63	39.63			
			11.40	11726	11.40	10.21	10.21	20.42	12.09	12.09	12.98	9.75	9.75	
			11.780	28.03	12.19	10.06	10.06	10.35	9.75	20.12	9.45	10.67	9.14	9.14
			14.01	14.02	12.19	10.06	10.06	10.35	9.75	20.12	9.45	10.67	9.14	9.14
			24.42	11788	24.42	10.06	10.06	10.35	9.75	20.12	9.45	10.67	9.14	9.14
			36.58	11751	36.58	10.06	10.06	10.35	9.75	20.12	9.45	10.67	9.14	9.14
			36.58	36.58	36.58	10.06	10.06	10.35	9.75	20.12	9.45	10.67	9.14	9.14
			36.58	36.58	36.58	10.06	10.06	10.35	9.75	20.12	9.45	10.67	9.14	9.14
36.58	36.58	36.58	10.06	10.06	10.35	9.75	20.12	9.45	10.67	9.14	9.14			



BV 17-784860

BOV - 45

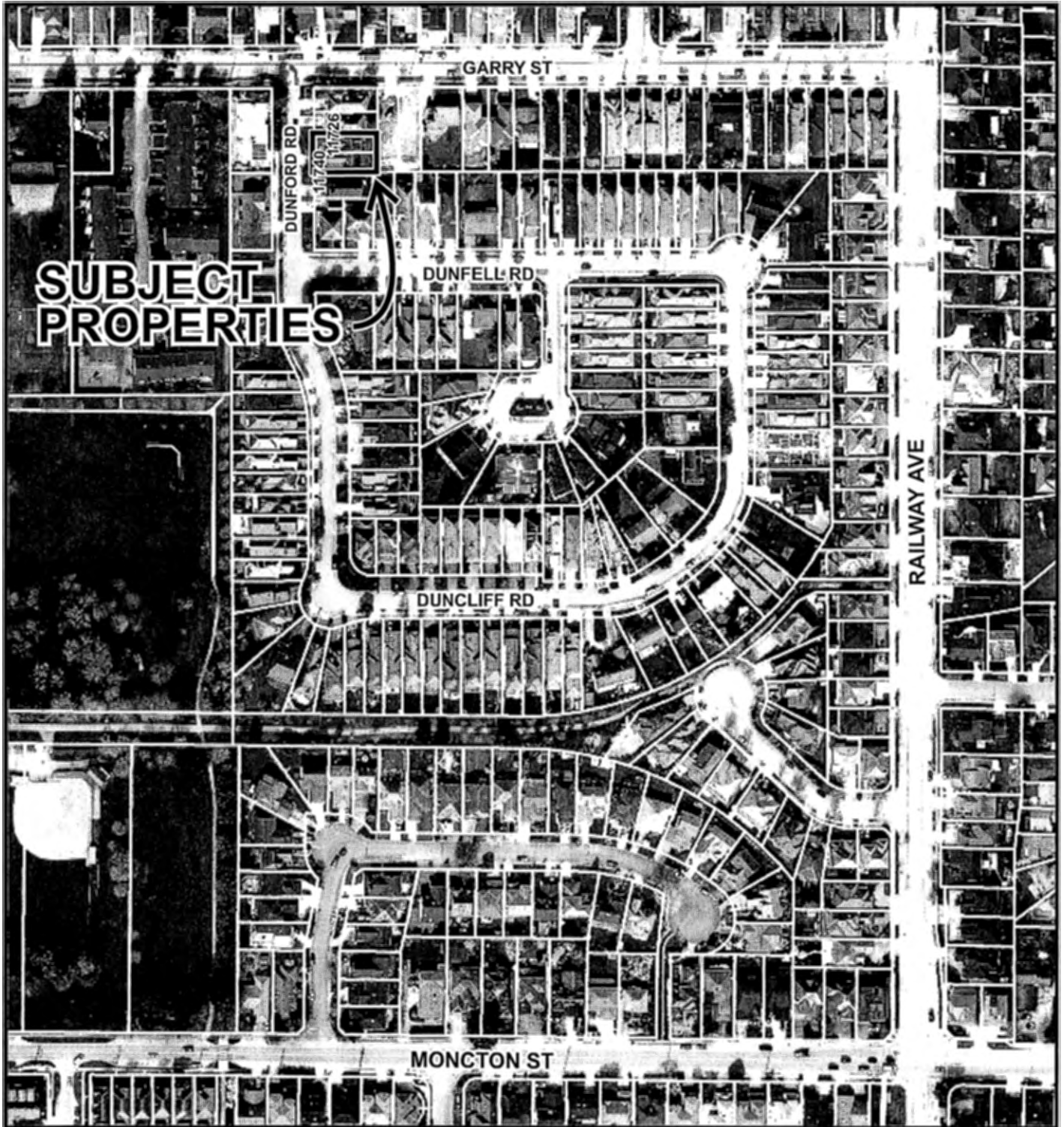
Original Date: 12/04/17

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



BV 17-784860

BOV - 46

Original Date: 12/04/17

Revision Date:

Note: Dimensions are in METRES



November 5, 2017

To: City of Richmond
Building Department and Board of Variance
c/o Christina Gibson
Re: 11740 Dunford Road & 11748 Dunford Road

Dear Madam and Sirs:

We are hereby submitting a request to engage the City of Richmond Board of Variance in regard to the two properties listed above. Our application is intended to address the (currently) insurmountable hardship regarding this property and inability to proceed in any purpose under the newly revised building bylaws.

We are respectfully requesting a review of these home plans in relation to the new requirements and acceptance of the plans as they have been devised and submitted. We will outline in the accompanying document the factors to support this request.

Thank you for your consideration.

Sincerely,

Doug Loewen
President & Builder

Tracey Loewen
Secretary & Design/Materials

Pacific Coastal Homes Ltd.

/tl



PACIFIC COASTAL HOMES

November 5, 2017

To: City of Richmond
Building Department & Board of Variance
c/o Christina Gibson
Re: 11740 & 11748 Dunford Road

Dear Madam and Sirs:

First to introduce ourselves, we are Doug and Tracey Loewen, principals of Pacific Coastal Homes Ltd. We are a small building company based in Steveston specializing in new home construction both custom and on speculation, and home renovations. We have crafted over 100 homes since 2004. Doug is the general contractor and I am responsible for design and selection of materials and finishes. More information about our company can be found on our website if desired, at www.pacificcoastalhomes.ca.

We have developed three previous subdivided properties of this nature over the past four years or so, with consistent success. We recognize a gap in homes at this price point in the Steveston community and are confident that these homes are offering an option in an under-represented size and price for this area. We are keen to offer two new homes that are detached and neighbourhood-based at a mid-range price point.

To outline our situation with these two properties, we will provide information that includes the following:

- Timeline
- Description of homes in relation to bylaw changes
- Hardships
- Current status
- Recommendation/request

Timeline

The "Duns" neighbourhood was rezoned for subdivision approximately 18 years ago. The desirable location has resulted in the majority of homes being brought to current market standards through renovation (if viable) or development.

October 5, 2016 - Purchased this property.

October 12, 2016 - Submitted the subdivision application.

March 1, 2017 - Subdivision approval was received.

City services to site (for two homes) paid in the amount of \$64,455.53.

July 26, 2017 - Land Title Office, City of Richmond legal, etc. processes completed. Our past experience has been an approximate length of time for this process to be a maximum of six months before plans can be submitted. This process was 9.5 months.

Early August was the publication timing of the new City building bylaws. We missed approval by just a few days and were told by our plan checker that we would likely have been approved if we were processed prior.

August 08, 2017 - Submitted our building plans.

August 24, 2017 – Received confirmation from Sasha Choiselat, Plan checker, that our plans do not comply with the newly implemented building bylaw.

September 7, 2017 - We met with James Cooper, Manager - Plan Review and Barry Konkin, Program Coordinator - Development, along with our Architect, Rod Lynde, to discuss the discrepancies between the home plans and the new bylaw. James Cooper recommended that we go through the BOV and indicated that, in his opinion, we had a very strong case for variance. Barry Konkin retrieved the BOV form for us to submit and we applied to the BOV the next day.

October 13, 2017 – We received word from Christina Gibson, Acting Supervisor - Zoning, Signs and Building Records, that there was a mix up; our BOV application was not the correct form/information and that we would need to provide a completely new information package. We had checked in weekly since the original application for an update on progress and lost a further five weeks while our application was not being processed due to the confusion.

October 24, 2017 – Met with Christina Gibson and Robert Lum, Acting Manager - Customer Service, along with Architect Rod Lynde, to discuss the required process moving forward.

Explanation:

Site and elevation drawings are included in this package for your review and consideration. Additionally, Rod Lynde has provided a basic illustration of how these plans would be impacted by changes to the bylaw that are our greatest obstacles; length of building and landscape requirement. It would likely be helpful to review them first for aid of context. In addition, the change to disallow the fireplace foundation to extend into the side setback is a significant issue for the north property.

You will see that these homes are both modest in size. Together with our realtor, Sean Lawson, we made the decision upon purchase that it was best to offer two homes on this property at a more affordable price point for this area rather than one large home that is not typically found in this particular neighbourhood. There are a number of homes currently available at a much higher price point elsewhere in Richmond and we opted to offer two that may meet the need of a different buyer.

These two home designs were extremely carefully considered in terms of comfortable and cohesive layouts within the FAR (floor area ratio) allotment we had to work with. Each component necessary to a comfortable living environment has been created to flow and work together to maximum effect. We are very pleased with these two home plans and feel strongly that they would be excellent additions to this neighbourhood.

We are currently below the FAR size cap for both homes in order to comply with the previous bylaw but feel that the homes are still comfortable. However, there is absolutely nowhere that we can take space from either home to meet the new building length restriction. We have examined the possibility of altering the plans to meet the new bylaw but it has been agreed by all parties familiar with the plans that it is not possible in any way to alter either home to be a marketable product. Furthermore, under the new bylaw, it would not be possible to begin again and create two new home plans that would be marketable. We would be so far below the maximum square footage allowable that these homes would be completely unsellable. This is a fickle industry and any characteristic that buyers deem off-putting results in a difficult sale so we must make the most of these modest properties to be competitive.

In regard to the landscape requirement, you will see that meeting the new bylaw is either extremely awkward in the case of the south lot, or unfeasible in the case of the north lot. A third restriction that is unworkable is the change to disallow the fireplace foundation to extend into the side setback. There is no possibility to keep this important element by pushing the entire fireplace box into the building itself; the amount of space just does not support that change. One may look upon the slightly wider home as more flexible to alter but that is not the case. When designing layout, one must effectively put pieces of the puzzle together with certain factors in mind and this home has no more options for major change than the south plan. The south plan is a layout whereby the components are laid out in order, one after another, in basic terms. The north lot, however, utilizes a cross-hall layout that is very challenging to fit together in a small space effectively.

The pending changes to the bylaw were not published until they went into effect. Therefore, we were unable to consider our options and anticipate concepts that were being tabled. Our architect was also not able to consider pending changes so we, presumably along with our industry peers, had to continue to operate under the current bylaw. The length of process prior to the ability to submit our plans resulted in the predicament we currently find ourselves in. Had we been able to submit even two weeks prior, we would have been approved (likely with very minor alterations requested), we've been told by Sasha Choiselat, the plan checker for these homes.

As mentioned previously, we have successfully developed three projects of this nature in the recent past; two of which are in this very neighbourhood, that have included easements and very narrow homes. We recognize that these homes are both essentially detached townhome size and shape but are confident that we can make them attractive and appealing to a particular demographic, as was the case previously. Their modest sizes, we feel, should make them exempt from the new restrictions that endeavour to restrict some of the undesirable characteristics of other, larger homes in Richmond. These two are presumably not the type of homes that are the target but due to the newness of the bylaw changes, all have been painted with the same brush, if you will. Perhaps in the near future, the City will have an opportunity to fine-tune the bylaw considering a variety of properties that have vastly different qualities. At this time, however, we are in need of a resolution to the challenge of this particular large investment for our small company.

We do not have the luxury to hold onto any property for a length of time beyond the necessary process. Carrying costs for this property are approximately \$5,000.00 per month. The various delays experienced have us at an extreme financial hardship. We are in a position whereby we have the site prepared for two homes, we have paid for various other expenses associated with the property such as architectural fees, we are unable to build two homes if held to the new bylaw and we would most certainly be unable to sell the property in its current situation. Meanwhile, we are losing a considerable amount of money per month until we can move forward.

We respectfully request that these two homes are exempted from the bylaw change and that we are permitted to build them as they have been designed, according to the requirements of the bylaw in place before August, 2017. We are confident that the City of Richmond will, in time, see fit to amend the bylaw to account for smaller homes that may ultimately be exempt from some of the bylaw changes meant to apply to larger homes and ask that these two homes are considered exclusive of that initiative.

Thank you for your careful consideration.

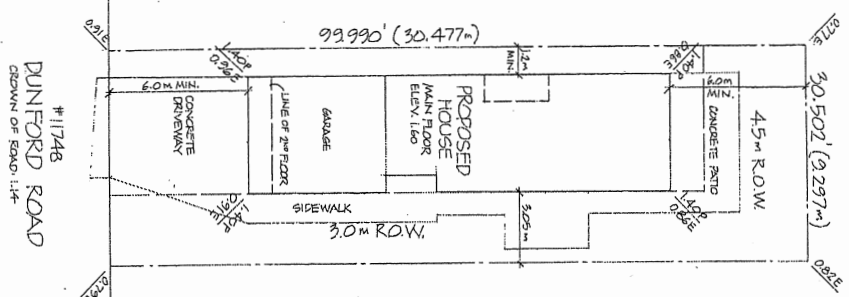
Tracey Loewen
Design & Materials
Pacific Coastal Homes Ltd.

Doug Loewen
Building Contractor
Pacific Coastal Homes Ltd.

/tl

incl. Site plan
Elevation drawings
Bylaw compliance illustrations

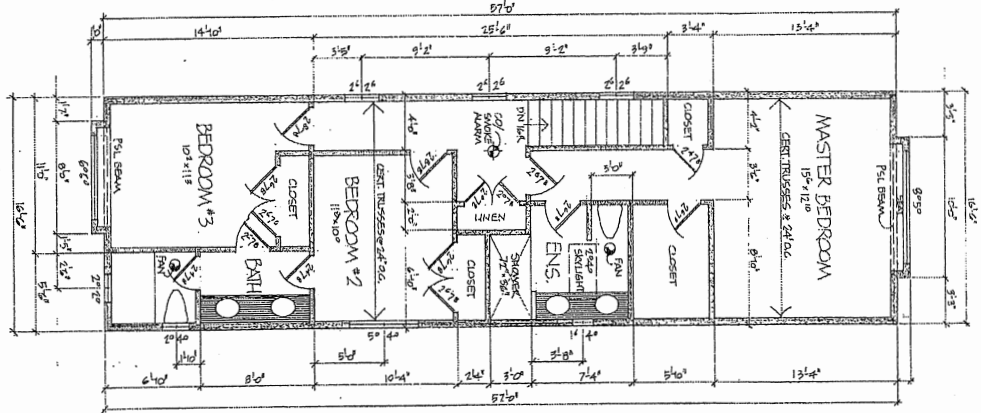
SCALE 1/4" = 1'-0"
 LEGAL DESCRIPTION:
 LOT B
 SECTION 2, 834, 87 W
 PLAN
 *NOTE: NEW SUBDIVISION,
 SERVICE LOCATIONS TO BE DETERMINED



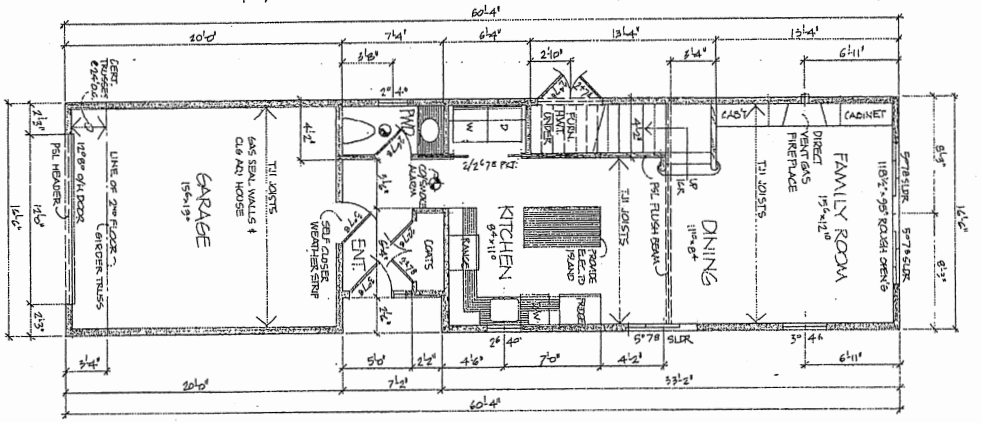
UNCOVERED AREA:
 FRONT YARD 710'±
 RIGHT SIDE 333'±
 REAR YARD 420'±
 TOTAL 1263'± (1173-m)
 (41.456)

ANALYSIS: (RS1/A)
 LOT AREA 30802'± (283.37-m²)
 MAX SITE COV. 8.45% (1972'± (1715-m))
 THIS PLAN 1036'± (96.2-m)
 MAX FLOOR AREA 55% (1772'± (155.8-m²))
 THE PLAN MAIN FLOOR 648'±
 UPPER FLOOR 225'±
 TOTAL 1557'± (144.1-m²)
 MAX COVERED AREA 16784'± (15.6-m²)
 THIS PLAN 187'± (17-m²)

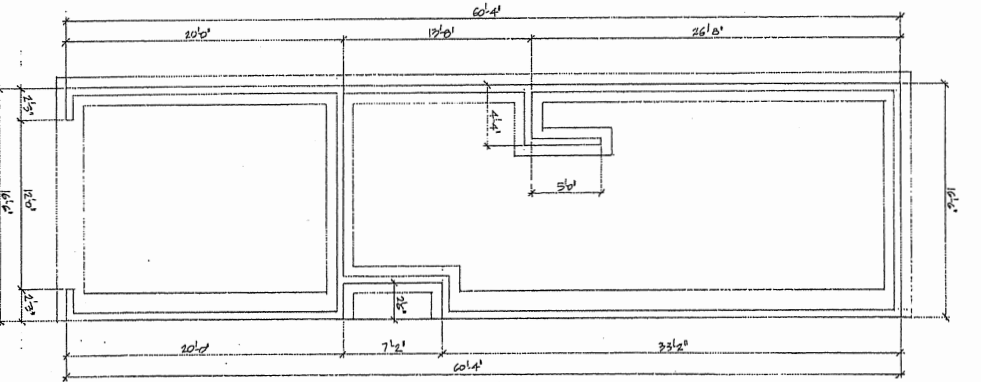
UPPER FLOOR PLAN



MAIN FLOOR PLAN

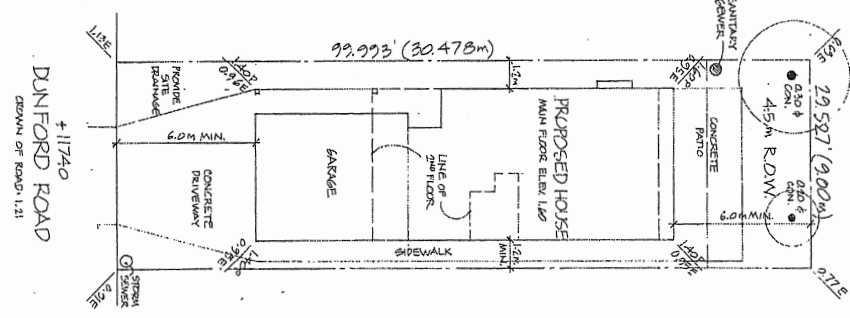
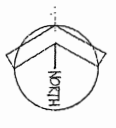


FOUNDATION PLAN



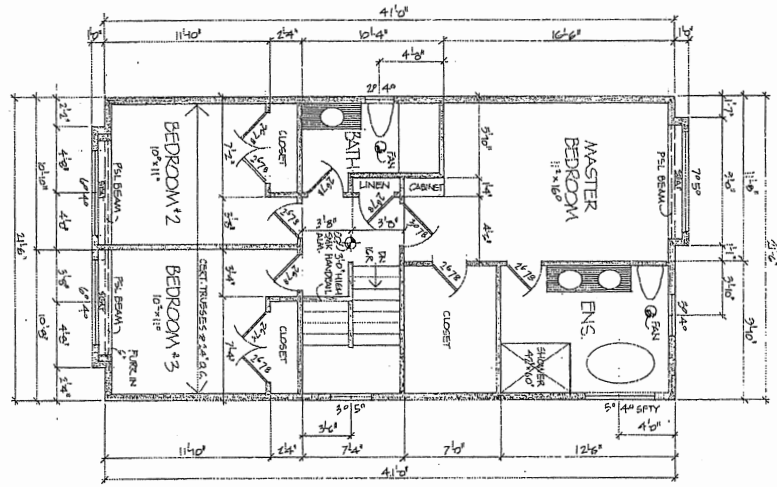
*NOTE: DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 DIMENSIONS TO BE DETERMINED TO BE DETERMINED

SITE PLAN
 SCALE 1/8" = 1'-0"
 LEGAL DESCRIPTION
 LOT A
 SECTION 2, B3N, R7W
 PLAN:

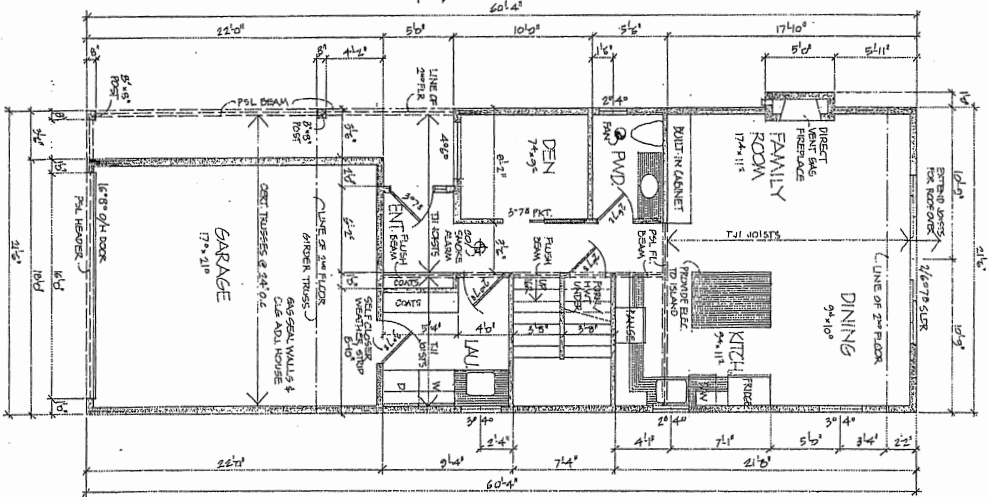


ANALYSIS: (CS/A)
 LOT AREA: 2992.2 m² (274.3 m²)
 MAX. SITE COV. 40% (1196.3 m²) (23.4 m²)
 THIS PLAN: 1737.4 (182.9 m²)
 MAX. FLOOR AREA @ 85%: 1424.4 (150.9 m²)
 THIS PLAN: UPPER FLOOR: 423.4 (141.3 m²) (150.4 m²)
 MAX. COVERED AREA: 142.4 (51.1 m²)
 THIS PLAN: 105.4 (38.1 m²)

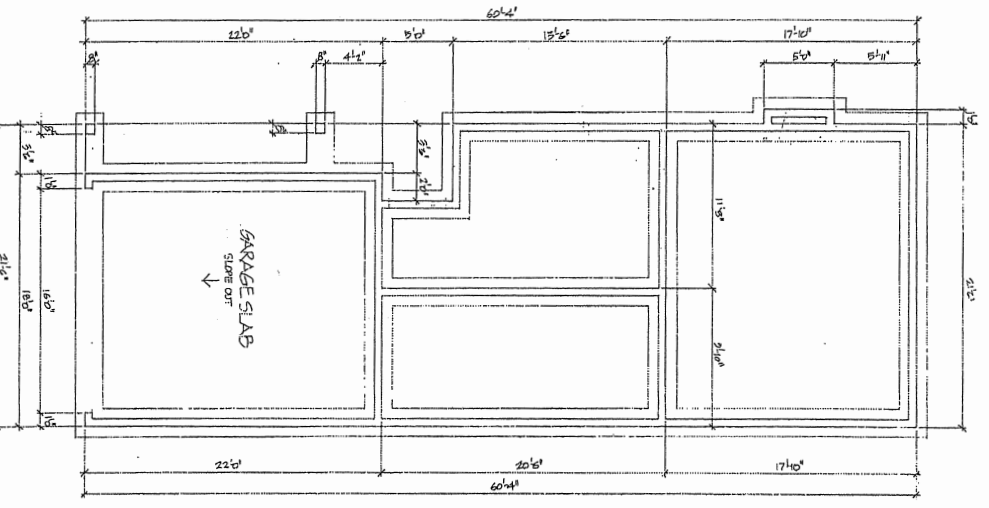
UPPER FLOOR PLAN
 TOTAL AREA: 686.4
 LBS. STAGES: (229.4)
 CALCULATED: 815.8



MAIN FLOOR PLAN
 FINISHED AREA: 796.4
 GARAGE AREA: 396.4
 COVERED AREA: 105.4
 TOTAL SITE COV: 1237.1



FOUNDATION PLAN
 SCALE 1/4" = 1'-0"

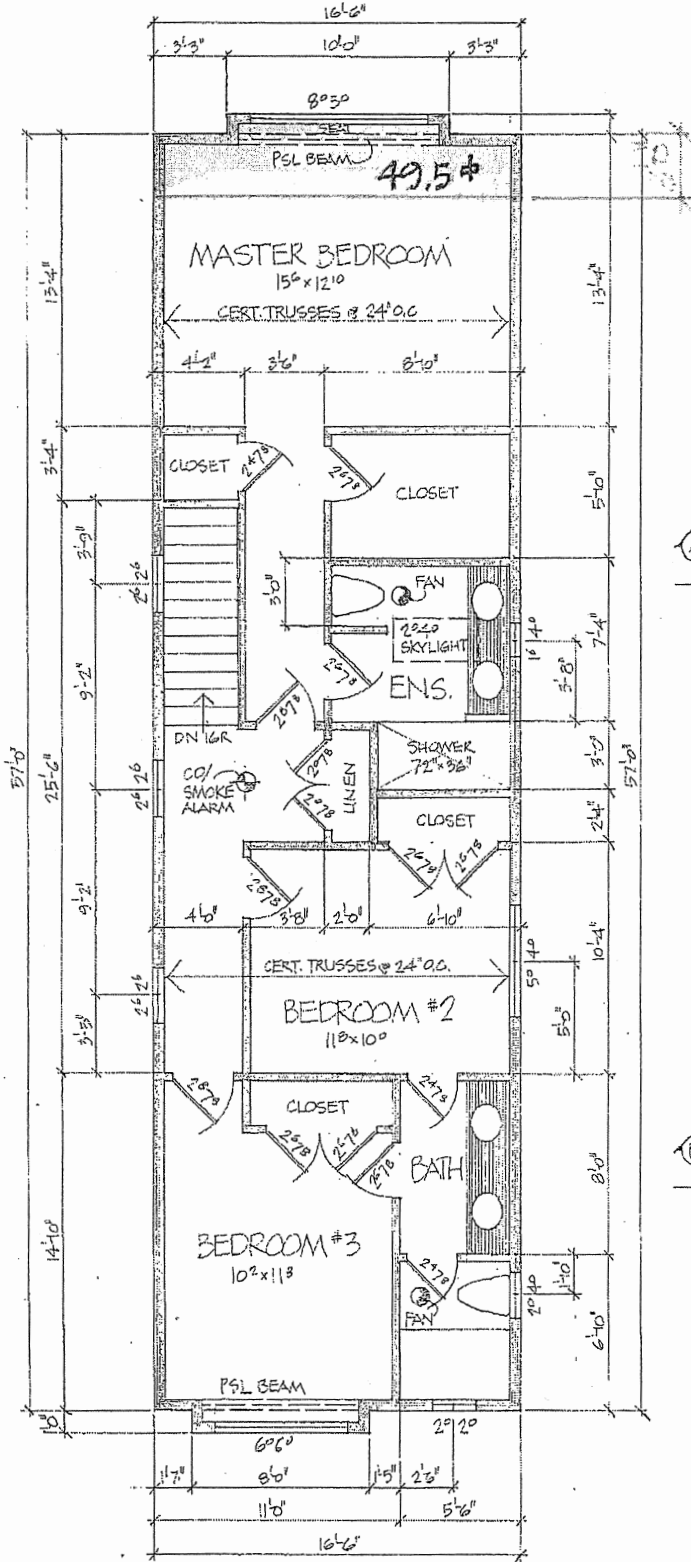


BOV - 53

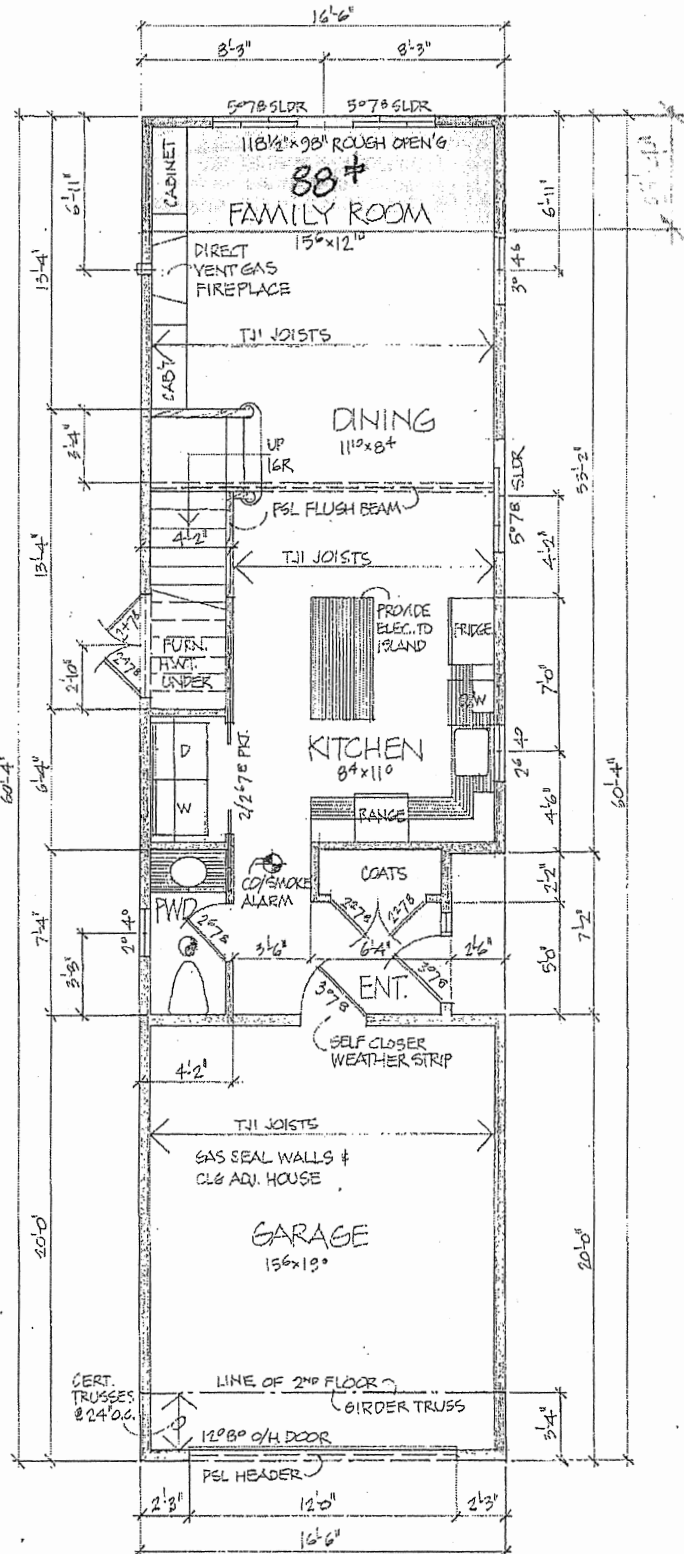
TITLE: HOUSE FOR PACIFIC COASTAL HOMES
 AT # 11740 DUNFORD ROAD, RICHMOND B.C.

DATE: APRIL 21, 2017	SHEET NO.
DWG. NO. 17-13	1 OF 2

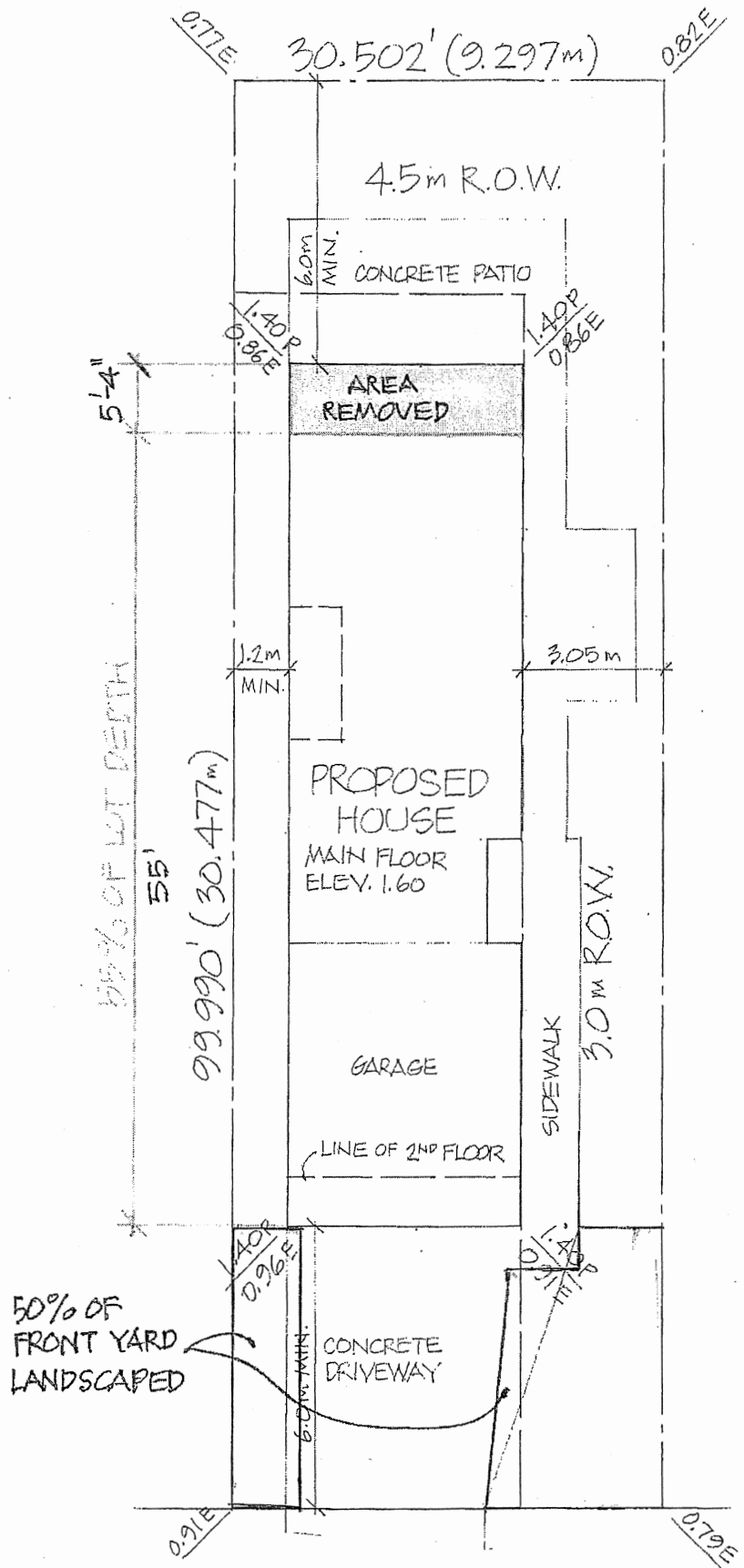
PLAN OF PROPOSED HOUSE AT # 11748 DUNFORD ROAD, RICHMOND B.C. SHOWING EFFECTS OF BYLAW CHANGES



TOTAL AREA 940+
 LESS STAIRS 37+
 FINISHED AREA 903+ **BOV - 54**

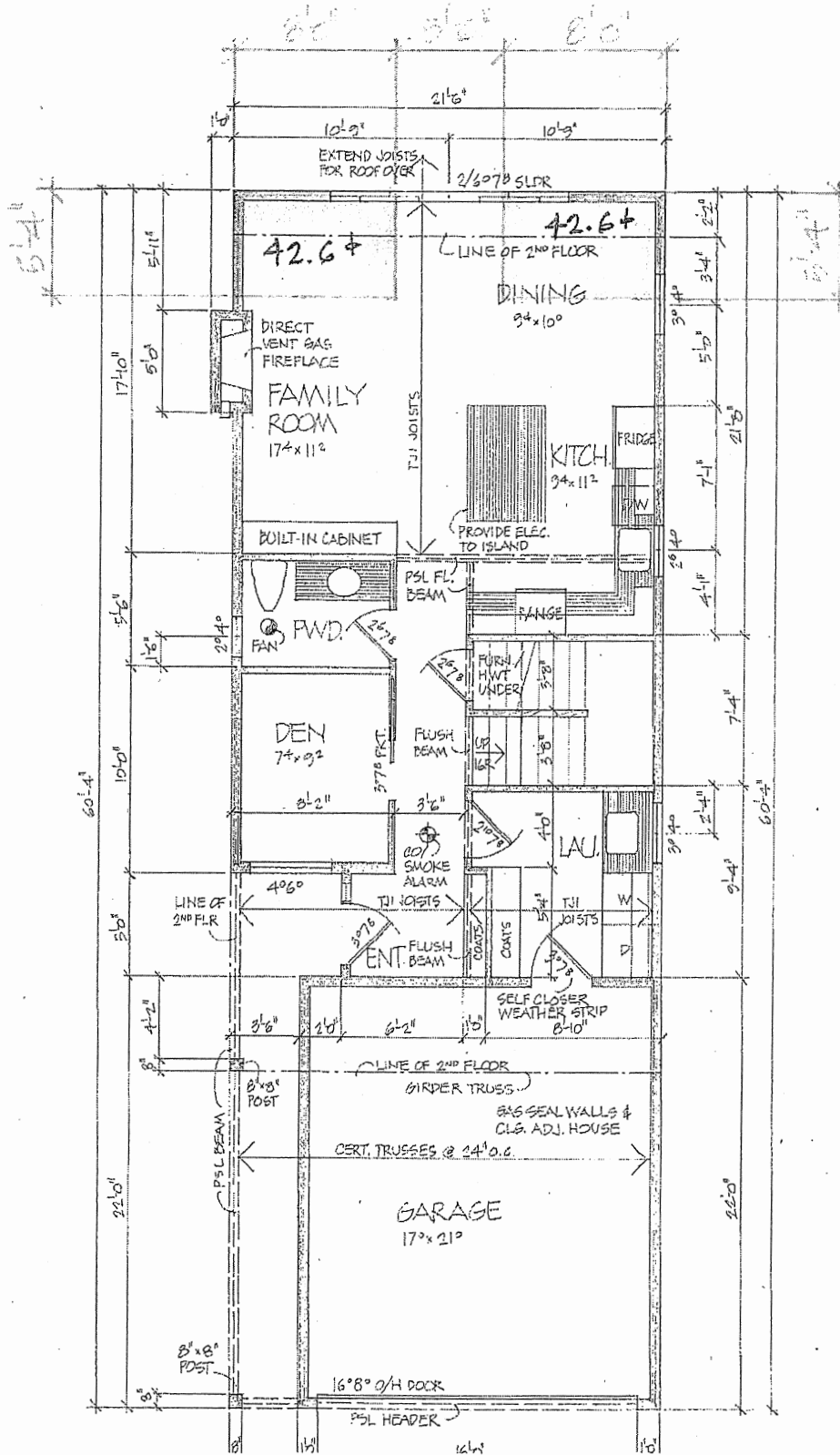


FINISHED AREA: 648+
 GARAGE AREA: 370+
 COVERED AREA: 18+
 TOTAL GRTF IN: 1026+

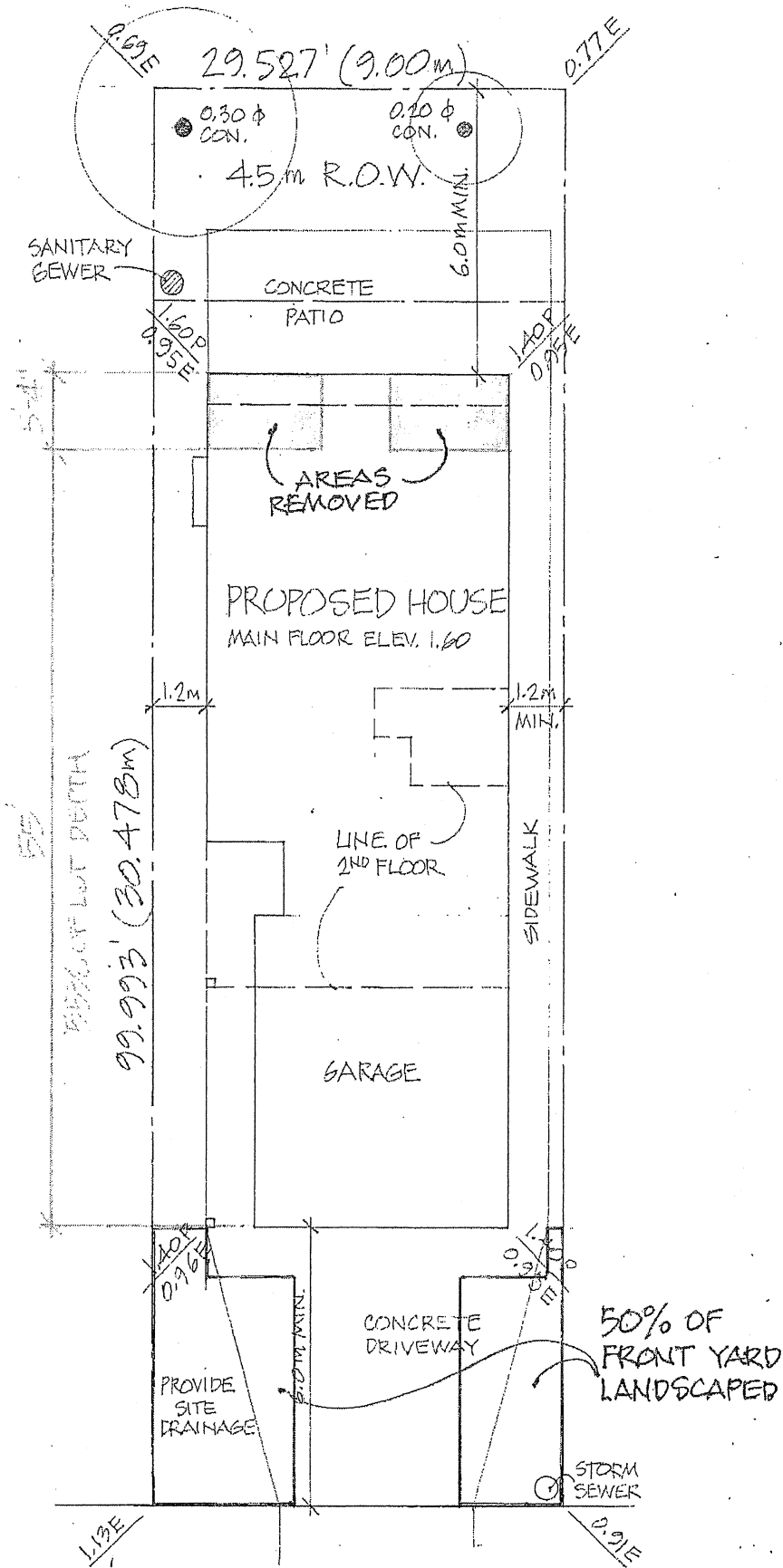


#11748
 DUNFORD ROAD
 CROWN OF ROAD: 1.14
 BOV - 55

PLAN SHOWING PROPOSED HOUSE AT # 11740 DUNFORD ROAD, RICHMOND B.C. SHOWING EFFECTS OF BYLAW CHANGES



MAIN FLOOR PLAN



#11740
 DUNFORD ROAD

CROWN OF ROAD: 1. BOV - 57

Re: Variances requested for 11740 and 11748 Dunford Road, Richmond B.C.

On July 24, 2017 Richmond City Council adopted amendments to the zoning bylaw 8500 which affected single family zoned properties in significant ways. The changes altered the rear yard setbacks, house massing and landscape requirements to satisfy concerns raised by members of the public regarding house sizes. Rear yard setbacks were increased from 6 metres for all lots to ratios of 20% and 25% of lot depth. Another amendment was that the maximum length of a wall adjacent to a side lot line could be no more than 55% of the lot depth unless there was an inward articulation of 2.4 metres or 8 feet. These changes affected smaller lots much more than larger lots.

These properties on Dunford Road are two of those affected. Before the bylaw amendments were being considered the owners made an application to subdivide the property into two lots and while the application was being processed the bylaw amendments were adopted. Plans for houses on each of the lots were drawn up based on the regulations of the zoning bylaw in place at the time so that applications for building permits could be made as soon as the subdivision was approved. The approval process took much longer than typical so by the time the subdivision was approved, the amended bylaw had been in place for two weeks and the plans no longer complied.

Small lots less than 372 m² were exempted from the new larger rear yard setback requirement. I assume that was because Council felt it would be a hardship for owners building new homes to comply with the new setback requirement when the lot is that small. However, although the rear yard setback was relaxed the length of wall requirement stayed in place so the rear yard exemption did not make any difference to the depth of the new house. I have to assume this was an oversight.

For the Dunford Road houses, if the length of wall requirement was not factored into the plans the allowed depth of the houses would be 18.4 metres or 60'-4" which is 60% of the lot depth. The 55% wall length maximum means that the allowed depth is 55'-0" so the houses must be 5'-0" less in depth. Both houses are small to start with so the loss of 5 feet is significant to the point that the houses don't function and are not marketable. There would be a loss of floor area on each of the houses meaning that the smaller house which is 126 square feet less than allowed under the previous bylaw would now be 263 square feet less than the maximum. The larger house would be 90 square feet less than the maximum. There is no space to make up the difference.

Another change to the bylaw now requires that the front yard area must be landscaped with live plant material by at least 50%. The Dunford Road lots are each about 30 feet wide so that means there wouldn't be enough space left for a driveway and sidewalk access if the plan complies with the new regulations. If there is an adequate driveway and sidewalk provided the remaining landscaped area would be about 30%.