



BOARD OF VARIANCE

THURSDAY, OCTOBER 6, 2016
Council Chambers, Richmond City Hall
7:00 p.m.

CALL TO ORDER

MINUTES

BOV-4
BOV-23

Adoption of the minutes of the meetings of the Board of Variance held on September 8, 2016, and September 15, 2016.



- 1. BOARD OF VARIANCE APPEAL – 11480 PINTAIL DRIVE
BVL 16-731402**
(File Ref. No. BVL 16-731402) (REDMS No. 5167557)

BOV-73

See Page BOV-73 for full application

Applicant: Taylor and Michelle Los

Address: 11480 Pintail Drive

Purpose: The registered owners of 11480 Pintail Drive have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

Order of Proceedings:

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

Board of Variance Agenda
Thursday, October 6, 2016

Pg. # ITEM

2. **BOARD OF VARIANCE APPLICATION – 11680 PLOVER DRIVE
BVL 16-732374**

(File Ref. No. BVL 16-732374) (REDMS No. 5167839)

BOV-90

See Page BOV-90 for full application

Applicant: Percy Bharucha and Jasmine Bhathena

Address: 11680 Plover Drive

Purpose: The registered owners of 11680 Plover Drive have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

Order of Proceedings:

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

3. **BOARD OF VARIANCE APPLICATION – 11460 PINTAIL DRIVE
BVL 16-732505**

(File Ref. No. BVL 16-732505) (REDMS No. 5167669)

BOV-121

See Page BOV-121 for full application

Applicant: Steve Ward and Adele Peters

Address: 11460 Pintail Drive

Purpose: The registered owners of 11460 Pintail Drive have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

Order of Proceedings:

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

Board of Variance Agenda
Thursday, October 6, 2016

Pg. # ITEM

4. **BOARD OF VARIANCE APPLICATION – 11717 YOSHIDA COURT
BVL 16-732446**

(File Ref. No. BVL 16-732446) (REDMS No. 5168891)

BOV-139

See Page BOV-139 for full application

Applicant: Shannon Mathers

Address: 11717 Yoshida Court

Purpose: The registered owner of 11717 Yoshida Court has requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

Order of Proceedings:

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

ADJOURNMENT





Board of Variance

Thursday, September 8, 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 7:10 p.m.

MINUTES

It was moved and seconded

That the minutes of the Board of Variance meeting held on July 28, 2016, be adopted as circulated.

CARRIED

1. **BOARD OF VARIANCE APPEAL – 11340 CARAVEL COURT
BVL 16-728642**

(File Ref. No. BVL 16-728642) (REDMS No. 5046112)

APPLICANT: Peter McCrae

ADDRESS: 11340 Caravel Court

PURPOSE: The registered owner of 11340 Caravel Court has requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

1.

Board of Variance
Thursday, September 8, 2016

Applicant's Comments

Peter McCrae provided a brief overview of the application to the Board of Variance.

In response to questions from the Board, Mr. McCrae provided the following information:

- The current home is approximately 2,000 square feet.
- The Land Use Contract permits a home of approximately 3,000 square feet on the property.
- The \$200,000 increase to the value of the property is attributable to the authority to build a larger home under the provisions of the Land Use Contract.
- The need for the Land Use Contract to be extended, at a minimum, until such time as his son is attending high school.

Written Submissions

- (a) Pieter and Waita Klapwijk, 11371 Caravel Court (Schedule 1)

Gallery Comments

Mrs. McCrae, 11340 Caravel Court, stated that the house is very old and must be rebuilt. Due to the age of their son, they are unable to rebuild the home at this time.

Board Discussion

In response to questions from the Board, staff advised that the Land Use Contract permits a home of 3,457 square feet, inclusive of a garage, or 2,919 square feet, exclusive of the garage.

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

- The size of a home under the current zoning is similar to that which is planned to be constructed under the provisions of the Land Use Contract.
- Financial hardship is not the only factor to be considered in a decision.
- A short extension of the Land Use Contract would not have a negative impact on the neighbourhood due to the recent and current construction taking place in the area.

Board of Variance
Thursday, September 8, 2016

- The delay created by the July 7, 2016 Board of Variance's deferral of the decision on the application imposes a hardship on the applicant.

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 11340 Caravel Court, be granted.

CARRIED

Opposed: Sheldon Nider,
Sam Virani

It was moved and seconded

That the provisions of the Land Use Contract, as it applies to the property at 11340 Caravel Court, be extended until October 31, 2019.

CARRIED

Opposed: Sheldon Nider

2. **BOARD OF VARIANCE APPLICATION – 11311 CARAVEL COURT**

BVL 16-731989

(File Ref. No. BVL 16-731989) (REDMS No. 5124266)

APPLICANT: Jing Feng

ADDRESS: 11311 Caravel Court

PURPOSE: The registered owner of 11311 Caravel Court has requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

Applicant's Comments

Jing Feng provided a brief overview of the application to the Board of Variance.

In response to questions from the Board, Ms. Feng provided the following information:

- There are plans for her family to move to Canada to provide assistance to her, both financially and in caring for her special needs child.
- The additional bedrooms are currently used to conduct a small business to supplement her income in order to reduce the need for government assistance.

Board of Variance
Thursday, September 8, 2016

- She purchased the home three years ago.
- She currently resides in the home.

Written Submissions

- (a) Pieter and Waita Klapwijk, 11371 Caravel Court (Schedule 2)
- (b) Monica and Allan Surette, 11220 Caravel Court (Schedule 3)
- (c) Ernie and Bev Hamm, 11251 Caravel Court (Schedule 4)
- (d) Ross Burden, 11331 Caravel Court (Schedule 5)

Gallery Comments

None

Board Discussion

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

- The fact that the home is used as a vacation rental impacts the privacy of the neighbours.
- There are no concrete plans with respect to her family's move to Canada.

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 11311 Caravel Court, be denied.

CARRIED

3. **BOARD OF VARIANCE APPLICATION – 11260 CARAVEL COURT
BVL 16-732102**

(File Ref. No. BVL 16-732102) (REDMS No. 5124268)

APPLICANT: Bernard Bridden and Cheryl Murphy

ADDRESS: 11260 Caravel Court

PURPOSE: The registered owner(s) of 11260 Caravel Court have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

4.

Board of Variance
Thursday, September 8, 2016

Applicant's Comments

Cheryl Murphy provided a brief overview of the application to the Board of Variance.

In response to questions from the Board, Ms. Murphy and co-applicant, Bernard Bridden, provided the following information:

- Confirmation that the exterior deck has not been extended.
- They do not have the financial ability to renovate the home at this time and the timeframe to undertake the renovations is uncertain at this time.
- The current home is 2,400 square feet, exclusive of the garage.
- The design of a third storey, within the current zoning requirements, would be a challenge.

Written Submissions

- (a) Pieter and Waita Klapwijk, 11371 Caravel Court (Schedule 6)
- (b) Monica and Allan Surette, 11220 Caravel Court (Schedule 7)

Gallery Comments

None

Board Discussion

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

- The provisions of the Land Use Contract would permit the renovation to increase the size of the home by 500 to 600 square feet.
- The Land Use Contract allows for additional flexibility in the construction of a full third storey.

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

- The applicants require a short extension of the Land Use Contract in order to renovate the 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 11260 Caravel Court, be granted.

CARRIED

Board of Variance
Thursday, September 8, 2016

It was moved and seconded

That the provisions of the Land Use Contract, as it applies to the property at 11260 Caravel Court, be extended until October 31, 2019.

CARRIED

4. **BOARD OF VARIANCE APPLICATION – 11251 FRIGATE COURT
BVL 16-732542**

(File Ref. No. BVL 16-732542) (REDMS No. 5125986)

APPLICANT: Jason Higo

ADDRESS: 11251 Frigate Court

PURPOSE: The registered owner of 11251 Frigate Court has requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

Applicant's Comments

Jason Higo provided a brief overview of the application to the Board of Variance and noted the amendment to the application to extend the Land Use Contract to December 31, 2021.

In response to questions from the Board, Mr. Higo and his partner, Shannon Murphy, provided the following information:

- The size of the current home is approximately 2,000 square feet.
- There were plans in progress to construct a larger home to accommodate their blended family prior to the City's decision to terminate all Land Use Contracts.
- The rationale for the decision to defer Ms. Murphy's move to Steveston until her teenage daughter graduates from high school.

Written Submissions

- (a) Monica and Allan Surette, 11220 Caravel Court (Schedule 8)
- (b) Trevor and Paige Northrup, 11191 Frigate Court (Schedule 9)
- (c) Bruce and Willa Stygal, 11211 Frigate Court (Schedule 10)
- (d) Ed and Marianne Dowling, 11231 Frigate Court (Schedule 11)

Board of Variance
Thursday, September 8, 2016

Gallery Comments

Paige Northrup, 11191 Frigate Court, spoke in favour of the application and confirmed Mr. Higo's stated intention to construct a larger home at the time that he purchased the property. Mr. Higo has indicated that he wishes to build a new home that fits within the character of the neighbourhood.

Board Discussion

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

- The termination of the Land Use Contract would interrupt the applicant's plan to construct a larger home.
- The family plans have been made in the best interests of the children and the family's situation.
- The penalty to be applied to the early termination of Ms. Murphy's mortgage for her home in Surrey would create an additional hardship.

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 11251 Frigate Court, be granted.

CARRIED

It was moved and seconded

That the provisions of the Land Use Contract, as it applies to the property at 11251 Frigate Court, be extended until December 31, 2020.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (9:00 p.m.).

CARRIED

Board of Variance
Thursday, September 8, 2016

Certified a true and correct copy of the Minutes of the Board of Variance meeting of the City of Richmond held on Thursday, September 8, 2016.

Howard Jampolsky
Chair

David Weber
Secretary to the Board

Schedule 1 to the Minutes of the Board of Variance meeting held on Thursday, September 8, 2016.

CityClerk

From: Pieter Klapwijk <pklap@telus.net>
Sent: Friday, 2 September 2016 10:09 PM
To: CityClerk
Subject: File 01-0100-30-BVAR1-20-16-728642

To:	BOARD OF VARIANCE
Date:	Sept 8, 2016
Item #:	1
Re:	11340 Caravel Court

Greetings,

With respect to title file, Board of Variance Application - Property at 11340 Caravel Court, we as owners residing at 11371 Caravel Court have no objections to said application.

--
TTFN

Pieter and Waita Klapwijk, Richmond, B.C.

Only two things are infinite, the universe and human stupidity, and I'm not sure about the first one. ~ Albert Einstein



Schedule 2 to the Minutes of the Board of Variance meeting held on Thursday, September 8, 2016.

CityClerk

From: Pieter Klapwijk <pklap@telus.net>
Sent: Friday, 2 September 2016 10:06 PM
To: CityClerk
Subject: File 01-0100-30-BVAR-20-2016731989

To BOARD OF VARIANCE
Date: <u>Sept 8, 2016</u>
Item # <u>2</u>
Re: <u>11311</u>
<u>Caravel Court</u>

Greetings,

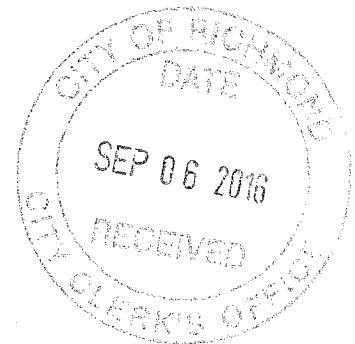
With respect to title file, Board of Variance Application - Property at 11311 Caravel Court, we as owners residing at 11371 Caravel Court have no objections to said application.

--

TTFN

Pieter and Waita Klapwijk, Richmond, B.C.

Only two things are infinite, the universe and human stupidity, and I'm not sure about the first one. ~ Albert Einstein



Schedule 3 to the Minutes of the Board of Variance meeting held on Thursday, September 8, 2016.

To	Board of Variance
Date:	Sept 8, 2016
Item #	2
Re:	BOV APP.
11311 CARAVEL COURT	

CityClerk

From: Allan Surette <selective_guy@hotmail.com>
Sent: Wednesday, 7 September 2016 6:36 PM
To: CityClerk
Subject: Re: Board of Variance Application - Property at 11311 Caravel Court

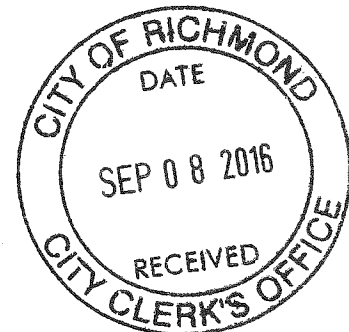
Re: Board of Variance Application - Property at 11311 Caravel Court

This letter is to inform the Richmond Board of Variance that we support the application by Jing Feng to extend the provisions of the Land Use Contract for the subject property to June 30, 2024 providing that any future building be used for single family occupancy only and not for temporary rentals such as AIR BNB.

Sincerely,

Monica and Allan Surette

11220 Caravel Court, Richmond



CityClerk

From: Beverly Hamm <bevhamm47@gmail.com>
Sent: Tuesday, 6 September 2016 9:34 PM
To: CityClerk
Subject: Board of Variance Application - Property at 11311 Caravel Court

To City of Richmond Board of Variance:

To BOARD OF VARIANCE
Date: <u>Sept 8, 2016</u>
Item # <u>2</u>
Re: <u>11311</u>
<u>Caravel Court</u>

Re: Board of Variance Application – Property at 11311 Caravel Court

We as residents and owners of the property at 11251 Caravel Court, are opposed to the application of the above property to extend the provisions of the Land Use Contract until June, 2024.

We understand that the property is presently an Air B&B and by building a larger home, this could greatly increase the traffic on our court. Already, the traffic coming and going in and out of the court at all hours has increased which is undesirable considering the number of children living here.

There is also the possibility of the current owner building a mega home and then turning around and selling it when other mega homes will not be allowed on our street. The city has set the Land Use Contract to terminate in November, 2016. If the city allows residents to make extensions to this bylaw, we are left wondering why the bylaw was ever introduced in the first place.

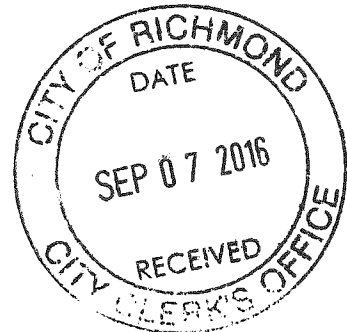
As long time residents of Caravel Court (40 years), we are opposed to the three storey homes already built because they block sunlight from neighbouring homes. This is something we, as well as other neighbours have personally been affected by.

It is our firm belief that this extension should not be granted.

Sincerely,

Ernie and Bev Hamm

112512 Caravel Court



Schedule 5 to the Minutes of the Board of Variance meeting held on Thursday, September 8, 2016.

CityClerk

From: ross burden <rosscoburden@hotmail.com>
Sent: Tuesday, 6 September 2016 9:50 AM
To: CityClerk
Subject: Re: Board of Variance Application 11311 Caravel Court, LUC 015

To BOARD OF VARIANCE	
Date:	Sept 8, 2016
Item #	2
Re:	11311
	Caravel Court

Re: Board of Variance Application 11311 Caravel Court, LUC 015

Please accept this email as my formal request to have the the board of variance deny the requested extension of the LUC contract for the property owner Jing Feng of 11311 Caravel Crt. The reasons I wish for her application be denied are as follows:

The home owner Jing Feng currently operates a vacation rental by owner from this address. This property is advertised on Airbnb , VRBO and other local and off shore nightly rental websites. She currently lives in this residence with her one son and they rent out as many rooms as possible. She also offers the entire house for rent on a nightly basis.

I am concerned that if she is allowed to develop to the maximum square footage that the LUC allows, the additional space and rooms will be offered as nightly rentals and this would increase the already unacceptable extra traffic in our cul-de-sac.

The number of people coming and going from this address already infringes on our privacy and introduces individuals to this quiet neighbourhood that would otherwise have no reason to be here. The vehicles that constantly circle our cul-de-sac looking for her address are a safety concern for the many children that live and play here. In addition, the parking spots that are available in the cul-de-sac are already pressured by residents and the endless guests that are paying her to stay are tying up these limited parking resources.

Please confirm that you have received this email and that the board has read it and will take it into consideration.

If you have any questions regarding my statements above please contact me at 604-831-9206.

With respect,

Ross Burden
11331 Caravel Crt.

- <https://www.airbnb.ca/users/show/88511690>
- <https://www.airbnb.ca/rooms/14448652?sug=50>
- <https://www.airbnb.ca/rooms/14449290?sug=50>
- <https://www.airbnb.ca/rooms/14751637?sug=50>



Schedule 6 to the Minutes of the Board of Variance meeting held on Thursday, September 8, 2016.

CityClerk

From: Pieter Klapwijk <pklap@telus.net>
Sent: Friday, 2 September 2016 10:08 PM
To: CityClerk
Subject: File 01-0100-30-BVAR1-20-2016732102

To BOARD OF VARIANCE
Date: <u>Sept 8, 2016</u>
Item # <u>3</u>
Re: <u>11260</u>
<u>Caravel Court</u>

Greetings,

With respect to title file, Board of Variance Application - Property at 11260 Caravel Court, we as owners residing at 11371 Caravel Court have no objections to said application.

--
TTFN

Pieter and Waita Klapwijk, Richmond, B.C.

Only two things are infinite, the universe and human stupidity, and I'm not sure about the first one. ~ Albert Einstein



Schedule 7 to the Minutes of the Board of Variance meeting held on Thursday, September 8, 2016.

To Board of Variance
Date: <u>Sept 8, 2016</u>
Item # <u>3</u>
no. <u>BOV APP</u>
<u>11260 CARAVEL COURT</u>

CityClerk

From: Allan Surette <selective_guy@hotmail.com>
Sent: Wednesday, 7 September 2016 6:33 PM
To: CityClerk
Subject: Re: Board of Variance Application - Property at 11260 Caravel Court

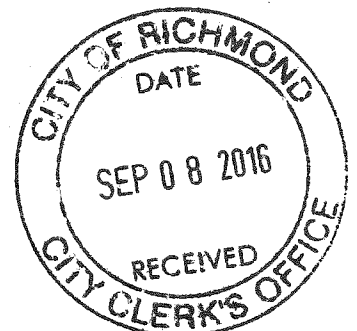
Re: Board of Variance Application - Property at 11260 Caravel Court

This letter is to inform the Richmond Board of Variance that we support the application by Bernard Jesse Bridden & Cheryl Valerie Murphy to extend the provisions of the Land Use Contract for the subject property to June 30, 2024.

Sincerely,

Monica and Allan Surette

11220 Caravel Court, Richmond



Schedule 8 to the Minutes of the Board of Variance meeting held on Thursday, September 8, 2016.

CityClerk

From: Allan Surette <selective_guy@hotmail.com>
Sent: Wednesday, 7 September 2016 6:31 PM
To: CityClerk
Subject: Re: Board of Variance Application - Property at 11251 Frigate Court

To:	BOARD OF VARIANCE
Date:	SEPT 8, 2016
Item #:	4
Re:	BOV APP. 11251 FRIGATE CRT.

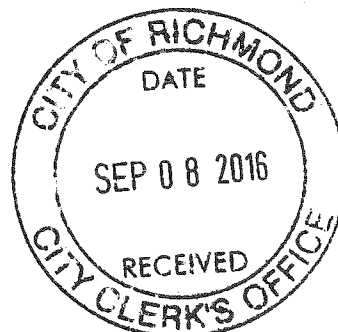
Re: Board of Variance Application - Property at 11251 Frigate Court

This letter is to inform the Richmond Board of Variance that we support the application by Jason Higo to extend the provisions of the Land Use Contract for the subject property to June 30, 2024.

Sincerely,

Monica and Allan Surette

11220 Caravel Court, Richmond



CityClerk

From: TnP North <northrupsports@hotmail.com>
Sent: Wednesday, 7 September 2016 1:52 PM
To: CityClerk
Subject: Re: Variance application 11251 Frigate Court
Importance: High

TO BOARD OF VARIANCE	
Date:	SEPT 8, 2016
Item #	4
Re:	BOV APP. 11251 FRIGATE CRT.

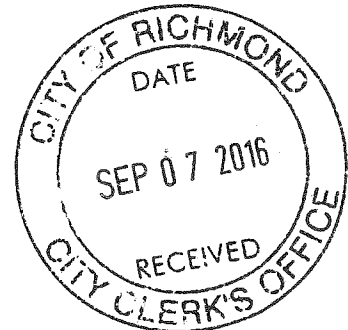
Hello Mr. Weber

As the home owner of 11191 Frigate Court, I am writing you to express our families complete support for an extension of Land Use Contract 15 for Mr. Jason Higo at 11251 Frigate Court.

After owning our home for 6 yrs, in 2009 we chose to renovate our 1200 sq ft bungalow into a beautiful 3 storey home for our growing family. As my friend, Jason followed my renovation very closely and expressed his appreciation for our 'new' home and our fantastic court. Our Neighbours, Mr. and Mrs Moffat, ask if I knew of anyone interested in buying their house. I immediately thought of Jason and as a new single father, the home would be perfect for him. At that time, we discussed extensively, the potential for building a dream home for when his family would inevitably expand with a timeline of 5-7 yrs when he would be able to make the financial commitment. Knowing this, he purchased the home and has since been a fantastic addition to our court as judged by every one of our neighbours. Jason now has 2 large homes for neighbours with a third home surely be replaced in the next 3-5 yrs on a larger corner lot, if not sooner. Robin at 11271 is fully supportive of Jason's application "I will absolutely support Jason re his application. If he needs a letter to that effect just let me know.". Ed at 11231, Bruce at 11211, Pedro at 11200, Don at 11220, Malcom at 112440 and Ravina at 11260, all 7 homes at Jason's end of the court support his application. He simply wants to build a beautiful, respectful home that fits in the court and would in no way detract from our neighbourhood as were his plans when he purchased the home in 2012. He is a fourth generation Stevestonite and wants to continue to raise his growing family for the next 30 yrs and we are fortunate he chose Frigate Court. Please grant Jason his application.

Please do not hesitate to call me if there is any further information I can provide.

Respectfully,
Trevor Northrup
tnorthrup@richmond.ca
[778-998-1664](tel:778-998-1664)



May 12th, 2016

Bruce and Willa Stygal
11211 Frigate Court
Richmond, B.C.
V7E 4M4

City of Richmond
6911 No. 3 Road
Richmond B.C.
V6Y 2C1

Attention: Board of Variance

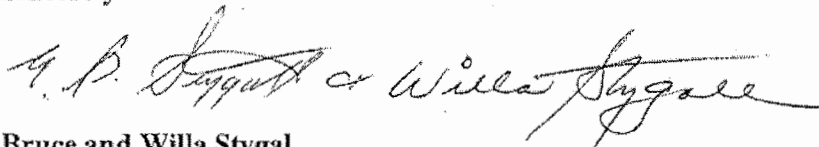
RE: Support for Jason Higo's early termination of Land use Contract
Address: 11251 Frigate Court, Richmond BC

Please accept this letter of support for Jason Higo's appeal to get an extension of the
land use contract termination due to financial hardship.

Jason bought and moved into the 11251 Frigate Court home on July 2012. At this
time, he expressed his goal of one day building a new home to accommodate his
growing family which will include his two children as well as his girlfriend and her
daughter. Unfortunately, due to the financial hardship of being a single dad and not
being able to afford to build until his girlfriend's daughter graduates from high
school in the year 2020 or shortly afterwards.

As well, we are aware that if he is given permission to extend the land use contract
for his property, we fully support this as we also trust his building design and plan
will be very tasteful and that he will not build one of those maxed out "box-style"
homes that many of us in the neighbourhood feel does not fit the character of our
area.

Sincerely



Bruce and Willa Stygal
stygall@telus.net
604-603-1391

May 15, 2016

City of Richmond

Attention: Board of Variance

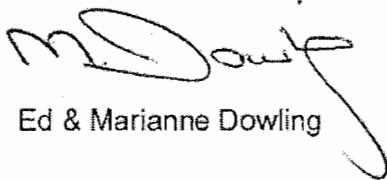
Re: Jason Higo's appeal for extension of early termination of Land Use Contract
Address: 11251 Frigate Court Richmond BC

We are neighbours of Jason Higo on Frigate Court and fully support him in his appeal for an extension of the Land Use Contract termination (LUC) for his property.

Jason, who is a single dad with two young kids, moved into his home at 11251 Frigate Court in July 2012. At that time, he expressed his goal of building a larger home on the property one day. His family has since grown to include his girlfriend and her daughter (currently living in another district). To avoid uprooting the daughter from school and friends, they agreed a few years ago to wait to completely unite their family until after her graduation (2020). Their timeline has now been upset by the new bylaw terminating the LUC's in November 2016. This has created a financial hardship for Jason, as he needs a larger home in a few years to accommodate his growing family, but naturally also needs two incomes to achieve this goal.

We fully support Jason's request for extension of LUC for his property and know that, if granted, he will not build one of the oversized maxed out "box-style" homes, which we have seen go up around Steveston. His building design and plan will be tasteful and in keeping with the more traditional style of our neighbourhood. He is a wonderful neighbour and we want to keep people like Jason and his family on our street.

Sincerely



Ed & Marianne Dowling



Board of Variance

Thursday, September 15, 2016

Time: 7:00 p.m.
Place: Council Chambers
Richmond City Hall
Present: Howard Jampolsky, Chair
Abdolhamid Ghandbari (entered at 7:25 p.m.)
Dalip Sandhu
Sam Virani
David Weber, Secretary to the Board
Absent: Sheldon Nider
Call to Order: The Chair called the meeting to order at 7:05 p.m.

**1. BOARD OF VARIANCE APPEAL – 10575 TRURO DRIVE
BVL 16-729988**

(File Ref. No. BVL 16-729988) (REDMS No. 5145025)

APPLICANT: Ke Zhen Ge and Jing Liao

ADDRESS: 10575 Truro Drive

PURPOSE: The registered owners of 10575 Truro Drive have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

Applicant's Comments

Mr. Ge provided a brief overview of the application to the Board of Variance. In response to questions from the Board, Mr. Ge provided the following information:

Board of Variance
Thursday, September 15, 2016

- There are plans for Ms. Liao's parents to immigrate to Canada in the next few years, at which time a larger home will be constructed to accommodate the extended family.
- Ms. Liao has an infant and is unable to undertake the construction of a new home at this time.
- The size of the home permitted under the current zoning would be sufficient to accommodate the extended family; however, the applicant wishes to maximize the size of the home on the property.

Written Submissions

- (a) Peter Adams, 10597 Truro Drive (Schedule 1)
- (b) Angela Cowin (Schedule 2)

Gallery Comments

None

Board Deliberation

Discussion ensued on the merits of the appeal under Section 543 of the *Local Government Act* and it was noted that there is no concrete evidence of hardship.

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 10575 Truro Drive, be denied.

CARRIED

**2. BOARD OF VARIANCE APPLICATION - 11180 SCHOONER COURT
BVL 16-731342**

(File Ref. No. BVL 16-731342) (REDMS No. 5147618)

APPLICANT: Allen J. Morris

ADDRESS: 11180 Schooner Court

PURPOSE: The registered owner of 11180 Schooner Court has requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

2.

Board of Variance
Thursday, September 15, 2016

Applicant's Comments

Mr. Morris provided a brief overview of the application to the Board of Variance.

In response to questions from the Board, Mr. Morris provided the following information:

- The preliminary plan is to build a three-storey home of approximately 2,500 square feet, exclusive of the garage, on the property.
- There is a lack of financial capacity to construct a new home at this time.
- A larger home is required to accommodate additional family members in the future.

Abdolhamid Ghandbari entered the meeting (7:25 p.m.).

Written Submissions

None

Gallery Comments

Altaf Shaikh, 11331 Schooner Court, spoke in favour of the application, stating that many new three-storey homes have been constructed in the cul-de-sac. Owners who have delayed constructing new homes have done so on the belief that the Land Use Contract would be in effect until June 30, 2024.

Board Deliberation

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

- If the Land Use Contract were not extended, the applicant would be required to assume an anticipated increase in construction costs and associated debt load.
- There was emotional hardship created by the applicant's personal circumstances.

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 11180 Schooner Court, be granted.

CARRIED

Board of Variance
Thursday, September 15, 2016

It was moved and seconded

That the provisions of the Land Use Contract, as it applies to the property at 11180 Schooner Court, be extended until December 31, 2020.

CARRIED

**3. BOARD OF VARIANCE APPLICATION – 10200 LAWSON DRIVE
BVL 16-731995**

(File Ref. No. BVL 16-731995) (REDMS No. 5147208)

APPLICANT: Zhaoming Luo

ADDRESS: 10200 Dawson Drive

PURPOSE: The registered owner of 10200 Dawson Drive has requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

Applicant's Comments

A representative of the applicant advised that the applicant is unable to attend the Board of Variance meeting and plans to withdraw the application.

Written Submissions

- (a) Siu Man Cheung, Alice, 5680 Sandiford Place (Schedule 3)
- (b) Ilan Heller, 5680 Floyd Avenue (Schedule 4)
- (c) David and Marie Arnold, 10188 Lawson Drive (Schedule 5)
- (d) Gary and Sherryl Sutherland, 10077 Lawson Drive (Schedule 6)
- (e) Lawrence and Marilyn Cocke, 5551 Floyd Avenue (Schedule 7)
- (f) Joyce Mah (Schedule 8)
- (g) Georgiana Lee, 10160 Lawson Drive (Schedule 9)
- (h) Kenneth Lee, 10160 Lawson Drive (Schedule 10)
- (i) Barb and Dan Maguire, 5540 Floyd Avenue (Schedule 11)
- (j) Deb McGarth, 10131 Lawson Drive (Schedule 12)
- (k) Maria and Patrick Deer, 10220 Sandiford Drive (Schedule 13)
- (l) Kay Chan (Schedule 14)
- (m) Kin Lung Ho, 10391 Sandiford Drive (Schedule 15)
- (n) Ruth Chan, 10117 Lawson Drive (Schedule 16)

Board of Variance
Thursday, September 15, 2016

- (o) Nizar and Parviz Shariff, 10146 Sandiford Drive (Schedule 17)
- (p) Paul J. Tombu (Schedule 18)
- (q) Leo Lee, 10160 Lawson Drive (Schedule 19)
- (r) Bill Lo, 5679 Sandiford Place (Schedule 20)
- (s) Wendy Meng, 10226 Sandiford Drive (Schedule 21)
- (t) Eileen Fujimuro and Alan Loke, 5560 Floyd Avenue (Schedule 22)
- (u) Chris Kehoe and Maria Janzen, 5520 Floyd Avenue (Schedule 23)
- (v) Jim McGrath, 10131 Lawson Drive (Schedule 24)
- (w) Tom Cheung, 10115 Lawson Drive (Schedule 25)
- (x) Alice Jeske, 10113 Lawson Drive (Schedule 26)
- (y) Yuxiang Li, 10226 Sandiford Drive (Schedule 27)
- (z) Simon Ellis, 10135 Lawson Drive (Schedule 28)
- (aa) Chung Ting and Margaret Kwan, 10186 Sandiford Drive (Schedule 29)
- (bb) Alireza Amini and Minoos Payvar, 5531 Floyd Avenue (Schedule 30)
- (cc) Richard and Helen Wong, 5471 Floyd Avenue (Schedule 31)
- (dd) Shirley and Brian Cherry, 5451 Floyd Avenue (Schedule 32)
- (ee) Sharon and Dennis Matonovich, 5500 Floyd Avenue (Schedule 33)

Gallery Comments

None

Board Deliberation

Discussion ensued on the merits of the appeal under Section 543 of the *Local Government Act* and it was noted that there is no concrete evidence of hardship.

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 10200, be denied.

CARRIED

Board of Variance
Thursday, September 15, 2016

**4. BOARD OF VARIANCE APPLICATION - 11331 SCHOONER COURT
BVL 16-732308**

(File Ref. No. BVL 16-732308) (REDMS No. 5148360)

APPLICANT: Altaf and Margaret Shaikh

ADDRESS: 11331 Schooner Court

PURPOSE: The registered owners of 11331 Schooner Court have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

Applicant's Comments

Mr. Shaikh provided a brief overview of the application to the Board of Variance.

In response to questions from the Board, Mr. Shaikh provided the following information:

- There is a lack of financial capacity to undertake construction of a new home at this time.
- His wife's parents intended to gift the proceeds of the future sale of their home, which will contribute to the cost of constructing a larger home, to allow them to reside in the home with them.
- He has concerns with his small home being surrounded by larger homes.
- There is a preference to have the Land Use Contract extended for as long a term as possible.

Written Submissions

None

Gallery Comments

None

Board Deliberation

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

- A building permit has been issued for one adjacent property, which is currently under construction

Board of Variance
Thursday, September 15, 2016

- A building permit application has been submitted for another adjacent property.
- The development permits issued for properties in the immediate vicinity of the applicant's property have been done in accordance with a Land Use Contract.
- The applicant must submit a building permit application by the termination date of the Land Use Contract.
- The applicant would not be permitted to submit a subsequent permit application, following the issuance of a permit under the Land Use Contract.

Discussion ensued on the merits of the appeal under Section 543 of the *Local Government Act* and it was noted that a hardship would be created if the applicant's home were surrounded by larger homes.

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 11331 Schooner Court, be granted.

CARRIED

It was moved and seconded

That the provisions of the Land Use Contract, as it applies to the property at 11331 Schooner Court, be extended until December 31, 2022.

CARRIED

Opposed: Sam Virani

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (8:25 p.m.).

CARRIED

Board of Variance
Thursday, September 15, 2016

Certified a true and correct copy of the Minutes of the Board of Variance meeting of the City of Richmond held on Thursday, September 15, 2016.

Howard Jampolsky
Chair

David Weber
Secretary to the Board

Schedule 1 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

Baker, Gillian

To: Board of Variance
Date: September 15, 2016
Item #: 1
Re: BOV Application
10575 Truro Drive

From: Peter Adams <padams@sd38.bc.ca>
Sent: Thursday, 15 September 2016 10:37
To: CityClerk
Subject: Board of Variance Application - 10575 Truro Drive

To: City of Richmond Board of Variance

RE: BOARD OF VARIANCE APPLICATION - PROPERTY AT 10575 TRURO DRIVE

This letter is to speak in favour of the application made by Ke Zhen and Jing Liao to extend the provisions of the Land Use Contract for the subject property to June 30, 2024.

Given the uncertain times in the Real Estate Market at the present time, caused in part by new BC Government regulations, I believe it is in the best interest of the City of Richmond and the homeowner to extend the Land Use Contract until a realistic measure of the housing market can be determined. The adherence to the newly implemented and arbitrary date may cause unnecessary financial hardship to this and any other homeowner who is forced to begin building a home to meet the city's deadline. Any new development, along with with a sharp correction in the real estate market, could impose a substantial financial loss to the homeowner. Keeping in mind why the termination date of the Land Use Contract was revised, it would be prudent to take extend the date until the new direction of the housing market can be determined.

Yours truly,

Peter Adams
Homeowner, 10597 Truro Drive



Schedule 2 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

CityClerk

From: DAngela Cowin <dangelacowin@gmail.com>
Sent: Monday, 12 September 2016 7:38 PM
To: CityClerk
Subject: Board of Variance Application - Property at 10575 Truro Drive
Categories: 01-0100-30-BVAR1-20-2016729988

To Board of Variance
Date: <u>Sept 15/16</u>
Item # <u>1</u>
Re: <u>10575</u>
<u>Truro Drive</u>
<u>BOV Application</u>

To the Board of Variance (Richmond),

As a homeowner and neighbour of 10575 Truro Drive, I wish nothing more than a happy home for my fellow neighbours. I understand that in the near future our neighbourhood homes may want to updated, renovated, and/or rebuilt, however I am concerned about keeping the character of the neighbourhood. I understand applying for the extension of the land use contract in order to enhance the neighborhood but I am opposed to the extension if it is in regards to building a three story home, I believe this will look odd amongst the surrounding single story and two-story homes.

Regards,
Angela Cowin



Schedule 3 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

CityClerk

To	BOARD OF VARIANCE
Date:	SEPTEMBER 15, 2016
Item #	3
Re:	BOV APPLICATION 10200 LAWSON DRIVE

From: SIU MAN CHEUNG <smc88888@shaw.ca>
Sent: Wednesday, 14 September 2016 15:34
To: CityClerk
Cc: Maria Deer
Subject: Opposition to the extension of LUC 149 for 10200 Lawson Drive Per File:01-0100-30-BVAR1-20-2016731995

Importance: High

Dear Sir,

I strongly urge the Board of Variance for the City of Richmond to deny application to extend the Land Use Contract (#149) for 10200 Lawson Drive, or any other such application in the area of Lawson Drive, Sandiford Drive, Floyd Avenue and Sandiford Place

Please contact the undersigned if any clarification is needed.

Thank you.

Siu Man Cheung, Alice
5680 Sandiford Place
Richmond, B.C.,
V7E 5M5
smc88888@shaw.ca



Schedule 4 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

Baker, Gillian

From: Ilan Heller <iheller18@gmail.com>
Sent: Thursday, 15 September 2016 10:11
To: CityClerk
Subject: Board of Variance Application-Property at 10200 Lawson Drive

To	Board of Variance
Date:	September 15, 2016
Item #	3
Re:	BOV Applications 10200 Lawson Drive

Dear Mr. David Weber

I reside at 5680 Floyd Avenue and wish to express my objection to the applicant's request to extend the Land Use Contract termination date to June 30, 2024.

I am not in favour in constructing a mega house of 3 stories in the neighbourhood. This will create disharmony in the neighbourhood from an aesthetic perspective which would negatively impact on the value of the surrounding properties. We appreciate the homogenous look of the homes.

Furthermore being a corner lot it can compromise the safety of pedestrians and vehicles because of decreased visibility when turning onto Lawson Drive traveling westbound on Floyd Avenue from Sandiford Drive.

Thank you for allowing my input.

Sincerely,

ILAN HELLER
5680 Floyd Avenue
Richmond BC V7E 5M1
604-653-7510



Schedule 5 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

CityClerk

From: David Arnold <dave1954old@gmail.com>
Sent: Tuesday, 30 August 2016 10:07 AM
To: CityClerk
Subject: board of variance application for 10200 Lawson Drive file # 01-0100-30-BVAR1-20-2016731995

DAVID AND MARIE ARNOLD

10188 LAWSON DRIVE

RICHMOND, BC.

V7E5M3

To	BOARD OF VARIANCE
Date:	Sept 15, 2016
Item #	3
Re:	10200 Lawson Drive

REGARDING BOARD OF VARIANCE APPLICATION

FILE NUMBER 01-0100-30-BVAR1-20-2016731995

PROPERTY AT 10200 LAWSON DRIVE

WE HAVE LIVED AT THIS ADDRESS SINCE OCTOBER OF 1985. THE LAST THING IN THE WORLD WE FEEL SHOULD HAPPEN IS TO ALLOW THE REQUESTED VARIANCE. WE ALREADY HAVE ONE VACANT HOUSE BEHIND US AND DO NOT NEED AN OVERSIZED SEASONAL INVESTMENT "HOTEL" PUT UP BESIDE US. HOUSING IN RICHMOND IS EXPENSIVE ENOUGH. TO ALLOW INVESTORS TO SIDE STEP THE LAWS FOR PROFIT MAKE IT EVEN MORE UNAFFORDABLE FOR OUR YOUNG PEOPLE. THE APPLICANT SHOULD HAVE KNOWN THE WINDOW FOR REDEVELOPMENT WAS CLOSING FAST. HE MISSED IT, END OF STORY. HOUSES THAT ARE 35 TO 40 YEARS OLD SHOULD NOT BE DEMOLISHED FOR THE SAKE OF MORE PROFIT FOR INVESTORS. IT IS SOCIALLY IRRESPONSIBLE, THE AMOUNT OF DEBRIS THAT HITS THE LANDFILL ALONE MAKES IT REPREHENSIBLE.

I WOULD ATTEND THE MEETING BUT UNFORTUNATELY I HAVE ARRANGED TO GO TO N.CAROLINA TO SEE MY YOUNGER SON AT THAT TIME. WE ARE VERY MUCH AGAINST THE EXTENSION OF THE LAND USE CONTRACT. PLEASE DO NOT GRANT IT.

REGARDS,

DAVID AND MARIE ARNOLD



CityClerk

From: gary sutherland <garysutherland@hotmail.com>
Sent: Saturday, 3 September 2016 11:52 AM
To: CityClerk; gary sutherland
Subject: Board of Variance Application Property at 10200 Lawson Drive

To Board of Variance
Date: Sept 15, 2016
Item # 3
Re: BOV Application
Drive 10200
Lawson Drive

Gary and Sherryl Sutherland are STRONGLY OPPOSED to the extension of the land use contract for 10200 Lawson Drive.

Over 100 people have already signed a petition against Monster Houses in our neighbourhood. This was presented to the Council. We are therefor very surprised to hear that the Municipality of Richmond has not thrown out the original proposal and is bringing up the suggestion of an extension of the land use contract for a further 8 years.

The neighbourhood has made it very plain, NO MONSTER HOUSES. They do not fit into the ambience of the neighbourhood or any neighbourhood where we have seen them.

If you need any clarification on the above please email me or phone 604-278-6981. Address is 10077 Lawson Drive Richmond B.C. V7E5M2

Gary and Sherryl Sutherland



Schedule 7 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

CityClerk

From: Lawrence Cocke <ldcocke@gmail.com>
Sent: Saturday, 3 September 2016 12:24 PM
To: CityClerk
Subject: Board of Variance Application - 10200 Lawson Drive
Attachments: submission to City of Richmond Sept 2016 re LUC149.pdf

To	Board of Variance
Date:	Sept 15, 2016
Item #	3
Re:	BOV Application 10200 Lawson Drive

Please find attached our comments on the Board of Variance Application - 10200 Lawson Drive.

Lawrence & Marilyn Cocke
5551 Floyd Avenue



September 3, 2016

Board of Variance, City of Richmond
c/o City Clerk's Office
6911 No. 3 Road, Richmond, BC, V6Y2C1

Re: Board of Variance Application – Property at 10200 Lawson Drive

We are writing to express our objection to the application to extend the provisions of Land Use Contract 149 for the subject property to June 30, 2024. We also oppose any extension beyond the existing Land Use Contract termination date.

Reasons:

1. The bylaw to terminate LUC 149 was passed November 24, 2015 following appropriate notice to owners of affected properties, the opportunity for public input and a Special Public Hearing. We understand the subject property was purchased by the current owner in mid-April 2016. It is reasonable to assume the owner either knew or should have known that LUC 149 was being terminated later in 2016.
2. We believe all property owners in the surrounding neighbourhood should be subject to the same zoning rules.
3. Building a 3 storey house on the subject property would not be in keeping with the height of existing homes in the surrounding area. It also would have a significant impact on sunlight and privacy and therefore quality of life for homes to the North and East of the subject property.

We draw your attention to Councillor Day's comments at the Special Council meeting for Public Hearings on Tuesday, November 24, 2015:

Councillor Day commented that it is important to maintain the quality of life in Richmond and to regain control with reasonable zoning, applied fairly throughout the city, which allows residential development in keeping with the existing neighbourhood. Also, Councillor Day commented that the process and the amount of information available has been considerable and the issue has been thoroughly examined for years. She encouraged residents to get involved, ask questions, and express their views about development in their neighbourhoods.

Thank you for this opportunity to express our concerns.

Yours sincerely,
Lawrence and Marilyn Cocke
5551 Floyd Avenue
Richmond, BC, V7E5L9

Schedule 8 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

CityClerk

From: Don & Joyce <don_joyce@telus.net> on behalf of dj001@telus.net
Sent: Sunday, 4 September 2016 3:49 PM
To: CityClerk
Subject: Opposition to an extension of LUC

To	Board of Variance
Date:	Sept 15, 2016
Item #	3
Re:	BOV Application 10200 Lawson Drive

To Whom It May Concern,

One of my neighbours informed me that an application has been submitted to City Hall requesting to extend the Land Use Contract for 10200 Lawson Drive by eight years. I am very concerned if this extension is granted because it will allow an anomalous structure to be built in our neighbourhood. Hence, I strongly oppose this extension of our Land Use Contract and I am requesting from City Hall what actions I can take to formally issue my opposition.

Thank you for your attention,

Joyce Mah



CityClerk

From: Georgiana Lee <georgianalee@shaw.ca>
Sent: Monday, 5 September 2016 2:46 PM
To: CityClerk
Subject: Opposition to an extension of LUC149

To BOARD OF VARIANCE
Date: <u>Sept 15, 2016</u>
Item # <u>3</u>
Re: <u>10200</u> <u>Lawson Drive</u>

To: Board of Variance

I have been a resident on Lawson Drive since I arrived in Canada in 1988. I have always enjoyed the beauty of this neighbourhood and to know so many neighbours who have lived here for a long time. I was extremely shocked to learn that the new owners of 10200 Lawson Drive has applied for an extension of the Land Use Contract (LUC) 149 for eight years to June 30, 2024. It is obvious the underlying aim is to build an extremely large three storey house similar to other massive houses being built in residential neighbourhoods in many parts of Richmond. The new house will not be in harmony with the style of the houses in the neighbourhood and because of its height it will also invade the privacy of its neighbours. I am among the 87% residents who do not want these three storey monster houses imposed on our neighbourhood.

In conclusion I strongly oppose to the extension of LUC 149 and request the City **NOT** to approve this application.

Thank you.

Georgiana Lee
10160 Lawson Drive
Tel: (604) 275-3679

Sent from my iPad

Sent from my iPad



Schedule 10 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

CityClerk

From: Kenneth Lee <kenneth.sh.lee@gmail.com>
Sent: Monday, 5 September 2016 2:57 PM
To: CityClerk
Subject: Opposition to an extension of LUC149

To Board of Variance
Date: <u>Sept 15, 2016</u>
Item # <u>3</u>
Re: <u>BOV Application</u> <u>10200 Lawson</u> <u>Drive</u>

To: Board of Variance

I have been a resident on Lawson Drive since I was born in 1989. I have always enjoyed the beauty of this neighbourhood and to know so many neighbours who have lived here for a long time. I was extremely shocked to learn that the new owners of 10200 Lawson Drive has applied for an extension of the Land Use Contract (LUC) 149 for eight years to June 30, 2024. It is obvious the underlying aim is to build an extremely large three storey house similar to other massive houses being built in residential neighbourhoods in many parts of Richmond. The new house will not be in harmony with the style of the houses in the neighbourhood and because of its height it will also invade the privacy of its neighbours. I am among the 87% residents who do not want these three storey monster houses imposed on our neighbourhood.

In conclusion I strongly oppose to the extension of LUC 149 and request the City **NOT** to approve this application.

Thank you.

Kenneth Lee
10160 Lawson Drive
Tel: (604) 275-3679



CityClerk

From: Barbara Maguire <barbmaguire@me.com>
Sent: Monday, 5 September 2016 5:00 PM
To: CityClerk
Subject: LUC 149 - 10200 Lawson Drive, Richmond, BC

To: Board of Variance
Date: Sept 15, 2016
Item # 3
Re: BOV Application
10200 Lawson Drive

City of Richmond
c/o City Clerk's Office
6911 No. 3 Road, Richmond, BC, V6Y2C1

Attention: Board of Variance

Re: Board of Variance Application – Property at 10200 Lawson Drive - LUC 149

We are writing to express our objection to the application to extend the provisions of Land Use Contract 149 for the subject property to June 30, 2024. We also oppose any extension beyond the existing Land Use Contract termination date.

Reasons:

1. The bylaw to terminate LUC 149 was passed on November 24, 2015 following appropriate notice to owners of affected properties with the opportunity for public input and a Special Public Hearing. To the best of our knowledge, the subject property was purchased in April 2016. It is therefore reasonable to assume the owner knew or should have known that LUC 149 was being terminated later in 2016.
1. Any new design of a 3 level home would be of out character with the area -and would not be in keeping with the height of existing homes. It will also impact on the privacy of neighbors, restrict vehicle view at the intersection of Lawson and Floyd Ave and possibly create a hazard for the area residents including small children.
1. All property owners in the surrounding neighborhood should be subject to and conform to the same zoning rules.

PRIOR COUNCIL DECISION

On Tuesday, November 24, 2015 Richmond City council unanimously terminated 4,000 residential land-use contracts to create zoning conformity throughout our neighbourhoods. Richmond Councillor Carol Day later commented at the Special Council meeting for Public Hearings;

"it is important to maintain the quality of life in Richmond and to regain control with reasonable zoning, applied fairly throughout the city, that allows residential development in keeping with the existing neighborhood"

Councillor Day further commented that the process and the amount of information available has been considerable and the issue has been thoroughly examined for years and she encouraged residents to get involved, ask questions, and express their views about development in their neighborhoods.

The Richmond News article regarding the council decision was published on November 27, 2015 and in that article Councillor, Alexa Loo also commented *"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 story boxes."* We believe this will be the sentiment of the majority of residents in the immediate vicinity and perhaps throughout the city.

The City of Richmond was afforded the right by the provincial government to terminate the contracts earlier than the 2024 sunset date for all such contracts across B.C. and we wish to have our elected council members to take the steps necessary to bring conformity to zoning regulations that is equal and fair for all Richmond residents and put an end to building 3 level homes that are out of character with the balance of our existing neighborhoods.

Thank you for this opportunity to express our concerns.

Yours sincerely,

Barb & Dan Maguire
5540 Floyd Ave,
Richmond, BC,
V7E 5M1



Schedule 12 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

To Board of Variance
Date: <u>Sept 15, 2016</u>
Item # <u>3</u>
Re: <u>BOV Application</u>
<u>10200 Lawson Dr.</u>

CityClerk

From: Jim McGrath <jimcmgrath@gmail.com>
Sent: Monday, 5 September 2016 6:41 PM
To: CityClerk
Subject: Opposition to the Extension of the LUC for 10200 Lawson Drive

To the Board of Variance, City of Richmond:

It was with shock, amazement, dismay and disgust that I read the City of Richmond's Board of Variance letter of August 22, 2016 notifying nearby residents of an application by the owner to extend the termination date and provisions of the LUC #149 for 10200 Lawson Drive. Under no circumstances should this extension be approved!

An overwhelming majority of the residents in our neighbourhood have signed a petition calling for 2 storey homes or bungalows as set out in the LUC # 149. The intent of this LUC was clear - keep any new houses in the style and manner of the already existing homes. We do not want another 3 storey monstrosity, forever an eyesore in our neighbourhood, that does not match any existing homes. We also do not want homes with suites for a multitude of students or others to live in.

We do not want to hear 'hardship' quoted by the new owner of 10200 Lawson Drive. If you purchase a home for \$1.75 Million, you can afford to live in it, as it is. It does not need to be demolished and a monster built in its place.

Because developers and owners have found a bylaw loophole that Richmond City Staff and Council did not close, that does not mean that these 3-storey new homes are welcomed in existing neighbourhoods. These oversized blights on Richmond neighbourhood should not be allowed. There should be absolutely no LUC extensions even applied for - never mind approved.

Our City Staff and Council have let us down. You, the Board of Variance members cannot also let us down. I ask you to DENY the application to extend the LUC # 149 for 10200 Lawson Drive or for any other such current or future application in our neighbourhood (consisting of the area of Lawson Drive, Sandiford Drive, Sandiford Place, and Floyd Avenue).

Thank you.
Deb McGrath
10131 Lawson Drive
604-813-6796
(Resident of Richmond for over 36 years)



Schedule 13 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

To Board of Variance
Date: <u>Sept 15, 2016</u>
Item # <u>3</u>
Re: <u>BOV Application</u>
<u>10200 Lawson Drive</u>

CityClerk

From: Maria Deer <maria_s_deer@yahoo.ca>
Sent: Monday, 5 September 2016 10:37 PM
To: CityClerk
Subject: Opposition to the extension of LUC 149 for 10200 Lawson Drive
01-0100-30-BVAR1-20- 2016731995

Per File:

This email is to express major opposition to the application for extension of the termination date and provisions of the Land Use Contract (#149) relating to the property at 10200 Lawson Drive in Richmond.

Land Use Contracts were overwhelmingly opposed at the public hearing of November 24, 2015 and the City of Richmond subsequently agreed to the early termination of those contracts. That early termination should remain in place with no exceptions.

The application to extend the termination date and provisions of Land Use Contract #149 for 10200 Lawson Drive should not be approved based on the negative impacts of 3-storey and oversized houses that have been built in too many Richmond areas. The height, massing and overall design of such "monster houses" have ruined established family neighbourhoods.

87% of the residents that were contacted on each of Lawson Drive, Floyd Avenue, Sandiford Drive and Sandiford Place have signed a Petition opposing 3-storey, oversized houses in our neighbourhood of 122 homes. This Petition, addressed to the Mayor and Council, has recently been delivered to the City of Richmond Clerk's Office.

I strongly urge the Board of Variance for the City of Richmond to deny the application to extend the Land Use Contract (#149) for 10200 Lawson Drive, or any other such application in the area of Lawson Drive, Sandiford Drive, Floyd Avenue and Sandiford Place.

Please contact the undersigned if any clarification is needed.

Thank you.

Maria & Patrick Deer
10220 Sandiford Drive, Richmond, BC V7E 5M4
[Maria S Deer@yahoo.ca](mailto:Maria.S.Deer@yahoo.ca) & [Patrick Deer@hotmail.com](mailto:Patrick.Deer@hotmail.com)



BOV - 44

Schedule 14 to the Minutes of
the Board of Variance meeting
held on Thursday, September
15, 2016.

CityClerk

From: Kay Chan <wingkaychan@gmail.com>
Sent: Tuesday, 6 September 2016 1:37 PM
To: CityClerk
Subject: Re: 3-story house

TO BOARD OF VARIANCE
Date: <u>Sept 15, 2016</u>
Item # <u>3</u>
Re: <u>BOV Application</u> <u>10200 Lawson</u> <u>Drive</u>

We oppose 10200 Lawson drive_BVL 16-731995 owner to build a 3-story monster house on our neighborhood!!!

Sent from my iPad

> On Sep 6, 2016, at 11:49 AM, CityClerk <CityClerk@richmond.ca> wrote:

>

> Dear Kay Chan,

>

> This is to acknowledge and thank you for your correspondence in relation to the application to the Board of Variance in your neighbourhood. Your correspondence will be forwarded to the members of the Board of Variance and will appear on the Board of Variance agenda for consideration.

>

> Before we forward your correspondence, however, would you be able to clarify which application you are opposed to? The Board of Variance has two upcoming meetings where they are considering 8 applications. The applications on the agendas include:

>

> Sept 8th:

- > 1. 11340 CARAVEL COURT - BVL 16-728642
- > 2. 11311 CARAVEL COURT - BVL 16-731989
- > 3. 11260 CARAVEL COURT - BVL 16-732102
- > 4. 11251 FRIGATE COURT - BVL 16-732542

>

> Sept 15th:

- > 5. 10575 TRURO DRIVE - BVL 16-729988
- > 6. 11180 SCHOONER COURT - BVL 16-731342
- > 7. 10200 LAWSON DRIVE - BVL 16-731995
- > 8. 11331 SCHOONER COURT - BVL 16-732308

>

>

> Thank you,

> Dovelie Buie for:

> David Weber

> Board Secretary

>

> -----Original Message-----

> From: Kay Chan [mailto:wingkaychan@gmail.com]

> Sent: Tuesday, 6 September 2016 10:07

> To: CityClerk

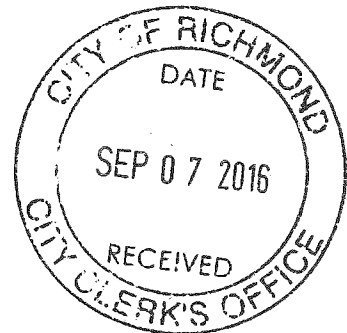
> Subject: 3-story house

>

> no 3-story house in our block!!!

>

> Sent from my iPad



CityClerk

From: firepowers AT Hotmail <firepowers@hotmail.com>
Sent: Tuesday, 6 September 2016 7:00 PM
To: CityClerk
Subject: Opposition to the extension of LUC 149 for 10200 Lawson Drive
01-0100-30-BVAR1-20- 2016731995

Per File:

To BOARD OF VARIANCE
Date: Sept 15, 2016
Item # 3
Re: BOV Application
10200 Lawson Drive

Subject: Opposition to the extension of LUC 149 for 10200 Lawson Drive
Per File: 01-0100-30-BVAR1-20- 2016731995

This email is to express major opposition to the application for extension of the termination date and provisions of the Land Use Contract (#149) relating to the property at 10200 Lawson Drive in Richmond.

Land Use Contracts were overwhelmingly opposed at the public hearing of November 24, 2015 and the City of Richmond subsequently agreed to the early termination of those contracts. That early termination should remain in place with no exceptions.

The application to extend the termination date and provisions of Land Use Contract #149 for 10200 Lawson Drive should not be approved based on the negative impacts of 3-storey and oversized houses that have been built in too many Richmond areas. The height, massing and overall design of such "monster houses" have ruined established family neighbourhoods.

87% of the residents that were contacted on each of Lawson Drive, Floyd Avenue, Sandiford Drive and Sandiford Place have signed a Petition opposing 3-storey, oversized houses in our neighbourhood of 122 homes. This Petition, addressed to the Mayor and Council, has recently been delivered to the City of Richmond Clerk's Office.

I strongly urge the Board of Variance for the City of Richmond to deny the application to extend the Land Use Contract (#149) for 10200 Lawson Drive, or any other such application in the area of Lawson Drive, Sandiford Drive, Floyd Avenue and Sandiford Place.

Please contact the undersigned if any clarification is needed.

Thank you.

Kin lung ho
10391 sandiford drive richmond bc v7e 5s6
firepowers@hotmail.com



CityClerk

Schedule 16 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

From: Ruth Chan <tinlaichan@icloud.com>
Sent: Wednesday, 7 September 2016 12:54 AM
To: CityClerk
Subject: Opposition to the extension of LUC 149 for 10200 Lawson Drive Per File: 01-0100-30-BVAR1-20- 2016731995

TO BOARD OF VARIANCE
Date: Sept 15, 2016
Item # 3
Re: BOV Application
10200 Lawson
Drive

*** resend due to technical issue on Subject text...my apology

Hello City Staff,

This email is to express my extreme opposition to the application for extension of the termination date and provisions of the Land Use Contract (#149) relating to the property at 10200 Lawson Drive in Richmond.

Land Use Contracts were overwhelmingly opposed at the public hearing of November 24, 2015 and the City of Richmond subsequently agreed to the early termination of those contracts. That early termination should remain in place with NO exceptions.

The application to extend the termination date and provisions of Land Use Contract #149 for 10200 Lawson Drive should not be approved based on the negative impacts of 3-storey and oversized houses that have been built in too many Richmond areas (e.g. around Goldsmith Drive area). The height, massing and overall design of such "monster houses" have ruined established family neighbourhoods.

My friend is a long-time resident on Goldsmith Drive. His vegetable garden is now ruined!

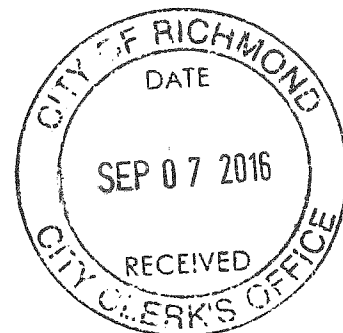
87% of the residents that were contacted on each of Lawson Drive, Floyd Avenue, Sandiford Drive and Sandiford Place have signed a Petition **opposing** 3-storey, oversized houses in our neighbourhood of 122 homes. This Petition, addressed to the Mayor and Council, has recently been delivered to the City of Richmond Clerk's Office.

I strongly urge the Board of Variance for the City of Richmond to deny the application to extend the Land Use Contract (#149) for 10200 Lawson Drive, or any other such application in the area of Lawson Drive, Sandiford Drive, Floyd Avenue and Sandiford Place.

Please contact the undersigned if any clarification is needed.

Thank you,

Ruth Chan
10117 Lawson Drive, Richmond, BC V7E 5M2
tinlaichan@icloud.com



Schedule 17 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

To	BOARD OF VARIANCE
Date:	Sept 15, 2016
Item #	3
Re:	BOV Application
	10200
	Lawson Drive

CityClerk

From: shariffnizar <shariffnizar@gmail.com>
Sent: Wednesday, 7 September 2016 12:06 PM
To: CityClerk
Subject: Opposition to the extension of LUC 149 for 10200 Lawson Drive Per File:01-0100-30-BVAR1-20-2016731995

This email is to express major opposition to the application for extension of the termination date and provision of the Land Use Contract (#149) relating to the property at 10200 Lawson Drive in Richmond. Land Use Contracts were overwhelmingly opposed at the public hearing of November 24, 2015 and the city of Richmond subsequently agreed to the early termination of those contracts. That early termination should remain in place with no exceptions.

The application to extend the termination date and provisions of Land use contract #149 for 10200 Lawson Drive should not be approved based on the negative impacts of 3-storey and oversized houses that have been built in too many Richmond areas. The height, massing and overall design of such "monster houses" have ruined established family neighbourhoods.

87% of the residents that were contacted on each of Lawson Drive, Floyd Avenue, Sandiford Drive and Sandiford Place have signed a petition opposing 3-story, oversized houses in our neighbourhood of 122 homes. This Petition addressed to the Mayor and Council, has recently been delivered to the City of Richmond Clerk's Office.

Is strongly urge the Board of Variance for the City of Richmond to deny the application to extend the Land use contract (#149) for 10200 Lawson Drive, or any other such application in the area of Lawson Drive, Sandiford Drive, Floyd Avenue, and Sandiford Place.

Please contact the undersigned if any clarification is needed.

Thank you,

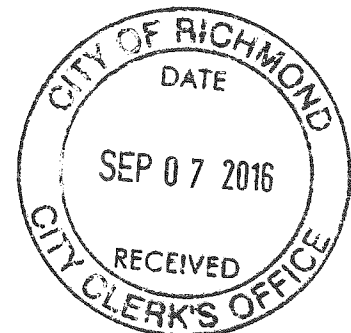
Nizar Shariff and Parviz Shariff

10146 Sandiford Drive,

Richmond, BC. V7E 5 M4.

shariffnizar@gmail.com

Sent from Samsung tablet.



BOV - 48

Schedule 18 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

To BOARD OF VARIANCE
Date: SEPT 15, 2016
Item # 3
Re: BOV APP.
10200 LAWSON DR.

CityClerk

From: Paul Tombu <bccanuck1@shaw.ca>
Sent: Wednesday, 7 September 2016 4:10 PM
To: CityClerk
Subject: Views on the application for an extension to LUC 149 File # 01-0100-30-BVAR1-20-2016731995
Attachments: Board of Variance re 10200 Lawson.pdf

Please find a pdf document expressing my views on the above file #

If you have problems accessing the attachment, please do not hesitate to contact me at bccanuck1@shaw.ca

Respectfully

Paul J. Tombu



Board of Variance
City of Richmond
By e-mail

Re: File Number: 01-0100-30-BVAR1-20-2016731995

Dear Members

I am writing to express my opposition to the application filed by the applicant Zhaoming Luo in regards to 10200 Lawson Drive requesting a variance to Land Use Contract LUC 149.

I have always believed that zoning bylaws were enacted (and subsequently repealed) to protect the integrity of neighbourhoods. I have had experience in forming the backbone of zoning bylaws in another jurisdiction (I sat on an advisory panel for the creation of an Official Community Plan in an unincorporated area of British Columbia). The bylaws that arose out of that exercise were truly the wishes of the community.

I have to assume that LUC 149 and it's subsequent Early Termination also represent the wishes of the community.

The neighbourhood surrounding the subject property consists of in the most part single family detached homes, reasonable setbacks from property lines and 2 level houses. Any deviation from these items would be unacceptable to myself and the majority of neighbours that I have spoken with.

Please follow the wishes of the neighbouring residents and reject the applicant's request for an extension of the Early Termination of LUC 149.

Respectfully submitted

Paul J. Tombu

Tenant of
10199 Lawson Drive

Schedule 19 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

To	Board of Variance
Date:	SEPT 15, 2016
Item #	3
Re:	BOV APP.
10200 LAWSON DR	

CityClerk

From: Leo Lee <leokwlee@shaw.ca>
Sent: Wednesday, 7 September 2016 8:44 PM
To: CityClerk
Subject: Opposition to an extension of LUC149

To: Board of Variance

I am writing in connection with the application by Zhaoming Luo to extend the provision of the Land Use Contract for the property situated at 10200 Lawson Drive as per the City's letter dated August 22, 2016.

While details of the redevelopment are not mentioned in the letter, it is obvious to deduce the owners want to build a new house which will be much bigger and higher than existing houses at Lawson Drive, as evidenced by those 3 storey houses springing up all over Richmond in recent years at neighbourhoods similar to ours. Such a house will not blend in with the style of existing houses; and also invade the privacy of its neighbours. It will be even worse if the intention is to have an illegal AirBnB type of operations or illegal rental suites in that house. This will not be welcome by existing residents.

I therefore strongly oppose the extension of LUC 149 and ask the City to reject this application.

Thank you.

Leo Lee
10160 Lawson Drive
Tel: (604) 275-3679



Schedule 20 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

CityClerk

To Board of Variance
Date: <u>SEPT 15, 2016</u>
Item # <u>3</u>
Re: <u>BOV APP.</u>
<u>10200 LAWSON DR.</u>

From: BILL LO <bill_lo@shaw.ca>
Sent: Wednesday, 7 September 2016 9:21 PM
To: CityClerk
Subject: Opposition to the extension of LUC 149 for 10200 Lawson Drive - Per File: 01-0100-30-BVAR1-20- 2016731995

Dear Sir/Madam,

This email is to express my major opposition to the application for extension of the termination date and provisions of the Land Use Contract (#149) relating to the property at 10200 Lawson Drive in Richmond.

Land Use Contracts were overwhelmingly opposed at the public hearing of November 24, 2015 and the City of Richmond subsequently agreed to the early termination of those contracts. That early termination should remain in place with no exceptions.

The application to extend the termination date and provisions of Land Use Contract #149 for 10200 Lawson Drive should not be approved based on the negative impacts of 3-stores and over sized houses that have been built in too many Richmond areas. The height, mass and overall design of such "monster houses" have ruined established family neighborhoods.

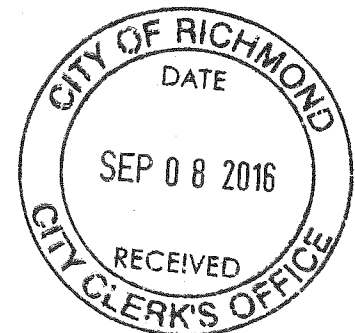
87% of the residents that were contacted on each of Lawson Drive, Floyd Avenue, Sandiford Drive and Sandiford Place have signed a Petition opposing 3-stores, over sized houses in our neighborhood of 122 homes. This Petition, addressed to the Mayor and Council, has recently been delivered to the City of Richmond Clerk's Office.

I strongly urge the Board of Variance for the City of Richmond to deny the application to extend the Land Use Contract (#149) for 10200 Lawson Drive, or any other such application in the area of Lawson Drive, Sandiford Drive, Floyd Avenue and Sandiford Place.

Please contact the undersigned if any clarification is needed.

Thank you.

Name: Bill Lo
Address: 5679 Sandiford Place
Email: bill_lo@shaw.ca



BOV₁ - 52

CityClerk

Schedule 21 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

From: meng wendy <mengwennong@hotmail.com>
Sent: Thursday, 8 September 2016 8:53 AM
To: CityClerk
Subject: Opposition to the extension of LUC 149 for 10200 Lawson Drive

TO BOARD OF VARIANCE	
Date:	Sept 15, 2016
Item #	3
Re:	BOV APP.
10200 LAWSON DR.	

发件人: Maria Deer [mailto:maria_s_deer@yahoo.ca]
发送时间: 2016年9月5日 22:34
收件人: Maria Deer
主题: Please tell the City NOT to extend the Land Use Contract for 10200 Lawson Drive

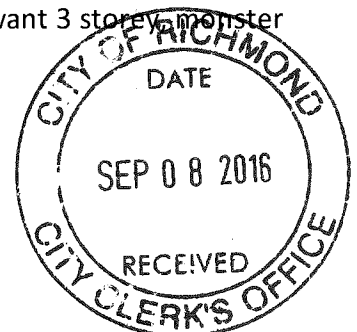
Dear Neighbors,

Recently, Jim & Ruth from Lawson Drive went around the neighborhood asking residents to sign petition against granting permission for new owner of 10144 Lawson Drive to build a 3 storey house. Last week the City has mailed the attached notice to approximately 50 houses surrounding 10200 Lawson Drive another request but with an extension!

The new owner of that house wants to extend the Land Use Contract by 8 years in order to demolish the existing building and build a new monster house while taking as long as the year 2024 to do so. As you know, many of these Land Use Contracts are being exploited by developers to build 3-storey oversized monster houses in established family neighbourhoods; something that we and well over 100 other people in our area recently signed a Petition against. The City announced that all such Land Use Contracts will be cancelled in late November this year. The owner of 10200 Lawson Dr. is requesting an 8 year extension in order to build (what we assume) will be a new house with a height, massing and style that will in no way be consistent with the homes in our neighbourhood.

Many people on Lawson Dr. and Floyd Ave. are contacting the City now asking that the application for Land Use Contract extension not be approved. They are sending emails and letters via the contact info listed on the attached letter. Since this development affects Sandiford Drive/Place neighborhood as well, we should send emails or letters to support their effort.

Jim had delivered a letter of opposition to the City stating that the Land Use Contract extension application must be denied; Jim is also stating in his letter how 87% of residents that were contacted in our area do not want 3 storey monster houses imposed on our neighbourhood. Deb had emailed to the City with a similar message.



Would you please consider emailing or otherwise notifying the City (using the contact info listed in the attached letter) that they should not approve the requested extension of the Land Use Contract for 10200 Lawson Dr. or anywhere else in our area? We would appreciate if you, as a resident of Sandiford Drive/Place, please express your opposition to the City on this issue - at your earliest convenience.

For reference, we have attached a sample email wording that can be used as a basis for a message that advises the City that we overwhelmingly oppose extending the Land Use Contract in our area and that we do not want 3-storey, oversized houses built in our neighbourhood.

Please let us know if you would consider emailing or writing to the city on this matter. You are welcome to attend the Board of Variance meeting on Thursday, Sept 15 2016 7 pm @ Council Chambers, Richmond City Hall.

This email is to express major opposition to the application for extension of the termination date and provisions of the Land Use Contract (#149) relating to the property at 10200 Lawson Drive in Richmond.

Land Use Contracts were overwhelmingly opposed at the public hearing of November 24, 2015 and the City of Richmond subsequently agreed to the early termination of those contracts. That early termination should remain in place with no exceptions.

The application to extend the termination date and provisions of Land Use Contract #149 for 10200 Lawson Drive should not be approved based on the negative impacts of 3-storey and oversized houses that have been built in too many Richmond areas. The height, massing and overall design of such "monster houses" have ruined established family neighbourhoods.

87% of the residents that were contacted on each of Lawson Drive, Floyd Avenue, Sandiford Drive and Sandiford Place have signed a Petition opposing 3-storey, oversized houses in our neighbourhood of 122 homes. This Petition, addressed to the Mayor and Council, has recently been delivered to the City of Richmond Clerk's Office.

I strongly urge the Board of Variance for the City of Richmond to deny the application to extend the Land Use Contract (#149) for 10200 Lawson Drive, or any other such application in the area of Lawson Drive, Sandiford Drive, Floyd Avenue and Sandiford Place.

Please contact the undersigned if any clarification is needed.

Thank you.

Wendy Meng
10226 Sandiford Dr., Richmond

mengwennong@hotmail.com

Schedule 22 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

To Board of Variance
Date: <u>Sept 15, 2016</u>
Item # <u>3</u>
Re: <u>BOV APP.</u>
<u>10200 Lawson Dr.</u>

CityClerk

From: Eileen Fujimuro <efujimuro@yahoo.ca>
Sent: Thursday, 8 September 2016 11:46 AM
To: CityClerk
Subject: Board of Variance Application - Property at 10200 Lawson Drive

Dear Members of the Board of Variance:

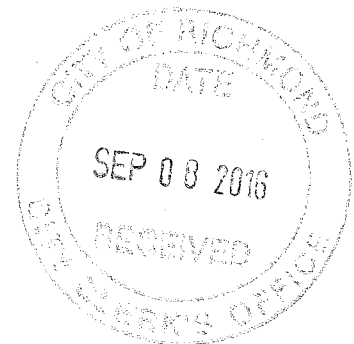
We are writing to express our opposition to the extension of the Land Use Contract termination date for the property at 10200 Lawson Drive.

We are a neighbouring property owner of the above named property. We have read the August 24, 2016 memorandum prepared by the Planning and Development Division to you, the Board, regarding this application and do not see any good reason why the extension should be granted. Our views on the application are listed below:

- 1) We do not understand why this application is even being considered. From the memo, we do not see any evidence of hardship.
- 2) We are not in favour of the Land Use Contract and do not want to potentially see a 3-story house in a neighbourhood of 2-story houses. As the memo outlines, the existing property is surrounded on all four sides by 2-story single-family dwellings, to the north, south, west, and east. A 3-story house would look out of place in this neighbourhood and overshadow the immediate neighbours.
- 3) As parents of two young children, we have safety concerns with the significantly smaller minimum front yard setbacks for the principal dwelling and carport/garage and significantly larger maximum principal dwelling size under the Land Use Contract as noted in Table 2 of the memo. We feel that this could potentially hinder the visibility of small children to vehicles as the children walk or bike on Floyd Avenue and need to cross Lawson Drive on their way to and from school.

We hope that you will seriously consider our comments above and vote to deny the application.

Yours truly,
Eileen Fujimuro and Alan Loke
Owners, 5560 Floyd Avenue



Schedule 23 to the Minutes of
the Board of Variance meeting
held on Thursday, September
15, 2016.

To	BOARD OF VARIANCE
Date:	SEPT 15, 2016
Item #	3
Re:	BOV APP. 10200 LAWSON DR.

CityClerk

From: Marie Janzen <majja@telus.net>
Sent: Thursday, 8 September 2016 19:25
To: CityClerk
Subject: Response to Board of Variance, City of Richmond File: 01-0100-30-
BVARI-20-2016731995
Attachments: City of Richmond.pdf

Please accept our attached letter in response to the notification of the Board of Variance Application – Property at 10200 Lawson Drive.

We appreciate the opportunity to state our position against any redevelopment under the terminating LUC 149.

Sincerely,
Chris Kehoe
Marie Janzen
5520 Floyd Avenue
Richmond, BC V7E 5M1



September 7, 2016

Board of Variance, City of Richmond
c/o City Clerk's Office
6911 No.3 Road
Richmond, BC V6Y 2C1

RE: Board of Variance Application – Property at 10200 Lawson Drive

We are submitting this letter to articulate our objection to the application “to extend the provisions of Land Use Contract for the subject property to June 30, 2024”. We oppose this application for extension of LUC 149, in any form or term for several reasons as noted below.

- a) A three-storey house on the subject property would be inconsistent with, not only the height of existing homes in the surrounding area, but also the character and ambiance of the neighborhood. It would also impact the sunlight and privacy and thus, the quality of life for the homes adjacent to the subject property.
- b) In November of 2015 all property owners were notified by the City of Richmond of the bylaw to terminate LUC 149, effective November 2016. This bylaw was passed after suitable notice to owners of relevant properties, the invitation for public input and a Special Public Hearing. We understand the subject property was purchased by the current owner (applicant) in April of 2016. The seller, the realtor and the purchaser would/should have known that LUC 149 would be terminated in 2016.
- c) All property owners in the surrounding neighbourhoods should be subject to the same residential zoning rules; many nearby streets have already been removed from LUC 149.

We have read numerous articles and quotes attributed to current City Councillors supporting our community's desire and commitment to maintain and control residential development in our neighborhoods. We urge our elected officials to support and enforce the Bylaw as passed by Council and progress towards conformity in zoning regulations throughout our city's established neighborhoods.

Thank you for considering our comments.

Sincerely,

Chris Kehoe & Marie Janzen
5520 Floyd Avenue
Richmond, BC V7E 5M1

Schedule 24 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

To	Board of Variance
Date:	Sept 15, 2016
Item #	3
Re:	BOV Application 10200 Lawson Drive

August 31, 2016

To: **Board of Variance**
City of Richmond, BC
Attention: Clerk's Office

Subject: **Opposition to the extension of LUC 149 for 10200 Lawson Drive**
Per File: 01-0100-30-BVAR1-20- 2016731995

This letter is to express major opposition to the application for extension of the termination date and provisions of the Land Use Contract (#149) relating to the property at 10200 Lawson Drive in Richmond.

Land Use Contracts were overwhelmingly opposed at the public hearing of November 24, 2015 and the City of Richmond subsequently agreed to the early termination of those contracts. That early termination should remain in place with no exceptions.

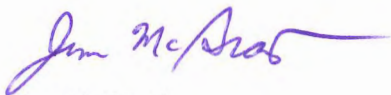
The application to extend the termination date and provisions of Land Use Contract #149 for 10200 Lawson Drive should not be approved based on the negative impacts of 3-storey and oversized houses that have been built in too many Richmond areas. The height, massing and overall design of such "monster houses" have ruined established family neighbourhoods.

87% of the residents whom were contacted on each of Lawson Drive, Floyd Avenue, Sandiford Drive and Sandiford Place have signed a Petition opposing 3-storey, oversized houses in our neighbourhood of 122 homes. This Petition, addressed to the Mayor and Council, has recently been delivered to the City of Richmond Clerk's Office.

I strongly urge the Board of Variance for the City of Richmond to deny the application to extend the Land Use Contract (#149) for 10200 Lawson Drive, or any other such application in the area of Lawson Drive, Sandiford Drive, Floyd Avenue and Sandiford Place.

Please contact the undersigned if any clarification is needed.

Thank you.



Jim McGrath
10131 Lawson Drive
Richmond, BC, V7E 5M2
604-271-4671
jim_mcgrath@telus.net



September 6, 2016

Schedule 25 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

To	Board of Variance
Date:	Sept 15, 2016
Item #	3
Re:	BOV Application 10200 Lawson Drive

To: **Board of Variance**
City of Richmond, BC
Attention: Clerk's Office

Subject: **Opposition to the extension of LUC 149 for 10200 Lawson Drive**
Per File: 01-0100-30-BVAR1-20- 2016731995

I am writing to let you know that I am **against** the application for extension of the termination date and provisions of the Land Use Contract (#149) relating to the property at 10200 Lawson Drive in Richmond.

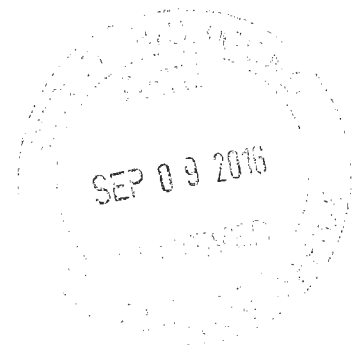
Land Use Contracts were overwhelmingly opposed at the public hearing of November 24, 2015 and the City of Richmond subsequently agreed to the early termination of those contracts. That early termination should remain in place with no exceptions.

The application to extend the termination date and provisions of Land Use Contract #149 for 10200 Lawson Drive should **not be approved** based on the negative impacts of 3-storey and oversized houses that have been built in too many Richmond areas. The height, massing and overall design of such "monster houses" have ruined established family neighbourhoods.

I am asking the Board of Variance for the City of Richmond to **reject the application** to extend the Land Use Contract (#149) for 10200 Lawson Drive, or any other such application in the area of Lawson Drive, Sandiford Drive, Floyd Avenue and Sandiford Place.

Thank you.

Tom Cheung
10115 Lawson Drive
Richmond, BC



September 6, 2016

Schedule 26 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

To	Board of Variance
Date:	Sept 15, 2016
Item #	3
Re:	BOV Application
	10200 Lawson Drive

To: **Board of Variance**
City of Richmond, BC
Attention: Clerk's Office

Subject: **Opposition to the extension of LUC 149 for 10200 Lawson Drive**
Per File: 01-0100-30-BVAR1-20- 2016731995

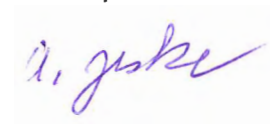
I am a long term property owner on Lawson Drive and want you to know that I am **against** the application for extension of the termination date and provisions of the Land Use Contract (#149) relating to the property at 10200 Lawson Drive in Richmond.

Land Use Contracts were overwhelmingly opposed at the public hearing of November 24, 2015 and the City of Richmond subsequently agreed to the early termination of those contracts. That early termination should remain in place with no exceptions.

The application to extend the termination date and provisions of Land Use Contract #149 for 10200 Lawson Drive should **not be approved** based on the negative impacts of 3-storey and oversized houses that have been built in too many Richmond areas. The height, massing and overall design of such "monster houses" have ruined established family neighbourhoods.

I am asking the Board of Variance for the City of Richmond to **reject the application** to extend the Land Use Contract (#149) for 10200 Lawson Drive, or any other such application in the area of Lawson Drive, Sandiford Drive, Floyd Avenue and Sandiford Place.

Thank you.



Alice Jeske
10113 Lawson Drive
Richmond, BC



Schedule 27 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

To Board of Variance
Date: <u>Sept 15, 2016</u>
Item # <u>3</u>
Re: <u>BOV Application</u> <u>10200 Lawson Drive</u>

Baker, Gillian

From: lee yuxiang <leeyuxiang@hotmail.com>
Sent: Friday, 9 September 2016 13:16
To: CityClerk
Subject: Opposition to the extension of LUC 149 for 10200 Lawson Drive
Attachments: City notice of request for LUC extension.PDF

This email is to express major opposition to the application for extension of the termination date and provisions of the Land Use Contract (#149) relating to the property at 10200 Lawson Drive in Richmond.

Land Use Contracts were overwhelmingly opposed at the public hearing of November 24, 2015 and the City of Richmond subsequently agreed to the early termination of those contracts. That early termination should remain in place with no exceptions.

The application to extend the termination date and provisions of Land Use Contract #149 for 10200 Lawson Drive should not be approved based on the negative impacts of 3-storey and oversized houses that have been built in too many Richmond areas. The height, massing and overall design of such "monster houses" have ruined established family neighbourhoods.

87% of the residents that were contacted on each of Lawson Drive, Floyd Avenue, Sandiford Drive and Sandiford Place have signed a Petition opposing 3-storey, oversized houses in our neighbourhood of 122 homes. This Petition, addressed to the Mayor and Council, has recently been delivered to the City of Richmond Clerk's Office.

I strongly urge the Board of Variance for the City of Richmond to deny the application to extend the Land Use Contract (#149) for 10200 Lawson Drive, or any other such application in the area of Lawson Drive, Sandiford Drive, Floyd Avenue and Sandiford Place.

Please contact the undersigned if any clarification is needed.

Thank you.

YUXIANG LI
10226 SANDIFORD DR
leeyuxiang@hotmail.com



BOV₁- 62



City of Richmond

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

August 22, 2016
File: 01-0100-30-BVAR1-20-2016731995

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 10200 Lawson Drive

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:	Zhaoming Luo
Subject Property:	10200 Lawson Drive
Land Use Contract:	LUC 149
Intent of Application:	To extend the provisions of the Land Use Contract for the subject property to June 30, 2024.

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

Date:	Thursday, September 15, 2016
Time:	7:00 p.m.
Place:	Council Chambers, Richmond City Hall

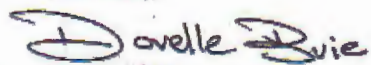
Our procedures require that you, as a neighbouring property owner or tenant, be notified of the Board of Variance meeting. If you wish to express your views on the application, you may do so by:

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 September 2, 2016 and ending September 15, 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,

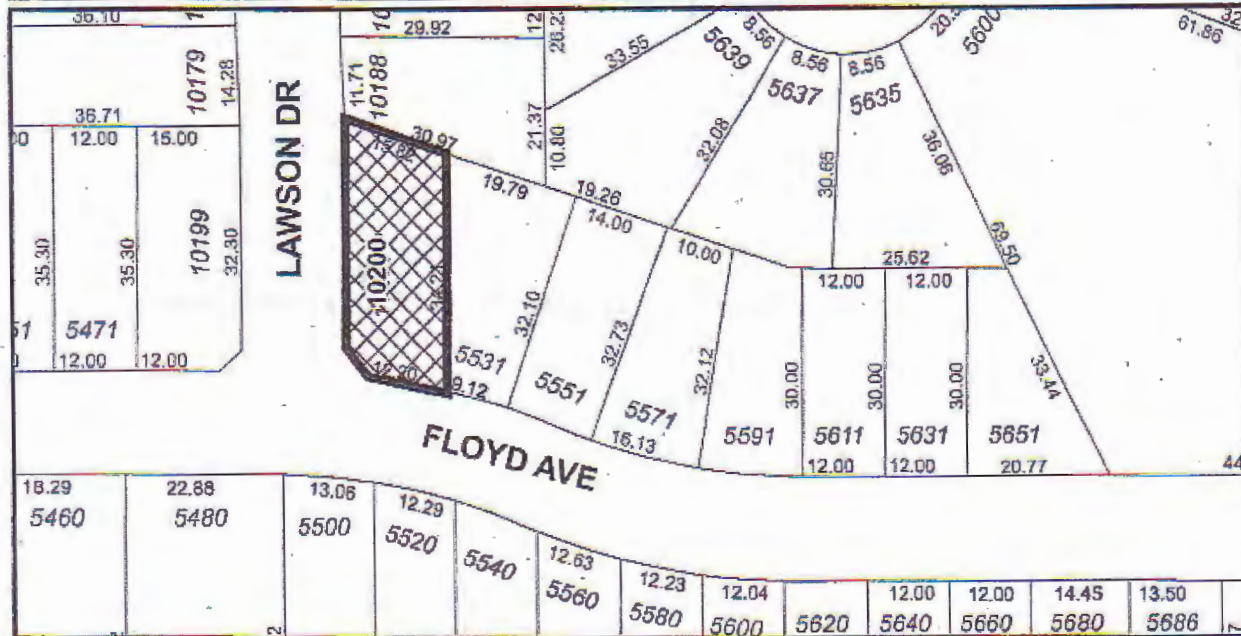
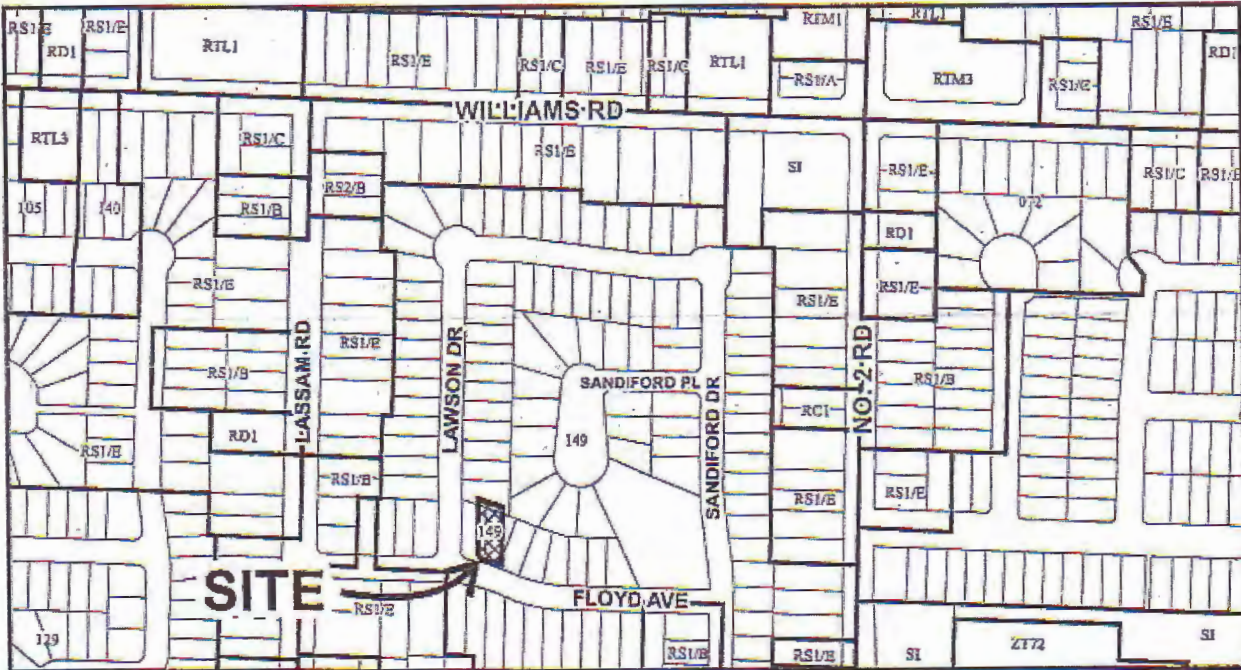

David Weber
for: Secretary to the Board of Variance


5139503





City of Richmond



	<h2>BVL 16-731995</h2>	Original Date: 08/04/16
		Revision Date:
		Note: Dimensions are in METRES

Schedule 28 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

To Board of Variance
Date: Sept 15, 2016
Item # 3
Re: BOV Application
10200 Lawson Drive

CityClerk

From: Simon Ellis <simon.ellis@hotmail.com>
Sent: Saturday, 10 September 2016 11:52 AM
To: CityClerk
Subject: Opposition to the extension of Land Use Contract #149 for 10200 Lawson Drive

Categories: 01-0100-30-BVAR1-20-2016731995

I am writing to express my concern about and opposition to the application for extension of the termination date and provisions of the Land Use Contract (#149) for the property at 10200 Lawson Drive, Richmond. I live across the street from this property and feel strongly about this matter.

My understanding is that there are plans to build a three-storey single family residence on this site. There are no such other houses in our neighbourhood and given that the ground floor of the current house is already raised somewhat above street level a three-story house on this site would be very much out of character with all of the other houses.

My understanding is also that a large majority of residents in our local area who were contacted regarding this matter signed a petition opposing the construction of such a house. I think that the extent of the opposition of neighbourhood residents to this application should weigh heavily in this decision.

I urge the Board of Variance for the City of Richmond not to extend the Land Use Contract (#149) for 10200 Lawson Drive, or any other such application in the area of Lawson Drive, Sandiford Drive, Floyd Avenue and Sandiford Place.

Regards,

Simon Ellis
10135 Lawson Drive
604-241-4231
simon.ellis@hotmail.com



BOV₁ - 65

Schedule 29 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

CityClerk

To Board of Variance
Date: Sept 15, 2016
Item # 3
Re: BOV Application
10200 Lawson Drive

From: Margaret Kwan <mpwkwan@hotmail.com>
Sent: Sunday, 11 September 2016 11:02 AM
To: CityClerk
Subject: Opposition to the extension of LUC 149 for 10200 Lawson Drive
Categories: 01-0100-30-BVAR1-20-2016731995

Opposition to the extension of LUC 149 for 10200 Lawson Drive
Per File: 01-0100-30-BVAR1-20- 2016731995

This email is to express major opposition to the application for extension of the termination date and provisions of the Land Use Contract (#149) relating to the property at 10200 Lawson Drive in Richmond.

Land Use Contracts were overwhelmingly opposed at the public hearing of November 24, 2015 and the City of Richmond subsequently agreed to the early termination of those contracts. That early termination should remain in place with no exceptions.

The application to extend the termination date and provisions of Land Use Contract #149 for 10200 Lawson Drive should **not be approved** based on the negative impacts of 3-storey and oversized houses that have been built in too many Richmond areas. The height, massing and overall design of such "monster houses" have ruined established family neighbourhoods.

87% of the residents that were contacted on each of Lawson Drive, Floyd Avenue, Sandiford Drive and Sandiford Place have signed a Petition opposing 3-storey, oversized houses in our neighbourhood of 122 homes. This Petition, addressed to the Mayor and Council, has recently been delivered to the City of Richmond Clerk's Office.

I strongly urge the Board of Variance for the City of Richmond to **deny the application** to extend the Land Use Contract (#149) for 10200 Lawson Drive, or any other such application in the area of Lawson Drive, Sandiford Drive, Floyd Avenue and Sandiford Place.

Please contact the undersigned if any clarification is needed.

Thank you.

Chung Ting

BOV₁ - 66



Schedule 30 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

CityClerk

From: Peyman Amini <pamini1990@gmail.com>
Sent: Sunday, 11 September 2016 8:28 PM
To: CityClerk
Subject: Objection Letter - Property 10200 Lawson Drive
Attachments: Objection Letter.doc

Categories: 01-0100-30-BVAR1-20-2016731995

To Board of Variance
Date: <u>Sept 15, 2016</u>
Item # <u>3</u>
Re: <u>BOV Application</u>
<u>10200 Lawson</u>
<u>Drive</u>

Dear David Weber,

Please see attached our views on LUC 149 for property 10200 at Lawson Drive.

Kind regards,

Amini family.

September 11, 2016

Board of Variance, City of Richmond
c/o City Clerk's Office
6911 No.3 Road
Richmond, BC V6Y 2C1

*Note:
Same letter
received, dated
Sept 5, 2016, sent
by email on Sept.
7, 2016 @ 2:39pm.*

RE: Board of Variance Application – Property at 10200 Lawson Drive

We are submitting our comments of objection with regard to the application to extend the provisions of LUC 149 for the property noted above. We oppose this application for extension in any form and are in agreement with our neighbors (L & M Cocke, 5551 Floyd Ave) submission as *quoted* below:

Reasons:

- 1. The bylaw to terminate LUC 149 was passed November 24, 2015 following appropriate notice to owners of affected properties, the opportunity for public input and a Special Public Hearing. We understand the subject property was purchased by the current owner in mid-April 2016. It is reasonable to assume the owner either knew, or should have known that LUC 149 was being terminated later in 2016.*
- 2. We believe all property owners in the surrounding neighbourhood should be subject to the same zoning rules.*
- 3. Building a 3 storey house on the subject property would not be in keeping with the height of existing homes in the surrounding area. It also would have a significant impact on sunlight and privacy and therefore quality of life for the homes to the North and East of the subject property. (Our property is directly east of the subject property.)*

There are numerous quotes attributed to current City Councillors supporting our community's desire and commitment to maintain and control residential development in our neighborhoods. This situation is an ideal opportunity to support and enforce the Bylaw as passed by Council.

Thank you for considering our comments

Sincerely,

Alireza Amini & Mino Payvar
5531 Floyd Avenue
Richmond, BC V7E 5L9

Schedule 31 to the Minutes of the Board of Variance meeting held on Thursday, September 15, 2016.

CityClerk

From: richard wong <richardwong75@hotmail.com>
Sent: Sunday, 11 September 2016 8:42 PM
To: CityClerk
Subject: Board of Variance Application-Property at 10200 Lawson Drive
Categories: 01-0100-30-BVAR1-20-2016731995

TO BOARD OF VARIANCE
Date: Sept 15/16
Item #: 3
Re: BOV Application
10200 Lawson Drive

Dear Sir,

My name is Richard Wong together with my wife are registered owners of 5471 Floyd Ave, Richmond BC V7E 5M9 since 1985.

We are writing to express our views regarding the application of the above mentioned property. We totally opposed the request for an extension of the Land Use Contract termination date and hope the Council will consider the said application null and void.

Regards,

Richard Wong & Helen Wong

Registered Owners
5471 Floyd Ave.
Richmond BC
V7E 5M9

Schedule 32 to the Minutes of
the Board of Variance meeting
held on Thursday, September
15, 2016.

SEPT 12 / 2016
SHIRLEY & BRIAN CHERRY
5451 FLOYD AVE.
RICHMOND, BC V7E 5M9
604 275 3105

ATTN: CITY OF RICHMOND
6911 N° 3 ROAD
RICHMOND, B.C.
V6Y 2C1

To Board of Variance
Date: <u>Sept 15, 2016</u>
Item # <u>3</u>
Re: <u>BOV Application</u> <u>10200 Lawson</u>

SUBJECT: REZONE EXEMPTION

OUR NEIGHBOUR AT 10200 LAWSON DR.
IS APPLYING FOR AN EXEMPTION.
SO THEY CAN BUILD A BIG HOUSE.
WE HEREBY OBJECT.

Mine truly

Shirley Cherry
Brian Cherry



CityClerk

From: SHARON MATONOVICH <sharonmat@shaw.ca>
Sent: Tuesday, 13 September 2016 2:05 PM
To: CityClerk
Subject: Re: File 01-0100-30-BVARI-20-2016731995 - 10200 Lawson Drive - LUC 149

Thank you - I should have mentioned in my letter that I retired in 2011.

My employment consisted of being a conveyancer for Gray, Green & Hughes when I left high school, 1967, a conveyancer for Douglas Graham, a conveyancer for Malcolm Brodie when he had his law practice and finally a legal assistant for Campbell Froh May & Rice (Ralph May) before I retired.

Sharon Matonovich
Sent from my iPad

To Board of Variance
Date: Sept 15/16
Item # 3
Re: BOV Application
10200
Lawson Drive

> On Sep 13, 2016, at 1:53 PM, CityClerk <CityClerk@richmond.ca> wrote:

>
> Dear Sharon and Dennis Matonovich,

> Re: BOARD OF VARIANCE APPLICATION - 10200 LAWSON DRIVE - BVL 16-731995 - September 15, 2016 - Item 3

> This is to acknowledge and thank you for your correspondence in relation to the application to the Board of Variance in your neighbourhood. Your correspondence will be forwarded to the members of the Board of Variance and will appear on the Board of Variance agenda for consideration.

> Thank you,
> Dovelie Buie for:
> David Weber
> Board Secretary

> -----Original Message-----

> From: SHARON MATONOVICH [mailto:sharonmat@shaw.ca]
> Sent: Monday, 12 September 2016 18:53
> To: CityClerk
> Subject: File 01-0100-30-BVARI-20-2016731995 - 10200 Lawson Drive - LUC 149

> September 12, 2016

> Dear Sirs:

> Re: File 01-0100-30-BVARI-20-2016731995 - 10200 Lawson Drive - LUC 149

> We are submitting our objection to the Board of Variance Application - Property at 10200 Lawson Drive, Richmond, B.C.

> Applicant Zhaoming Luo has requested an extension of the provisions of the Land Use Contract 149 for the subject property to June 30, 2024.

> He has stated this is in reference to a current tenancy agreement which ends on June 20, 2017.

> We understand that the early termination date for those affected LUCs is November 24, 2016.



>
> I (Sharon) have had a long career in law firms in Richmond dealing with conveyancing and real estate. Therefore when Zhaoming Luo purchased this property his solicitors handling his conveyance would have explained to him the LUC contracts and the implications of any tenancy agreement. Therefore he purchased this property knowing the existing regulations and should not now benefit from exploiting those very regulations.
>
> Any new structure should adhere to the same regulations the rest of our subdivision will be subject to.
>
> Therefore he should be denied any application for an extension.
>
> Yours truly,
>
> Sharon and Dennis Matonovich
> 5500 Floyd Avenue
> Richmond, B.C.
> V7E 5M1
>
>
>
> Sent from my iPad



To: Board of Variance **Date:** September 15, 2016
From: Cynthia Lussier **File:** BVL 16-731402
Planner 1
Re: Board of Variance Appeal (Taylor and Michelle Los, 11480 Pintail Drive)

Purpose

The registered owners of 11480 Pintail Drive have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024. A location map and aerial photo of the subject property is included in Attachment 1. A copy of the completed application package is included in Attachment 2.

Background

In 2014, the Province amended the *Local Government Act* to terminate all Land Use Contracts (LUCs) by June 30, 2024. The legislation also enabled municipalities to consider earlier termination of LUCs provided those bylaws are adopted by June 30, 2022.

On November 24, 2015, Richmond City Council adopted a set of bylaws that will terminate 93 separate LUCs that include single-family properties one year after adoption. The early termination date for those affected LUCs is November 24, 2016.

Section 543 of the *Local Government Act* allows the Board of Variance to consider appeals to extend the provisions of a LUC beyond the early termination date for a specified period of time ending no later than June 30, 2024. The appeal must be made by the owner alleging that the timing of the termination of the LUC would cause the owner hardship. The application must also be made within six (6) months of the adoption of the early termination bylaw, and the Board of Variance must make a decision on an application within six (6) months after the application is received. If an order is granted by the Board of Variance, it cannot run with the land. In other words, the appeal would not apply to future owners or purchasers of the property.

Findings of Fact

Table 1 indicates the regulatory context of the subject property, selected property features, and the date that the application to the Board of Variance was received.

Table 1	
Site Area:	492 m ² (5,295 ft ²)
Land Uses:	Existing two-storey split-level single detached dwelling
OCP Designation:	Neighbourhood Residential
Underlying Zoning:	Single Detached (RS1/D)
Land Use Contract No:	LUC 012
Application Date:	May 4, 2016

Existing development immediately surrounding the subject property is as follows:

- To the north, is an existing two-storey dwelling on a lot under LUC 012 at 11460 Pintail Drive; which is the subject of a separate application to the Board of Variance to extend the LUC termination date (BVL 16-732505).
- To the south, is an existing two-storey dwelling on a lot under LUC 012 at 11500 Pintail Drive.
- To the east, fronting No. 2 Road, are single-family dwellings on lots zoned “Single Detached (RS1/E)”.
- To the west, immediately across Pintail Drive, is an existing two-storey split-level dwelling on a lot under LUC 012 at 11491 Pintail Drive.

Table 2 provides a comparison of some of the key regulations for a single-family dwelling at the subject property under the LUC, with the regulations of the underlying zone. The table does not include any site-specific amendments or court orders made since registration of the LUC.

Table 2¹		
Regulations	LUC 012	Single Detached (RS1/D) Zone
Floor Area Ratio (max):	N/A	0.55 to a max. 464.5 m ² of site area plus 0.3 for the balance; plus max. 50 m ² for garage
Principal Dwelling Size (max.):*	738 m ² (7,943 ft ²) (including garage)	313 m ² (3,376 ft ²) (including garage)
Lot Coverage (max):	50%	45%
Front Yard Setback (min):	6.0 m	6.0 m
Interior Side Yard Setback (min):	1.2 m	1.2 m (for lots less than 18 wide)
Rear Yard Setback (min):	6.0 m	6.0 m
Height (max):	3 storeys	2 ½ storeys
Secondary Suite:	Not permitted	Permitted

* Preliminary estimate; exact building size to be determined through compliance review at Building Permit stage.

¹ Disclaimer: This comparison summary is provided for general information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

Public Consultation

In accordance with the *Local Government Act* and the Board of Variance Bylaw No. 9259, a notice of the subject application has been mailed to the applicant and to all owners and residents within 50 m (164 ft.) of the subject property stating the subject matter of the application and the date, time, and place of the Board of Variance meeting at which the application will be considered.

The owner of the subject property and those that received the notice may be heard by the Board of Variance at the meeting prior to the Board of Variance making a decision on the subject application.

Conclusion

The registered owners of 11480 Pintail Drive have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

At the conclusion of the meeting of the Board of Variance, the Board may:

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



Cynthia Lussier
Planner 1
(604-276-4108)

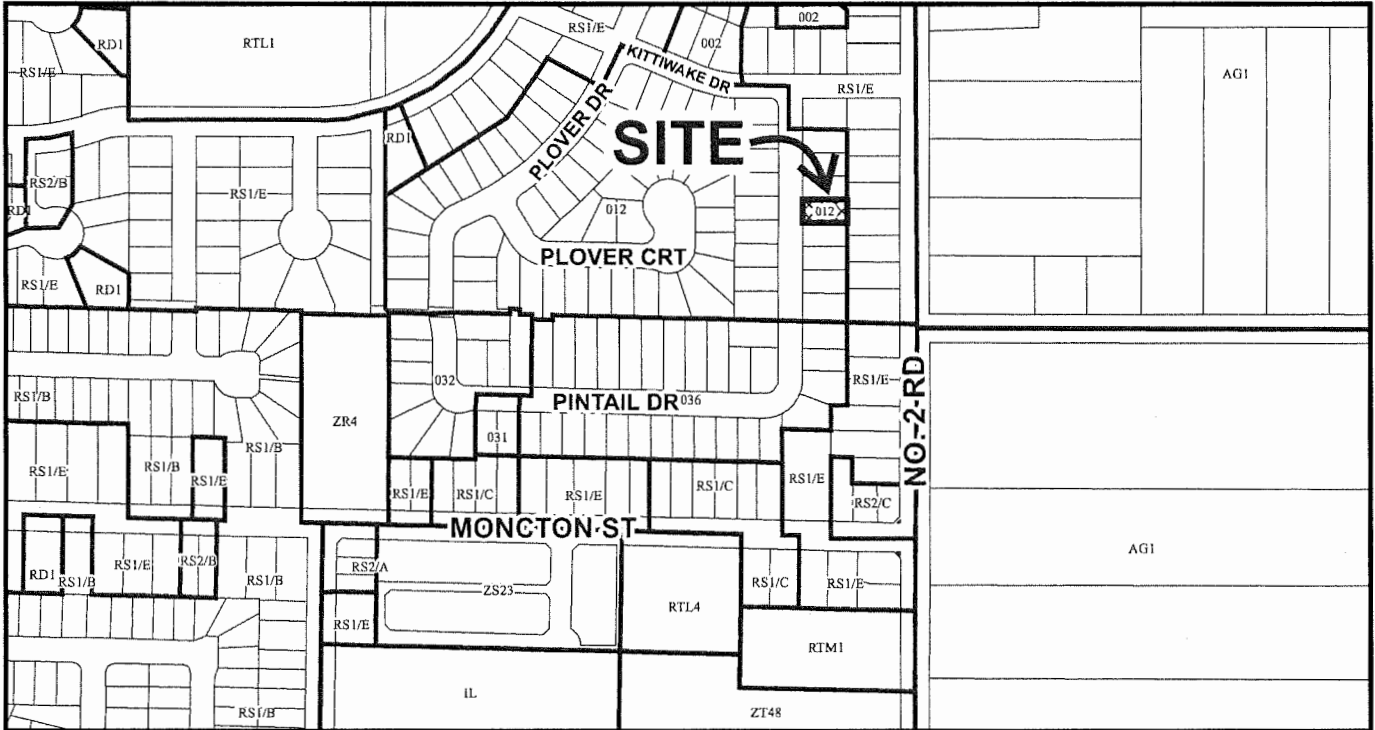
CL:blg
Att. 2

Att. 1: Location Map/Aerial Photo
Att. 2: Completed Application Package

pc: Joe Erceg, General Manager, Planning and Development
Wayne Craig, Director, Development
John Hopkins, Senior Planner



City of
Richmond



30.48	114	16.38	PINTAIL DR	16.15	1142	16.15	NO. 2 RD	40.23	11660	
30.48	11471	16.38		16.15	11460	16.15		36.58	11891	18.29
30.48	11491	16.38		16.15	11480	16.15		36.58	11911	18.29
30.48	11511	16.38		16.15	11500	16.15		36.58	11931	18.29
30.48	11531	16.38		16.15	11520	16.15		36.58	11951	18.29
6.38	1531	16.38		18.29	11829	18.29		40.23	11800	

	BVL 16-731402	Original Date: 07/12/16
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



BVL 16-731402

Original Date: 07/13/16

Revision Date:

Note: Dimensions are in METRES



To: Board of Variance
From: Cynthia Lussier
Planner 1
Date: September 15, 2016
File: BVL 16-732374
Re: **Board of Variance Appeal (Percy Bharucha and Jasmine Bhatena -
11680 Plover Drive)**

Purpose

The registered owners of 11680 Plover Drive have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024. A location map and aerial photo of the subject property is included in Attachment 1. A copy of the completed application package is included in Attachment 2.

Background

In 2014, the Province amended the *Local Government Act* to terminate all Land Use Contracts (LUCs) by June 30, 2024. The legislation also enabled municipalities to consider earlier termination of LUCs, provided those bylaws are adopted by June 30, 2022.

On November 24, 2015, Richmond City Council adopted a set of bylaws that will terminate 93 separate LUCs that include single-family properties one year after adoption. The early termination date for those affected LUCs is November 24, 2016.

Section 543 of the *Local Government Act* allows the Board of Variance to consider appeals to extend the provisions of a LUC beyond the early termination date for a specified period of time ending no later than June 30, 2024. The appeal must be made by the owner alleging that the timing of the termination of the LUC would cause the owner hardship. The application must also be made within six (6) months of the adoption of the early termination bylaw, and the Board of Variance must make a decision on an application within six (6) months after the application is received. If an order is granted by the Board of Variance, it cannot run with the land. In other words, the appeal would not apply to future owners or purchasers of the property.

Findings of Fact

Table 1 indicates the regulatory context of the subject property, selected property features, and the date that the application to the Board of Variance was received.

Table 1	
Site Area:	703 m ² (7,567 ft ²)
Land Uses:	Existing two-storey split-level dwelling
OCP Designation:	Neighbourhood Residential
Underlying Zoning:	Single Detached (RS1/D)
Land Use Contract No:	LUC 032
Application Date:	May 19, 2016

Existing development immediately surrounding the subject property is as follows:

- To the north, is a two-storey split-level dwelling on a lot under LUC 012 at 11660 Plover Drive.
- To the south, are two-storey split-level dwellings on lots under LUC 032 at 11700 Plover Drive and 11911 Pintail Drive.
- To the east, is the rear yard of a lot under LUC 032 at 11891 Pintail Drive, which contains a two-storey split-level dwelling.
- To the west, immediately across Plover Drive, is a two-storey split-level dwelling on a lot under LUC 032 at 11691 Plover Drive.

Table 2 provides a comparison of some of the key regulations for a single family dwelling at the subject property under the LUC, with the regulations of the underlying zone. The table does not include any site-specific amendments or court orders made since registration of the LUC.

Table 2¹		
Regulations	LUC 032	Single Detached (RS1/D) Zone
Floor Area Ratio (max):	N/A	0.55 to a max. 464.5 m ² of site area plus 0.3 for the balance; plus max. 50 m ² for garage
Principal Dwelling Size (max.):*	695 m ² (7,491 ft ²) (including garage) subject to no encroachment into any right-of-ways.	377 m ² (4,058 ft ²) (including garage) subject to no encroachment into any right-of-ways
Lot Coverage (max):	33%	45%
Front Yard Setback (min):	6.0 m subject to non-encroachment into any right-of-ways	6.0 m subject to no encroachment into any right-of-ways
Interior Side Yard Setback (min):	1 st storey - 1.2 m; 2 nd storey - 1.8 m; subject to no encroachment into any right-of-ways	1.8 m for lots of 18 m or more but less than 20 m in width) subject to no encroachment into any right-of-ways

¹ Disclaimer: This comparison summary is provided for general information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

Table 2		
Regulations	LUC 032	Single Detached (RS1/D) Zone
Rear Yard Setback (min):	6.0 m subject to no encroachment into any right-of-ways	6.0 m subject to no encroachment into any right-of-ways
Height (max):	3 storeys	2 ½ storeys
Secondary Suite:	Not permitted	Permitted

* Preliminary estimate; exact building size to be determined through compliance review at Building Permit stage.

Public Consultation

In accordance with the *Local Government Act* and the Board of Variance Bylaw No. 9259, a notice of the subject application has been mailed to the applicant and to all owners and residents within 50 m (164 ft.) of the subject property stating the subject matter of the application and the date, time, and place of the Board of Variance meeting at which the application will be considered.

The owner of the subject property and those that received the notice may be heard by the Board of Variance at the meeting prior to the Board of Variance making a decision on the subject application.

Conclusion

The registered owners of 11680 Plover Drive have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

At the conclusion of the meeting of the Board of Variance, the Board may:

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



Cynthia Lussier
 Planner 1
 (604-276-4108)

CL:blg
 Att. 2

September 15, 2016

- 4 -

Attachments:

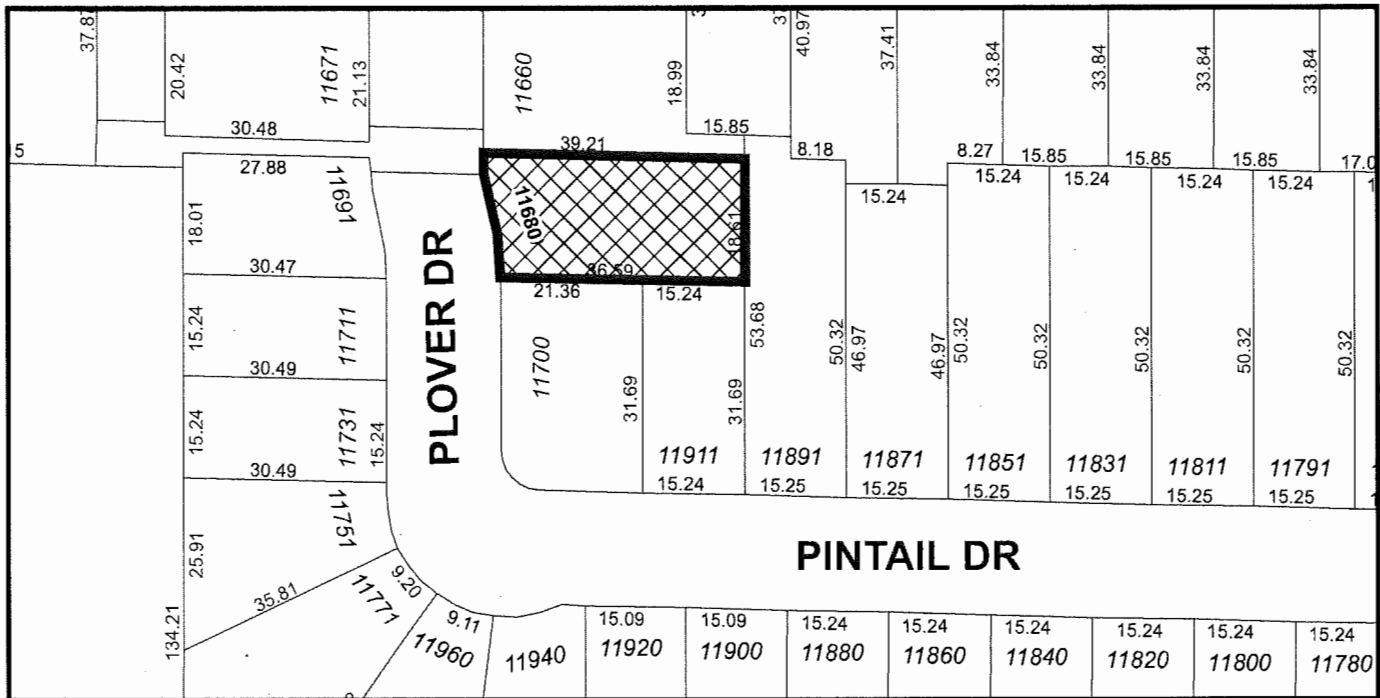
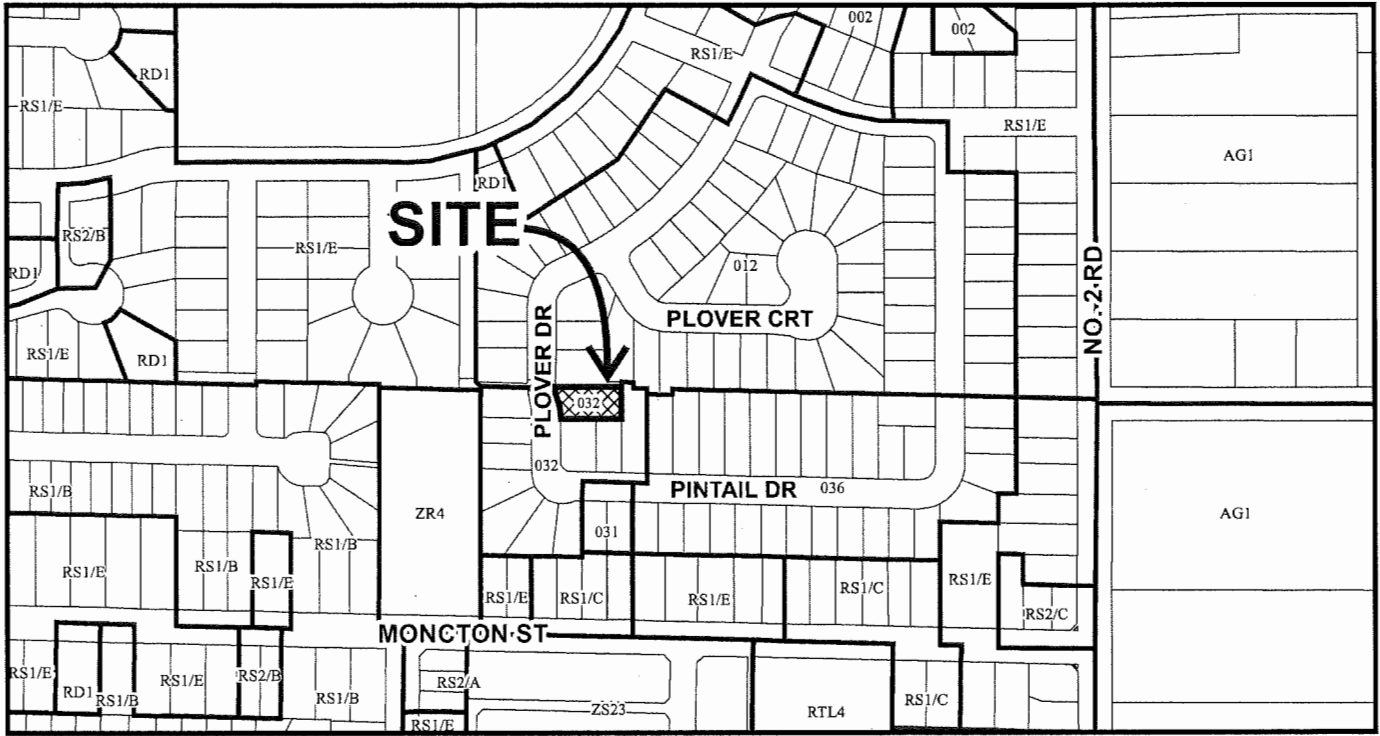
Att. 1: Location Map/Aerial Photo

Att. 2: Completed Application Package

pc: Joe Erceg, General Manager, Planning and Development
Wayne Craig, Director, Development
John Hopkins, Senior Planner



City of
Richmond



BVL 16-732374

Original Date: 08/08/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



BVL 16-732374

Original Date: 08/08/16

Revision Date:

Note: Dimensions are in METRES

BOV - 95



To: Board of Variance **Date:** September 15, 2016
From: Cynthia Lussier **File:** BVL 16-732505
Planner 1
Re: Board of Variance Appeal (Steve Ward and Adele Peters, 11460 Pintail Drive)

Purpose

The registered owners of 11460 Pintail Drive have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024. A location map and aerial photo of the subject property is included in Attachment 1. A copy of the completed application package is included in Attachment 2.

Background

In 2014, the Province amended the *Local Government Act* to terminate all Land Use Contracts (LUCs) by June 30, 2024. The legislation also enabled municipalities to consider earlier termination of LUCs provided those bylaws are adopted by June 30, 2022.

On November 24, 2015, Richmond City Council adopted a set of bylaws that will terminate 93 separate LUCs that include single-family properties one year after adoption. The early termination date for those affected LUCs is November 24, 2016.

Section 543 of the *Local Government Act* allows the Board of Variance to consider appeals to extend the provisions of a LUC beyond the early termination date for a specified period of time ending no later than June 30, 2024. The appeal must be made by the owner alleging that the timing of the termination of the LUC would cause the owner hardship. The application must also be made within six (6) months of the adoption of the early termination bylaw, and the Board of Variance must make a decision on an application within six (6) months after the application is received. If an order is granted by the Board of Variance, it cannot run with the land. In other words, the appeal would not apply to future owners or purchasers of the property.

Findings of Fact

Table 1 indicates the regulatory context of the subject property, selected property features, and the date that the application to the Board of Variance was received.

Table 1	
Site Area:	492 m ² (5,295 ft ²)
Land Uses:	Existing two-storey single detached dwelling
OCP Designation:	Neighbourhood Residential
Underlying Zoning:	Single Detached (RS1/D)
Land Use Contract No:	LUC 012
Application Date:	May 20, 2016

Existing development immediately surrounding the subject property is as follows:

- To the north, is an existing three-storey single detached dwelling on a lot under LUC 012 at 11428 Pintail Drive.
- To the south, is an existing two-storey split-level dwelling on a lot under LUC 012 at 11480 Pintail Drive; which is the subject of a separate application to the Board of Variance to extend the LUC termination date (BVL 16-731402).
- To the east is, fronting No. 2 Road, are single detached dwellings on lots zoned “Single Detached (RS1/E)”.
- To the west, immediately across Pintail Drive, is an existing two-storey split level dwelling on a lot under LUC 012 at 11471 Pintail Drive.

Table 2 provides a comparison of some of the key regulations for a single-family dwelling at the subject property under the LUC, with the regulations of the underlying zone. The table does not include any site-specific amendments or court orders made since registration of the LUC.

Table 2¹		
Regulations	LUC 012	Single Detached (RS1/D) Zone
Floor Area Ratio (max):	N/A	0.55 to a max. 464.5 m ² of site area plus 0.3 for the balance; plus max. 50 m ² for garage
Principal Dwelling Size (max.):*	738 m ² (7,943 ft ²) (including garage)	313 m ² (3,376 ft ²) (including garage)
Lot Coverage (max):	50%	45%
Front Yard Setback (min):	6.0 m	6.0 m
Interior Side Yard Setback (min):	1.2 m	1.2 m (for lots less than 18 wide)
Rear Yard Setback (min):	6.0 m	6.0 m
Height (max):	3 storeys	2 ½ storeys
Secondary Suite:	Not permitted	Permitted

* Preliminary estimate; exact building size to be determined through compliance review at Building Permit stage.

¹ Disclaimer: This comparison summary is provided for general information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

Public Consultation

In accordance with the *Local Government Act* and the Board of Variance Bylaw No. 9259, a notice of the subject application has been mailed to the applicant and to all owners and residents within 50 m (164 ft.) of the subject property stating the subject matter of the application and the date, time, and place of the Board of Variance meeting at which the application will be considered.

The owner of the subject property and those that received the notice may be heard by the Board of Variance at the meeting prior to the Board of Variance making a decision on the subject application.

Conclusion

The registered owners of 11460 Pintail Drive have requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

At the conclusion of the meeting of the Board of Variance, the Board may:

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



Cynthia Lussier
Planner 1
(604-276-4108)

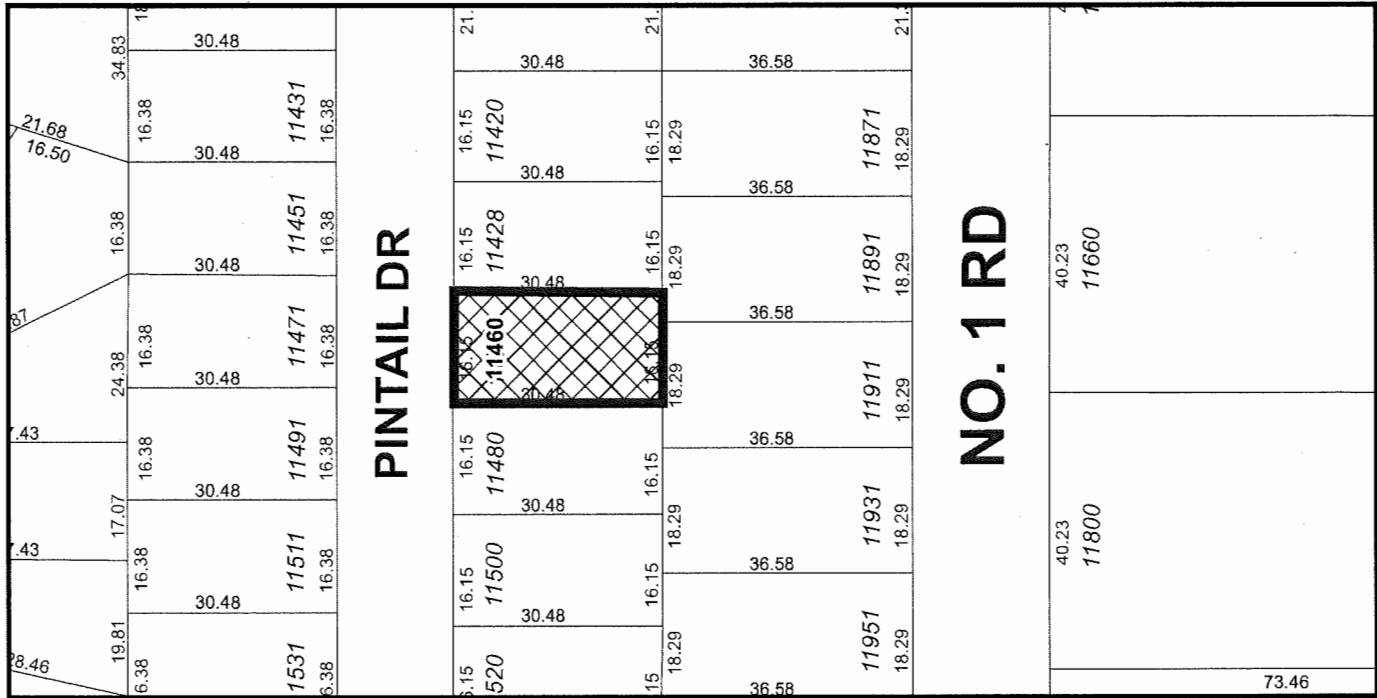
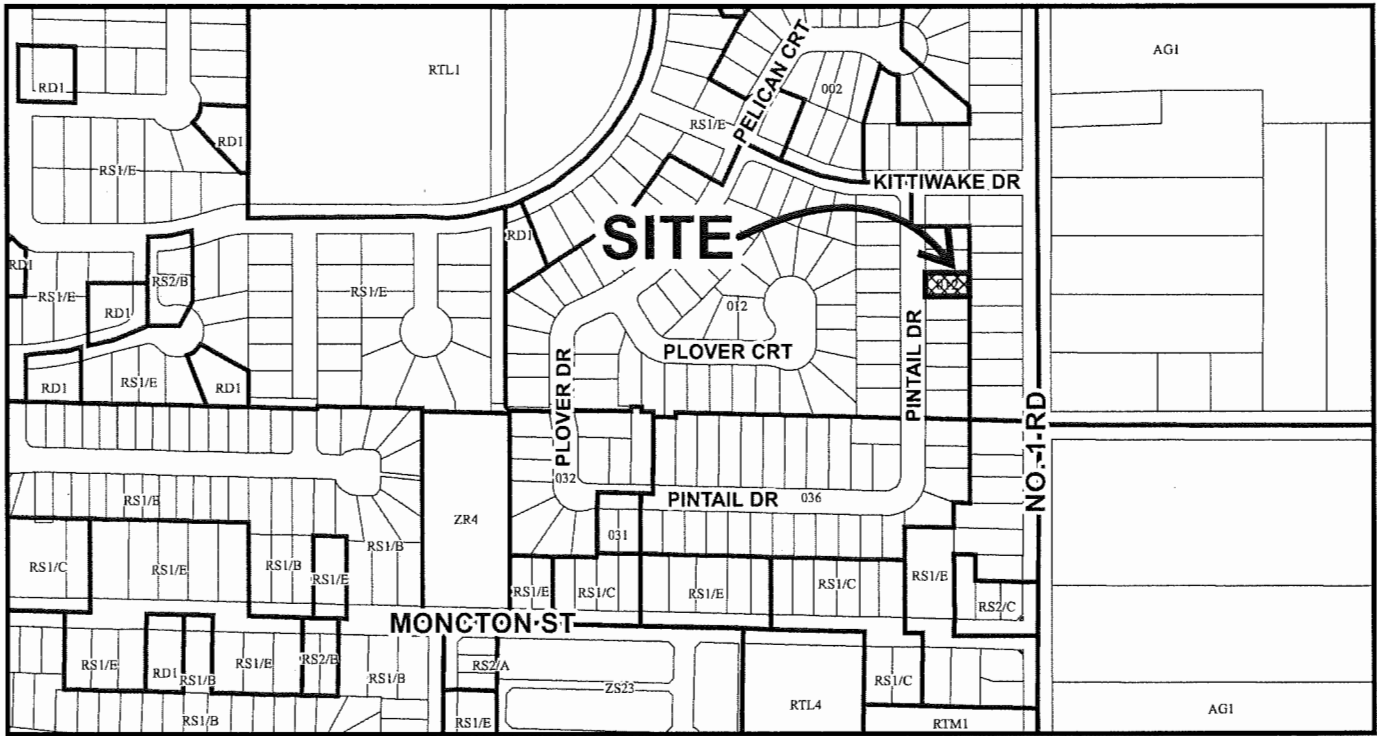
CL:blg
Att. 2

Att. 1: Location Map/Aerial Photo
Att. 2: Completed Application Package

pc: Joe Erceg, General Manager, Planning and Development
Wayne Craig, Director, Development
John Hopkins, Senior Planner



City of
Richmond



	<p style="text-align: center;">BVL 16-732505</p>	<p>Original Date: 08/17/16</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
--	---	--



City of Richmond



BVL 16-732505

Original Date: 08/17/16

Revision Date:

Note: Dimensions are in METRES

BOV - 125



To: Board of Variance **Date:** September 16, 2016
From: Cynthia Lussier **File:** BVL 16-732446
Planner 1
Re: **Board of Variance Appeal (Shannon Mathers, 11717 Yoshida Court)**

Purpose

The registered owner of 11717 Yoshida Court has requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024. A location map and aerial photo of the subject property is included in Attachment 1. A copy of the completed application package is included in Attachment 2.

Background

In 2014, the Province amended the *Local Government Act* to terminate all Land Use Contracts (LUCs) by June 30, 2024. The legislation also enabled municipalities to consider earlier termination of LUCs provided those bylaws are adopted by June 30, 2022.

On November 24, 2015, Richmond City Council adopted a set of bylaws that will terminate 93 separate LUCs that include single-family properties one year after adoption. The early termination date for those affected LUCs is November 24, 2016.

Section 543 of the *Local Government Act* allows the Board of Variance to consider appeals to extend the provisions of a LUC beyond the early termination date for a specified period of time ending no later than June 30, 2024. The appeal must be made by the owner alleging that the timing of the termination of the LUC would cause the owner hardship. The application must also be made within six (6) months of the adoption of the early termination bylaw, and the Board of Variance must make a decision on an application within six (6) months after the application is received. If an order is granted by the Board of Variance, it cannot run with the land. In other words, the appeal would not apply to future owners or purchasers of the property.

Findings of Fact

Table 1 indicates the regulatory context of the subject property, selected property features, and the date that the application to the Board of Variance was received.

Table 1	
Site Area:	329 m ² (3,541 ft ²)
Land Uses:	Existing single detached dwelling
OCP Designation:	Neighbourhood Residential
Underlying Zoning:	Single Detached (ZS25) – Yoshida Court (Steveston)
Land Use Contract No:	LUC 130
Application Date:	May 20, 2016

Existing development immediately surrounding the subject property is as follows:

- To the north, are three (3) lots fronting Garry Street; each containing a single-family dwelling; two (2) of which are zoned Single Detached (RS1/A); one (1) of which is under LUC 130.
- To the south, is a single-family dwelling on a lot under LUC 130.
- To the east, immediately across Yoshida Court, is a single-family dwelling on a lot under LUC 130.
- To the west, fronting Garry Street, is a townhouse complex on a lot zoned Low Density Townhouses (RTL1).

Table 2 provides a comparison of some of the key regulations for a single family dwelling at the subject property under the LUC, with the regulations of the underlying zone.

Table 2¹		
Regulations	LUC 130	Single Detached (ZS25) – Yoshida Court (Steveston) Zone
Floor Area Ratio (max):	N/A	0.55 to a max. 464.5 m ² of site area plus 0.3 for the balance; plus max. 50 m ² for garage
Principal Dwelling Size (max.):*	493.5 m ² (5,311 ft ²) (including garage), subject to compliance with required setbacks and subject to no encroachments into right-of-ways/easements	230 m ² (2,485 ft ²) (including garage) subject to no encroachments into right-of-ways/easements
Lot Coverage (max):	50%	45%
Front Yard Setback (min):	Principal dwelling: 6.1 m Carport: 4.2 m, provided a space of 5.5 m is available for parking a second car	7.5 m (carport may be located no closer than 6.0 m)

¹ Disclaimer: This comparison summary is provided for general information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

Table 2 (continued)		
Regulations	LUC 130	Single Detached (ZS25) – Yoshida Court (Steveston) Zone
Interior Side Yard Setback (min):	0.6 m on north side 3.0 m on south side	0.6 m for north side 3.0 m for south side
Rear Yard Setback (min):	7.5 m	9.0 m
Height (max):	3 storeys	2 ½ storeys
Secondary Suite:	Not permitted	Permitted

* Preliminary estimate; exact building size to be determined through compliance review at Building Permit stage.

Public Consultation

In accordance with the *Local Government Act* and the Board of Variance Bylaw No. 9259, a notice of the subject application has been mailed to the applicant and to all owners and residents within 50 m (164 ft.) of the subject property stating the subject matter of the application and the date, time, and place of the Board of Variance meeting at which the application will be considered.

The owner of the subject property and those that received the notice may be heard by the Board of Variance at the meeting prior to the Board of Variance making a decision on the subject application.

Conclusion

The registered owner of 11717 Yoshida Court has requested an appeal to the Board of Variance to extend the early termination date of the Land Use Contract as it applies to their property from November 24, 2016 to June 30, 2024.

At the conclusion of the meeting of the Board of Variance, the Board may:

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



Cynthia Lussier
Planner 1

CL:blg
Att. 2

September 16, 2016

- 4 -

Attachments:

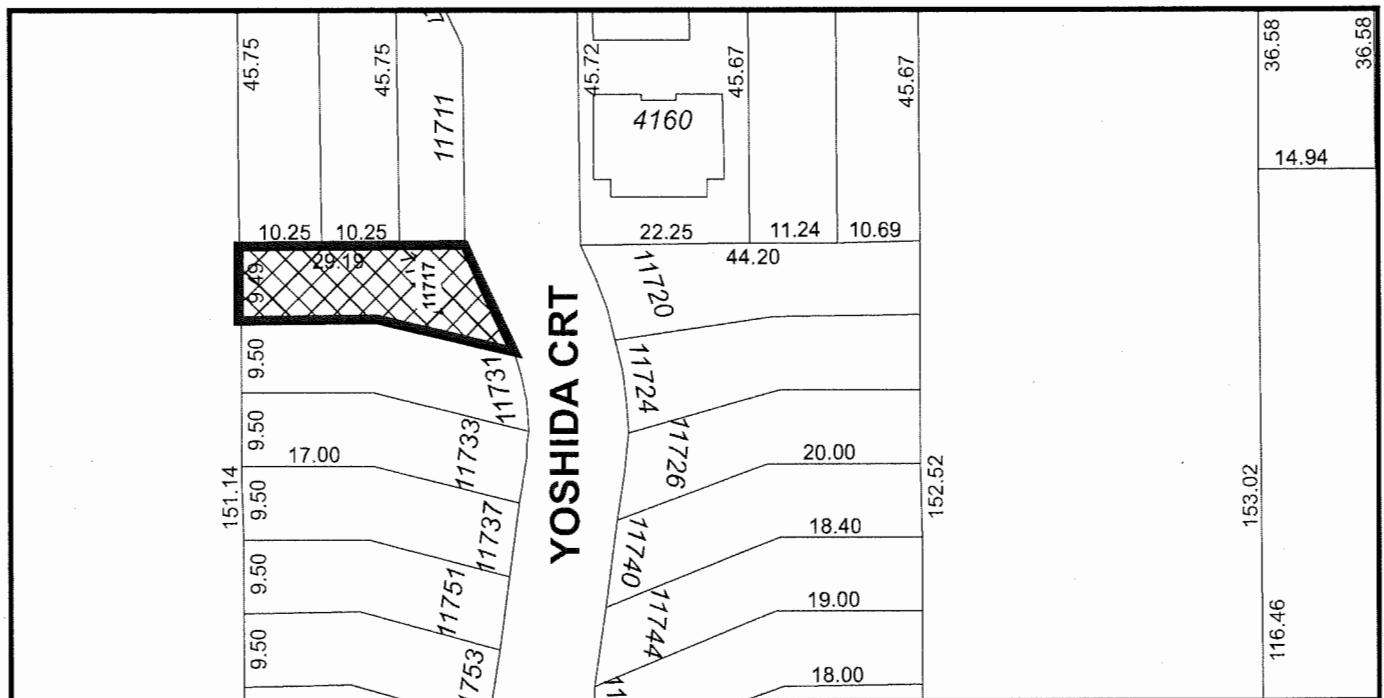
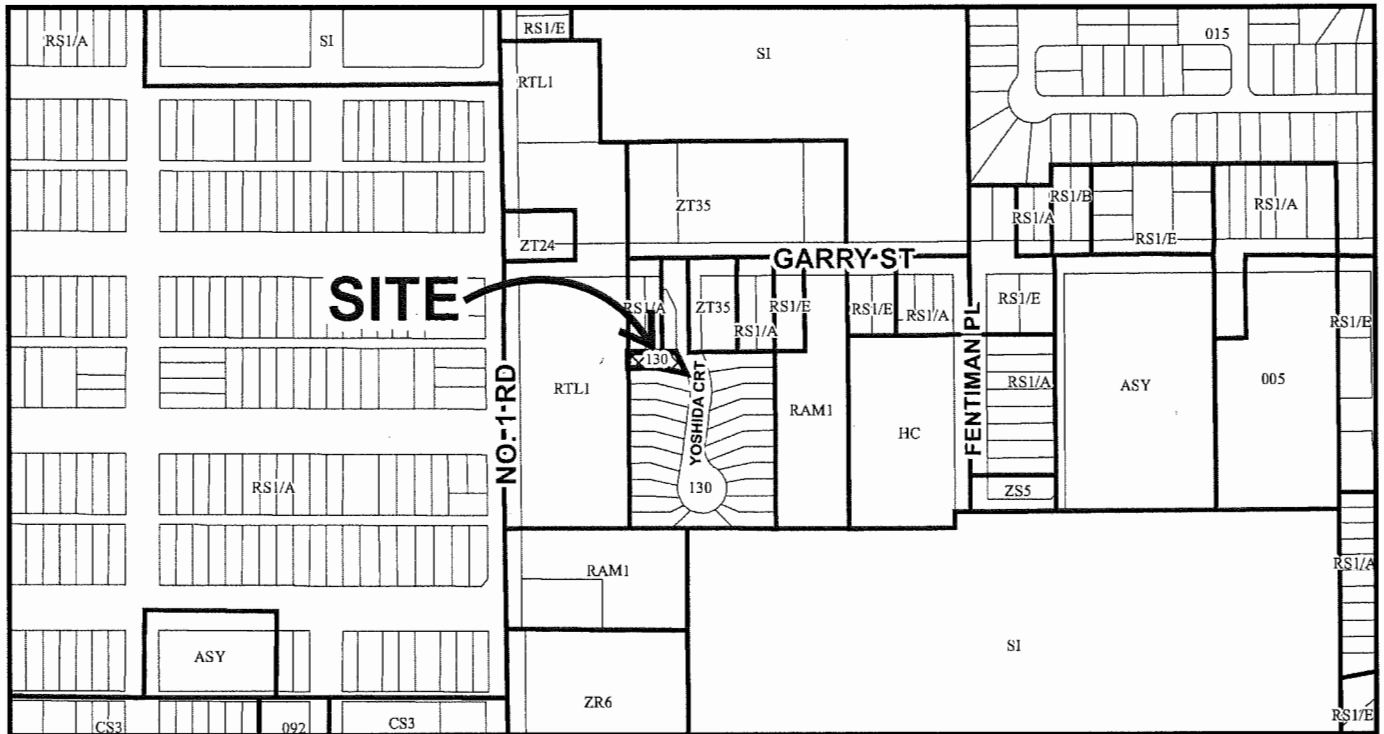
Att. 1: Location Map/Aerial Photo

Att. 2: Completed Application Package

pc: Joe Erceg, General Manager, Planning and Development
Wayne Craig, Director, Development
John Hopkins, Senior Planner



City of
Richmond



BVL 16-732446

Original Date: 08/10/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



BVL 16-732446

Original Date: 08/10/16

Revision Date:

Note: Dimensions are in METRES

BOV - 144