



Board of Variance

**Thursday, April 19, 2018 – 7 p.m.
Council Chambers, 1st Floor**

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

CALL TO ORDER

MINUTES

BOV-3

*Adoption of the **minutes** of the meetings of the Board of Variance held on January 18, 2018.*



1. **BOARD OF VARIANCE APPEAL (BRIAN AND LINDA COOPER – 5511 CATHAY ROAD)**
(File Ref. No. BV 17-792821) (REDMS No. 5684908)

BOV-9

See Page BOV-9 for full application

Applicant: Brian and Linda Cooper

Address: 5511 Cathay Road

Board of Variance Agenda
Thursday, April 19, 2018

Pg. # ITEM

Purpose: The applicant has submitted an appeal to the Board of Variance (Attachment 2) for the property at 5511 Cathay Road in order to vary the following provisions of Zoning Bylaw 8500:

1. Reduce the minimum required rear yard setback (Section 8.1.6.6.) from 20% of the total lot depth (7.2 m) for a maximum width of 60% of the rear wall of the first storey and 25% of the total lot depth (9.0 m) for the remaining 40% of the rear wall of the first storey and any second storey (illustration provided in Attachment 3) to 3.0 m; and
2. Reduce the minimum required side yard setback (Section 8.1.6.3 & 4.7.8) from 2.0 m, and 1.2 m for portions of the principal building which do not exceed 5.0 m in height, to 0.8 m.

Order of Proceedings:

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

ADJOURNMENT





**Board of Variance
Thursday, January 18, 2018**

Time: 7:00 p.m.
Place: Council Chambers
Richmond City Hall
Present: Howard Jampolsky, Chair
Sheldon Nider
Dalip Sandhu
Sam Virani
Absent: Abdolhamid Ghanbari

The meeting was called to order at 7:00 p.m.

MINUTES

Discussion ensued with regard to the Board of Variance appeal application for a property on 11334 Kingcome Avenue, considered at the October 20, 2016 Board of Variance meeting. The Board requested clarification regarding the timeline on the transfer of the property title.

It was moved and seconded

That the minutes of the meeting of the Board of Variance held on October 20, 2016, be adopted, subject to clarification on the timeline of the transfer of the property title for the Board of Variance application for a property on 11334 Kingcome Avenue, considered by the Board of Variance on October 20, 2016.

CARRIED

1. BOARD OF VARIANCE APPEAL – 6451 RIVERDALE DRIVE BV 17-792220
(File Ref. No. BV 17-792220) (REDMS No. 5675901)

APPLICANT: Eunice Famme
ADDRESS: 6451 Riverdale Drive

Board of Variance
Thursday, January 18, 2018

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

Applicant’s Comments

Eunice Famme, 6451 Riverdale Drive, provided a brief overview of the application to the Board of Variance, noting that the proposed variances will allow for construction of an elevator and a carport on the dwelling which are required to accommodate wheelchair accessibility.

In reply to queries from the Board, Ms. Famme noted that (i) she is the owner of both duplexes and that the City recognizes the property at 6451 Riverdale Drive, which differs from the address recognized by Canada Post (ii) the tenant of the duplex has not expressed concern over the proposed additions, (iii) installing a stair lift is not a viable option, and (iv) there is a significant distance between the subject site and the neighbouring property.

Rod Lynde, Designer, was also in attendance to answer questions on behalf of the application.

Written Submission

None.

Gallery Comments

Marion Smith, 6580 Mayflower Drive, commented on the application and expressed support for the proposed variances.

Board Deliberation

Discussion ensued on the merits of the appeal under Section 542 of the *Local Government Act* noting:

- without the requested variance, the family member will not be able to get around the home with no elevator and will be confined to only a small portion of the duplex; and
- the covered carport would assist to protect the wheelchair from unfavourable weather conditions.

Board of Variance
Thursday, January 18, 2018

Board Decision

It was moved and seconded

That the appeal application, to vary provisions of the "Single Detached (RS1/E)" zone contained Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback (Section 8.1.6.1) from 6.0 m to 4.9 m for an addition to a legal non-conforming duplex, located on 6451 Riverdale Drive, be approved.

CARRIED

**2. BOARD OF VARIANCE APPLICATION – 11726 AND 11740 DUNFORD ROAD
BV 17-784860**

(File Ref. No. BV 17-784860) (REDMS No. 5670331 v. 2)

APPLICANT: Pacific Coastal Homes Ltd.

ADDRESS: 11726 and 11740 Dunford Road

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

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

Applicant's Comments

Tracey Lowen and Doug Loewen, Pacific Coastal Homes Ltd., provided a brief overview of the application to the Board of Variance, noting that (i) proposed variances to increase the length of the continuous wall to 60% of the total lot depth would improve marketability and liveability of the proposed homes, (ii) there were delays in the application process and that the deadline to apply for building permits under the previous regulations were missed by approximately 10 business days, (iii) there was some uncertainty regarding the building regulations during the building massing regulation public consultation process; however the applicants opted to proceed with the application process, and (iv) the neighbouring property owners have not objected to the proposed variances.

Rod Lynde, Designer, was in attendance to answer questions on behalf of the application.

Board of Variance
Thursday, January 18, 2018

Staff Comments

In reply to queries from the Board, Barry Konkin, Program Coordinator, Development, noted that the City conducted extensive public consultation on building massing regulations. He added that the proposed homes are modest in size on narrow lots; however compliance with current regulations can be achieved with design modifications.

Written Submission

None.

Gallery Comments

None.

Board Deliberation

A timeline of the building massing regulation consultation process and adoption was distributed (attached to and forming part of these minutes as Schedule 1).

Discussion ensued on the merits of the appeal under section 542 of the *Local Government Act*, noting that:

- the proposed two homes are already modest in size and there is no place to take away space and have a viable product;
- the applicant was working on a viable application and acted in an expedient manner; and
- there were delays on both sides relative to the application.

Board Decision

It was moved and seconded

That the appeal application, to vary provisions of Richmond Zoning Bylaw 8500 to:

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

for the properties located at 11726 and 11740 Dunford Road, be approved.

The question on the motion was not called as discussion ensued with regard to the time line of the application.

Board of Variance
Thursday, January 18, 2018

The Chair expressed that the Board of Variance cannot deliberate strictly based on financial hardship; however, given that the proposed homes are modest in size, a further size reduction may negatively impact the proposed homes' liveability. Also, It was noted that the applicants acted in an expedient manner given the tight application deadlines.

The question on the motion was then called and it was **CARRIED**.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (8:03 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Thursday, January 18, 2018.

Howard Jampolsky
Chair

Claudia Jesson
Acting Secretary to the Board

**Richmond Zoning Bylaw 8500, Amendment Bylaw 9737
Building Massing of Single Family Dwellings**

- July 27, 2015 – Council referral for staff to conduct research and analysis into maximum depth of house, rear yard setbacks to house, rear yard setback
- November 28, 2016 – Authorization for Public Consultation on Building Massing endorsed at Council Meeting
- January 18 – February 23, 2017 – six public Open Houses held at Community Centres and City Hall
- March 5, 2017 – consultation period for providing feedback closed (796 feedback forms received, 161 hand written forms submitted at Open Houses, and 635 forms were submitted through the Let's Talk Richmond website)
- June 20, 2017 – Building Massing Bylaw introduced at Planning Committee
- June 26, 2017 - First Reading
- July 17, 2017 - Public Hearing
- July 17, 2017 - Second and Third Readings
- July 24, 2017 – Final Adoption



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

Date: April 5, 2018
File: BV 17-792821

**Re: Board of Variance Appeal
(Brian and Linda Cooper – 5511 Cathay Road)**

Background

In May 2017, Council adopted amendments to a number of bylaws in order to implement changes to the regulation for bed and breakfast businesses. As part of this process, staff inspected all existing bed and breakfast businesses, including the subject property. An inspection of the bed and breakfast business at 5511 Cathay Road, conducted in January 2017, revealed the following bylaw violations:

- Operating the detached accessory building as a dwelling unit; and
- Extensive works completed without a Building Permit.

The bylaw changes to the regulation for bed and breakfast businesses did not create the non-compliance, these bylaw violations existed before the changes.

The owners and operators of the business (the applicants of the subject application) were first notified of these issues in February 2017 and were provided written notice to resolve the issues prior to May 31, 2017. However, the issues remained unresolved and the cancellation of the business license was brought forward to Council on October 10, 2017, where Council deferred the cancellation to resolve the issues, subject to the owner ceasing to use the detached accessory building as living space.

In order to maintain the residential use of the accessory building, the applicant is proposing to connect the existing dwelling to the existing accessory building, by constructing an enclosed pathway hallway. In order to allow the proposed connection, the applicant has submitted an appeal to the Board of Variance to vary the provisions of Zoning Bylaw 8500.

Finding of Fact

The following table provides the regulatory context of the subject application at 5511 Cathay Road (Attachment 1), selected property features and the proposed variances.

	Existing	Proposed
Site Size:	738 m ² (7,949 ft ²)	No change
Land Use:	Single family residential and a bed and breakfast	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	No change

	Required	Proposed	Variance
Rear yard setback:	7.2 m (20% of the total lot depth) for a max. width of 60% of the rear wall of the first storey 9.0 m (25% of the total lot depth) for the remaining 40% of the rear wall of the first storey and any second storey	3.0 m	Variance requested
Side yard setback:	2.0 m (for lots of 20.0 m or more in width) 1.2 m (for portions of the principal building which do not exceed 5.0 m in height)	0.8 m	Variance requested

Purpose

The applicant has submitted an appeal to the Board of Variance (Attachment 2) for the property at 5511 Cathay Road in order to vary the following provisions of Zoning Bylaw 8500:

1. Reduce the minimum required rear yard setback (Section 8.1.6.6.) from 20% of the total lot depth (7.2 m) for a maximum width of 60% of the rear wall of the first storey and 25% of the total lot depth (9.0 m) for the remaining 40% of the rear wall of the first storey and any second storey (illustration provided in Attachment 3) to 3.0 m; and
2. Reduce the minimum required side yard setback (Section 8.1.6.3 & 4.7.8) from 2.0 m, and 1.2 m for portions of the principal building which do not exceed 5.0 m in height, to 0.8 m.

The applicant has claimed hardship due to a number of bylaw contraventions that were identified from an inspection of the property conducted on February 14, 2017, including use of the detached accessory building as habitable space (a bedroom), and construction completed without a Building Permit. The applicant, who currently operates a bed and breakfast at the subject property, has stated that addressing these issues by reverting the property to its previous configuration and complying with Zoning Bylaw 8500 would result in significant financial hardship and impact to their business.

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

Staff Comments

Zoning Bylaw 8500 prohibits the use of accessory buildings for habitable space. The operation of the existing detached accessory building on the subject property as habitable space for the bed and breakfast business is not permitted.

In order to maintain the existing use of the accessory building, the applicant is proposing to connect the existing dwelling to the existing accessory building, by constructing an enclosed pathway hallway (Attachment 4). This would result in the accessory building being considered as part of the principal dwelling and no longer subject to the provisions in the Zoning Bylaw regarding accessory buildings.

The proposal is not consistent with the intent of the Zoning Bylaw, which is to require that all habitable space, including the operations of the bed and breakfast business, be contained within

the principal dwelling. The proposal is unusual and could be precedent setting in other instances where such a configuration would be sought.

The proposal also includes removing the existing storage area at the rear of the property, behind the existing detached accessory building. Variances for the proposed rear yard and side yard setbacks would be required to proceed with the proposal. The applicant is also required to submit a Building Permit to legitimize the existing unauthorized construction. Should the Board of Variance grant the request by the applicant, a Building Permit would also be required to construct the proposed enclosed pathway.

The proposed floor area ratio and lot coverage, including the addition of the proposed enclosed pathway, would comply with the permitted maximum floor area ratio and lot coverage requirements of the "Single Detached (RS1/E)" zone.

Conclusion

The applicant has submitted an appeal to the Board of Variance for 5511 Cathay Road in order to vary the rear yard and side yard setback regulations (Section 8.1.6.6., 8.1.6.3 & 4.7.8). The proposal is being forwarded to the Board of Variance for consideration.

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

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



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

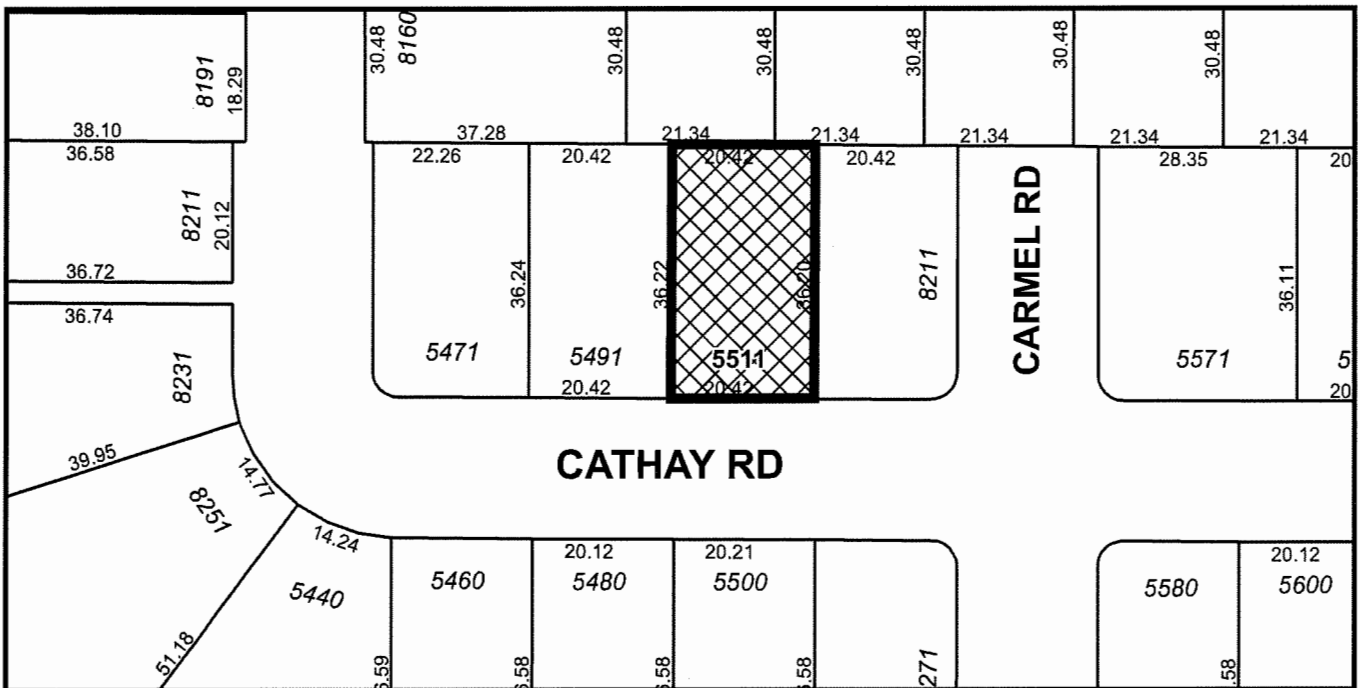
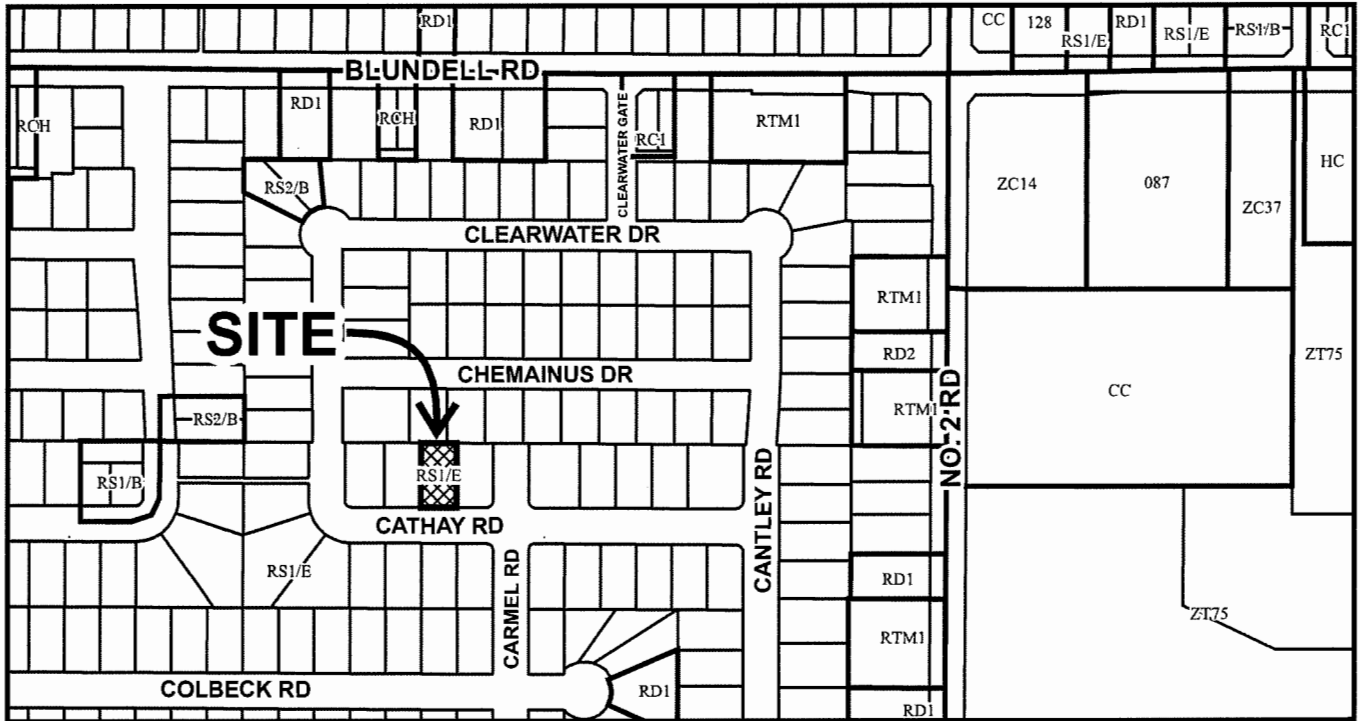
SDS:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Application Package
- Attachment 3: Massing Diagram for Rear Yard Setback Zoning Bylaw Requirements
- Attachment 4: Proposed Development Plans

pc: Joe Erceg, General Manager, Planning and Development



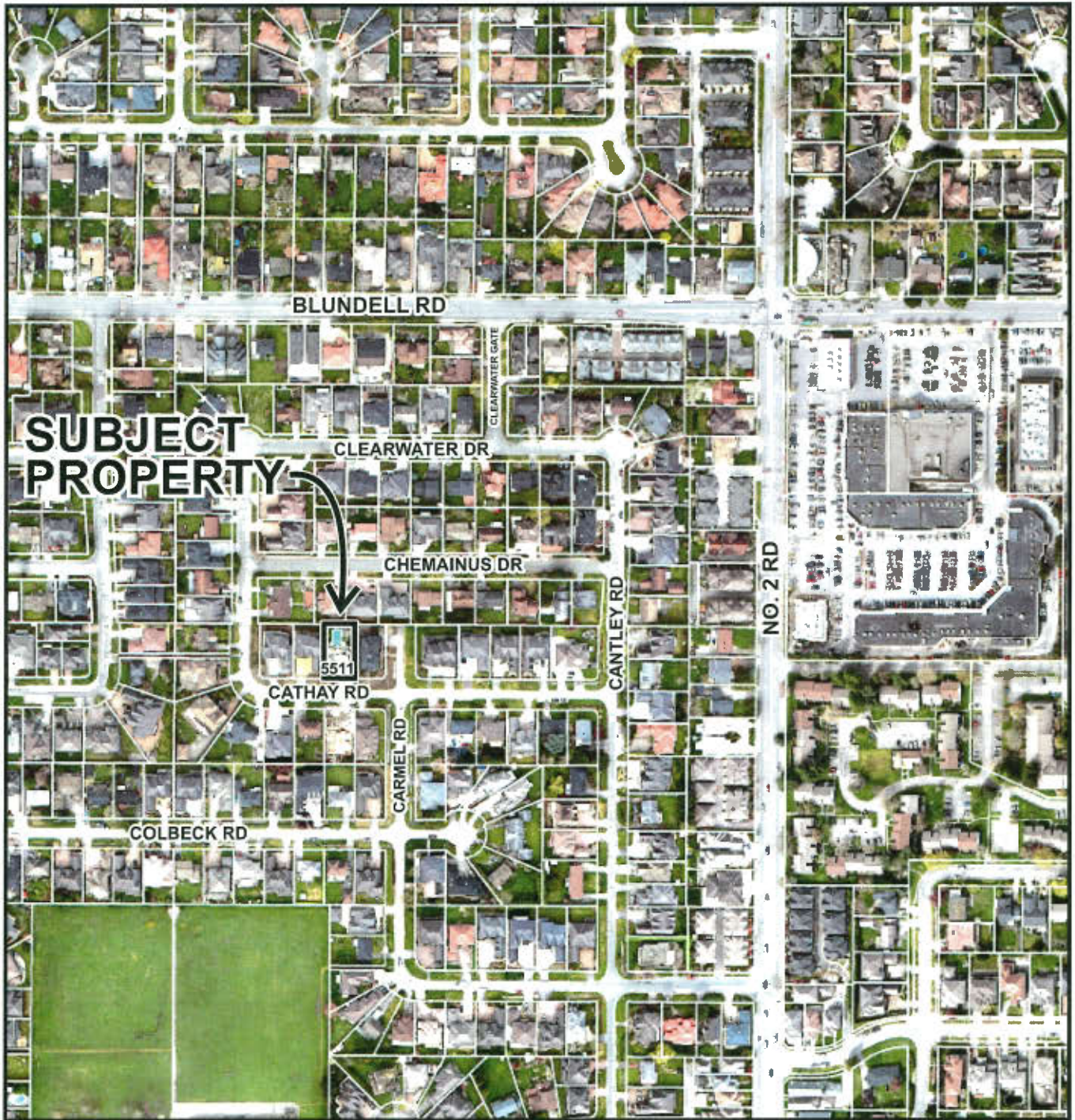
City of
Richmond



	<h1>BV 17-792821</h1>	<p>Original Date: 03/22/18</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond



BV 17-792821

Original Date: 03/22/18

Revision Date:

Note: Dimensions are in METRES

Explanation of Hardship:

Background: Brian and Linda Cooper have lived in their home for 37 years. They are 64 and 69 years old. Retired.

Born and raised their two children here in Richmond and both still live in Richmond and work full time in Richmond.

We want to stay in Richmond for the years we have left and want to stay in our family home.

We travelled Great Britain and Europe staying in B&B's and decided to open one here in Richmond. In 2001 when we opened for business, there were approximately 5 in operation. We organized a B&B Association and promoted each other. There was no licensing at that time.

Just before the 2010 Olympics, we brought our situation before the City of Richmond and we became an inspected and licensed B&B and we have had a license since then. We were the 2nd licensed B&B in Richmond.

We have never had a complaint about our business, never had an accident or mishap and even the City had to agree there were no safety issues on our property. We live in our home and are respectful of our neighbours at all times and in fact are called upon to go check their homes when they are away.

We have been members of Tourism Richmond, Tourism BC as well as local historical sites like the Cannery which we have been corporate members for many years.

We support all businesses in Richmond “1st”. For reference we have included a letter from the Steveston Seafood House which we partner with.

Our neighbours have all been aware of our B&B business and in fact have met many people from all over the world. They have approved of our business and written letters of approval for us. The Safari House can not be seen from anywhere until you are in our back yard so it is not intrusive to the lot.

Our B&B is just off No. 2 Road and Blundell which gives us great access to the YVR and is very popular because of this reason.

We are the greenest house on the block with our property completed encircled with a 30’ cedar hedge and a beautiful 6’ slate stone wall built inside our property line giving us complete privacy in our back yard. Many tourists have commented on the beauty of our gardens. We have nourished these gardens for over 30 years and it is now a wonder to a lot of people in our neighbourhood.

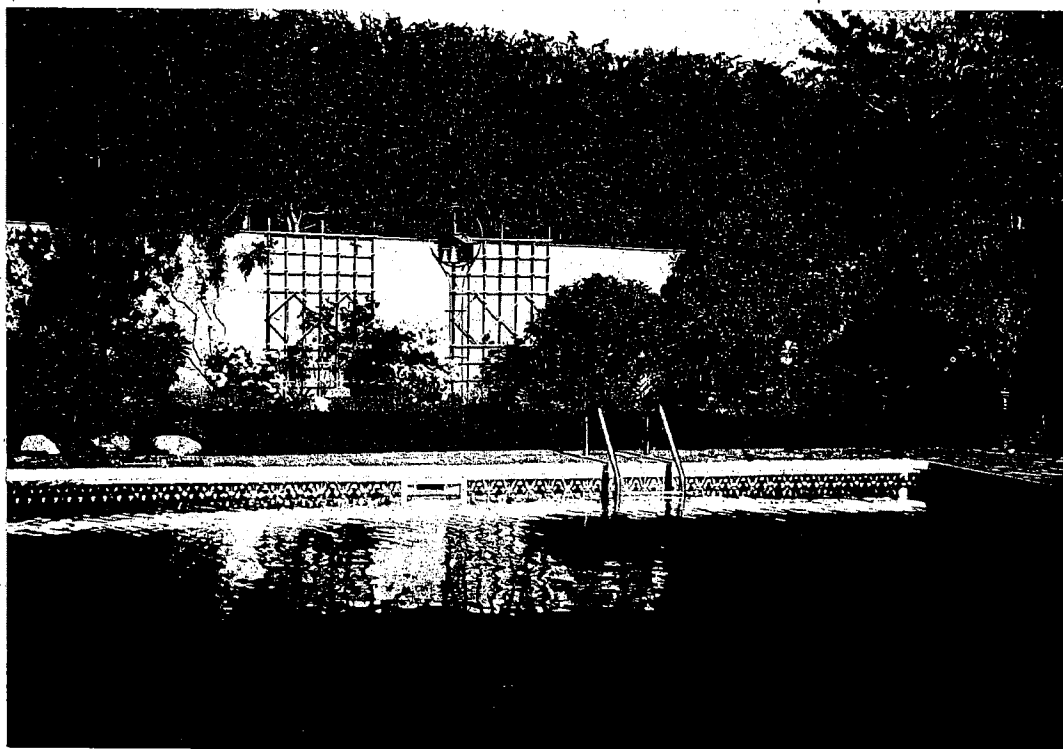
We have fruit trees which we can all the fruit into jellies. We have 50 year old rodo’s producing flowers as big as a dinner plate, fountains, birdbaths and places for birds and wildlife. We have raccoons, skunks and each spring we have a wild Mallard Duck and his mate land on our swimming pool to the delight of our guests. We believe it is an oasis for wildlife as we have planted for butterflies, bees and birds.

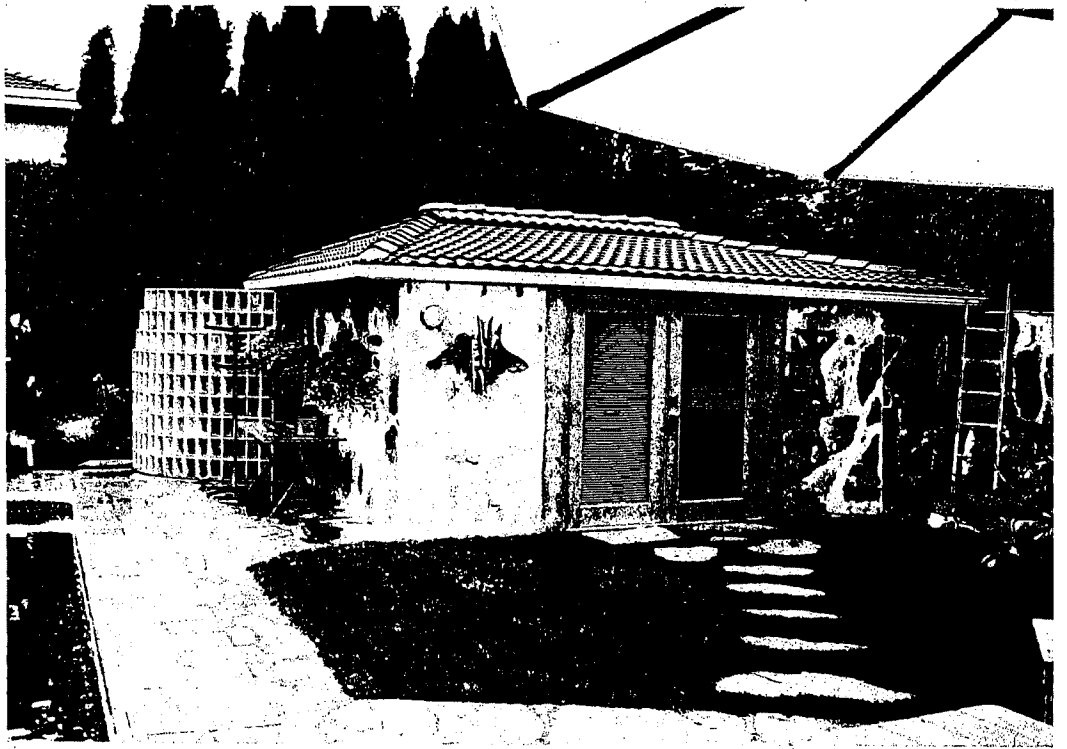
We have won awards every year from Hotels.com, Expedia and Booking.com from our guest reviews. We have appeared in many books throughout the world – The Lonely Planet has listed us for many years, tour books are shown to us by guests

that we have appeared in from Taiwan, South Korea and China.

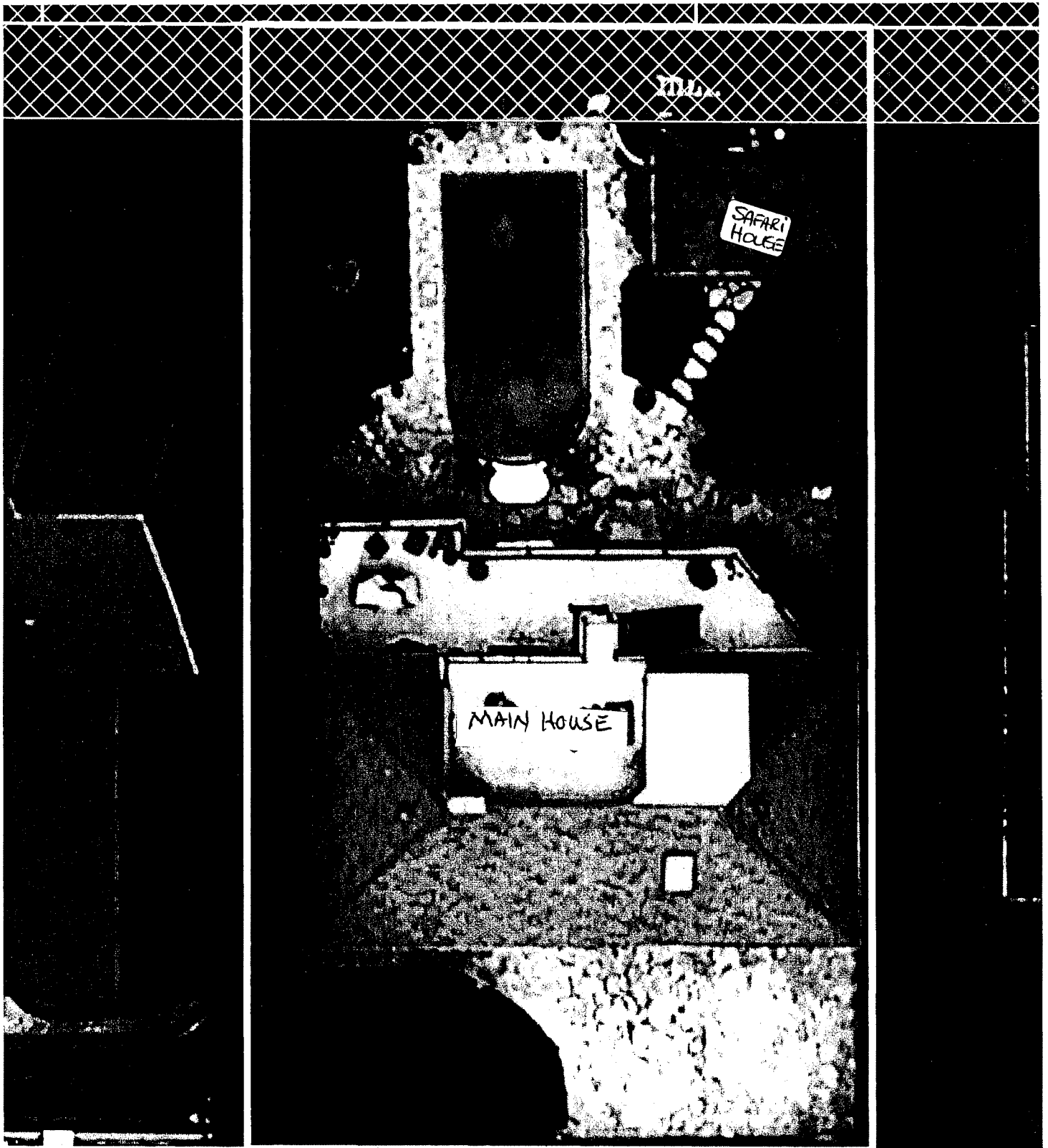
Our daughter has completed a Hotel Management degree and she would hopefully take over our business in the future as it has taken us 10 years to build up the name and good standing in the community as well as the value of having a license to operate.

Lastly – we have now spent \$20,000 this summer alone trying to bring a 55 year old house up to 2017 standards. That was a hardship in itself as it was all our profits for this year and we have had to take out a 2nd mortgage to do any further repairs.





BOV - 18

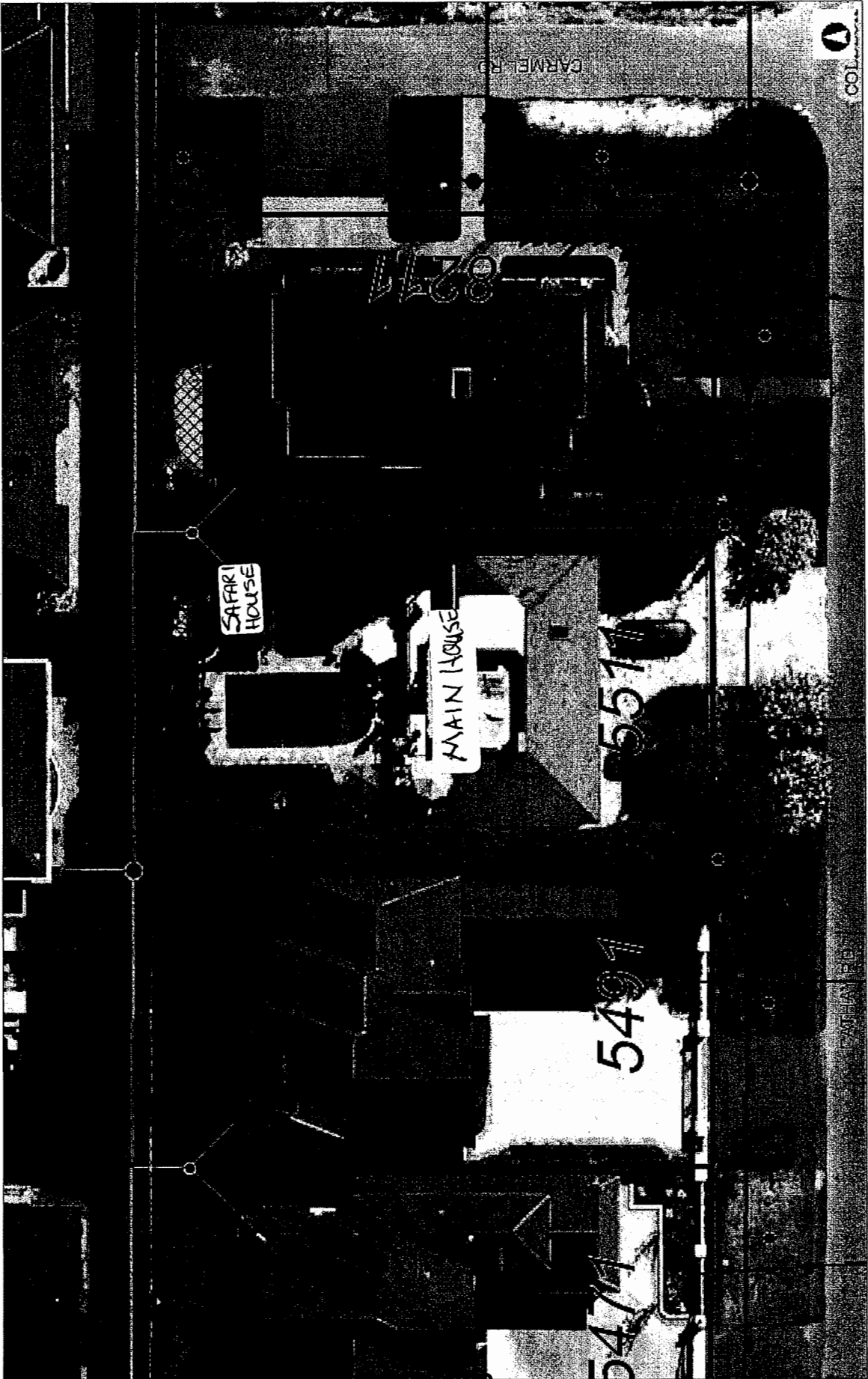


-  5511 Cathay Rd
-  Properties
-  ROWs

CSGEO
Community Safety
Geospatial


5511 Cathay Rd

City of Richmond Interactive Map

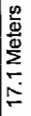


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© City of Richmond

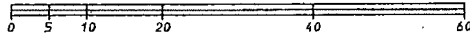
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

B. C. LAND SURVEYOR'S - CERTIFICATE OF LOCATION

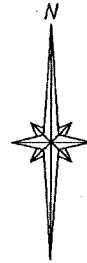
**SHOWING LOCATION OF BUILDING PERIMETER ON
 LOT 24, SEC. 24, B. 4 N., R. 7 W., NWN, PLAN 20259
 CITY OF RICHMOND**

PID: 003-909-930

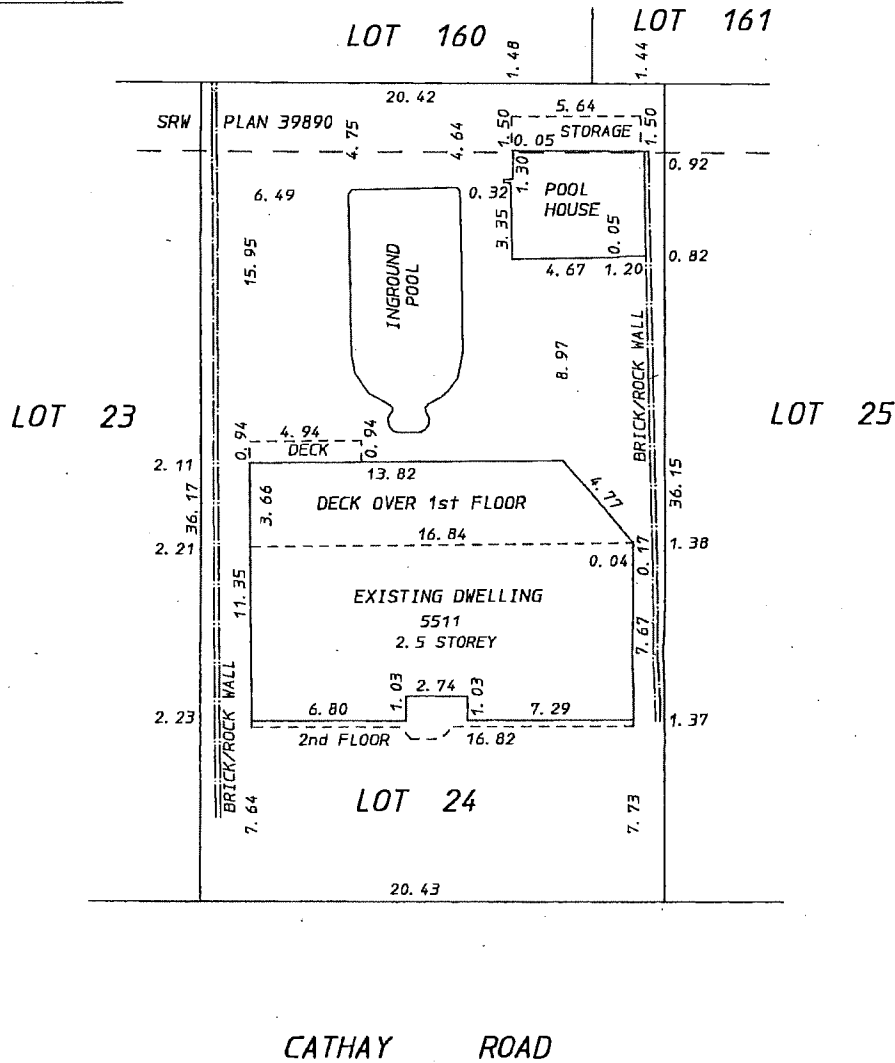
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CIVIC ADDRESS: 5511 - CATHAY ROAD, RICHMOND, B. C.



NOTE: ALL DIMENSIONS ARE SHOWN IN METERS.



THIS PLAN MAY BE AFFECTED BY THE FOLLOWING REGISTERED DOCUMENTS:

SRW: 074269,

** THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

** THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCELS DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

NOTE: THIS SKETCH SHOWS SETBACKS TO PROPERTY BOUNDARIES AND IS NOT TO BE USED TO ESTABLISH THE PROPERTY CORNERS IN THE FIELD.

** THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. WITHOUT THE CONSENT OF THE SIGNATORY.

** ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.

THIS 12th DAY OF JULY, 2017

© S. D. MILNER, B. C. L. S. 2017
 "THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED."

STEPHEN D. MILNER - B. C. LAND SURVEYOR TEL.: 946-1788
 102-5007-47A AVENUE, DELTA, B. C. V4K 1T9 FAX: 946-1789

CLIENT REFERENCE:

FILE: 11903

B. COOPER

MAP:

**LETTERS FROM SURROUNDING NEIGHBOURS
ON CATHAY ROAD, RICHMOND, BC**

October 9, 2017

To: City of Richmond Mayor and Councilors


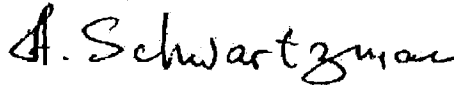
We have lived next door to the Cooper Family for years since we had our home built on the corner of Cathay and Carmel.

They have always been considerate neighbours with their B&B business and we have never had to complain about noise or parking. They always looked out for their neighbours and are very friendly and helpful when asked. They watch out for the neighbours.

Their Bed and Breakfast is a nice enhancement to our neighbourhood compared to all the multi-million dollar mansions that sit empty on our block.

Yours respectfully,

Mrs. Elena Steele
A. Swartzman
8211 Carmel
Richmond, B.C.

604-241-9367

October 9, 2017

To: City of Richmond Mayor and Councilors

I have lived across the street from the Cooper Family for over 35 years.

In all this time, they have always been considerate, helpful and kind.

Their cozy Bed and Breakfast is an enhancement to our neighbourhood.

Yours truly,

Amedeo Spenelli
5480 Cathay Road
Richmond, B.C.

604-2718465

A handwritten signature in black ink, appearing to read 'Amedeo Spenelli', written over a horizontal line.

October 9, 2017

To: City of Richmond Mayor and Councilors

We have lived across the street to the Cooper Family for 11 years.

They have always been considerate neighbours with their B&B business. They always looked out for their neighbours and are very friendly and helpful when asked. Their Bed and Breakfast has never been a concern of ours and is a nice addition to our block.

Please allow them time to come into compliance and maintain their business so that the Coopers will remain a viable part of our community in the future.

As it is our understanding that without the business as part of their retirement plan, they will have to sell and we would lose great neighbours.

Yours respectfully,



**George M Chen
8271 Carmel Road
Richmond, B.C.
V7C 3R3
779.837.0602**

October 9, 2017

To: City of Richmond Mayor and Councilors

We have lived across the street to the Cooper Family for 28 years and love the neighbourhood so much we just built our new house on our lot.

Our children went to school together.

They have always been considerate neighbours with their B&B business. They always looked out for their neighbours and are very friendly and helpful when asked. They were the official "Block Parents" in our neighbourhood.


Their Bed and Breakfast is a nice addition to our block.

Please allow them time to come into compliance and maintain their business so that the Coopers will remain a viable part of our community in the future.

As it is our understanding that without the business as part of their retirement plan, they will have to sell and that would be a pity

Please call if you have any questions

Yours respectfully,


Hongfat Ha

Hung Hung Ha
5460 Cathay Road
Richmond, B.C.
V7C 3C8
778.383.2629

From: sheilahatswell@shaw.ca
Date: 9/30/2017 11:22:51 AM
To: Linda
Subject: for your perusal :)

Dear Sir,

I have just tried to book a room for next year at my favorite B & B in Richmond, The Stonehedge. I have stayed there at least twice a year on my way to Asia for the past umpteen years. When I called, Linda (the proprietress) informed me that she could take my booking but as a tentative one only. This, she explained, was due to her not knowing if they would even be open next year. She went on to explain that the council in Richmond is looking like they want to close it down!! I am wondering why council would shut down a legitimate B & B, which has a top rating on all travel sites and is such an oasis in the middle of Richmond. I travel a lot and it really is one of the best places I've ever stayed. Linda and Brian both go out of their way to ensure guests are provided with restaurant recommendations and tourist spots to visit in Richmond. If not for these recommendations I would not have even known about some of the places and would not have visited. The Cooper's are good people and neighbours, and have lived in their house for over 30 years. Why you would even consider closing them down is beyond my scope of thinking. You are aware of the numerous (hundreds) of Air B & B listings in Richmond? What, if anything, is being done about those? I find it ridiculous that the council is being so heavy handed with an established business, and one that is the sole income for the Coopers.

I am quite upset about this, and it looks to me like the council is cracking down on legitimate income earning businesses and ignoring the illegal ones. If The Stonehedge is closed down by the council you can bet I will be boycotting all businesses in Richmond, and will be active in spreading the word on social media...especially in my travel groups.

Thank you for reading,
Sheila Hatswell
Unit #9- 540 Goldstream Avenue
Victoria BC
V9B 2W7

So, let me know.....)

file:///C:/Users/Brian%20Cooper/AppData/Local/IM/Runtime/Message/%7B6D304A43-3... 9/30/2017

**LETTERS FROM BUSINESSES IN STEVESTON;
STEVESTON SEAFOOD HOUSE**

Good afternoon everyone,

Just to introduce myself, my name is Shane Dagan proprietor of the Steveston Seafood House restaurant. Some quick background information about the restaurant in case you're not familiar with it. The Steveston Seafood House has been in operation for 40 years this year. I myself have owned it for 10 years and have been employed there now for 20 consecutive years.

I am here today to put forth to the committee not only my support for two of the stated B&B's (The Stonehedge and the Sea breeze) but primarily how any decision to revoke either of these two current licenses would be a significant financial setback to my restaurant and by extension the 30 people employed by the Seafood House.

Having formed a strong connection with both of these businesses over the past decade we have been able to build a mutually beneficial partnership which combined, speaking for the Seafood House, has generated a significant, steady stream of business. Although neither of these B&B's operate on a large scale it has been on the continual steady stream of referrals which continue to contribute to the success of the Seafood House. Any decision to cancel either of these business licenses would generate a negative financial impact on the restaurant.

Although I am by no means knowledgeable in the operations of the Community Safety Division or the ins and outs of the B&B licensing department, nor would I be able to add anything to what Mr. Cooper of the Stone hedge has proposed. However, I would like it noted that as a resident of Richmond my entire life and whose family has resided here since 1969 and whose business does as much as it possibly can to contribute to the wellbeing of the community in any way it can, I would like to mention a couple of things.

As someone who has observed the proliferation of illegal short term rentals in Richmond not only by media reports but also in person (as we have had multiple illegal households running on my street) I would like to applaud the city for their part in curbing the illegal market. I am not sure what the actual numbers are however, I do know through anecdotal observation that many of these operations have ceased. I would assume through city enforcement. I do however find it ludicrous that a professionally run, community minded, small business such as the Stone Hedge who has done everything within their power to be compliant with the Licensing department is facing the possibility of losing its current license due to unreasonable and arbitrary time demands. It is my understanding that Mr. Cooper is not asking for any special exemptions from the licensing department but is simply requesting a deferral in the matter to accommodate more time to bring outstanding compliancy issues up to code.

It is my hope that due to Mr. Cooper's continual effort towards compliancy along the ever shifting B&B saga, that the Committee here today will apply a reasonable decision and reverse the city staff's recommendation.

Thank you.

Sincerely,

Shane Dagan

Re: Business licence cancellation of Stone Hedge B&B

9 October 2017

Your Worship, Council members, members of staff, and citizens of the City of Richmond.

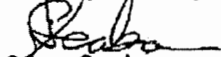
It has come to my attention that the City of Richmond is taking action to cancel the business licence for The Stone Hedge Bed & Breakfast at 5511 Cathay Road, and I wish to have my voice heard at this Special Council meeting.

I live at 5440 Cathay Road, and have been for approximately 6 years. In my time of occupancy at this residence, I've witnessed several homes in the area be torn down to make way for a new one. Every one of these new homes has become a home behind a closed gate, with (often) no life being presented. The new neighbours are absent or unapproachable, and the community that my 47 years of living in is rapidly disappearing, if not already considered to be gone. Upon moving in to this home, we were greeted that afternoon by a neighbour, welcoming us to the neighbourhood and expressing joy that the house wasn't another one slated for the wrecking ball. Another neighbour, Brian Cooper, took about a month to meet, because of our respective busy schedules. Since then, we exchange waves, smiles, and even fresh bread, whenever we pass each other now. In fact, shortly after meeting Brian, I was introduced to his wife, Linda, and learned of their bread and breakfast. Our relationship has grown to be what we all want a community of neighbours to be. In several occasions, during a walk outside or just simply being in the yard, we've met clients of The Stone Hedge and shared experiences of our respective areas - theirs often being from abroad. These experiences bring worlds and different cultures together.

Having neighbours like Brian and Linda Cooper, and their clients, in my neighbourhood has allowed me to retain the feeling of community, and has allowed me to remember growing up in the Corporation of the Township of Richmond - a time before City designation. A time when neighbours talked over the fence, if there even was a fence. A time when the children could go next door on the way home from school if Mom or Dad weren't quite home yet. A time before the words "City Hall" brought a furrowed brow to one's face.

It is my opinion and fear that if The Coopers and Stone Hedge Bed & Breakfast cannot continue business, and therefore be faced with a decision to change their residence in the community, the City of Richmond, and my community will suffer a loss and a tragedy will have occurred. I have never had a problem with the operation of The Stone Hedge in my neighbourhood, and ask that Council consider the stake in the community that the Coopers have, their vested interest of creating a self-sustained livelihood, and their contribution to the City. I ask Council to be compassionate for a family that has helped to build Richmond and put another mark on the tourism map.

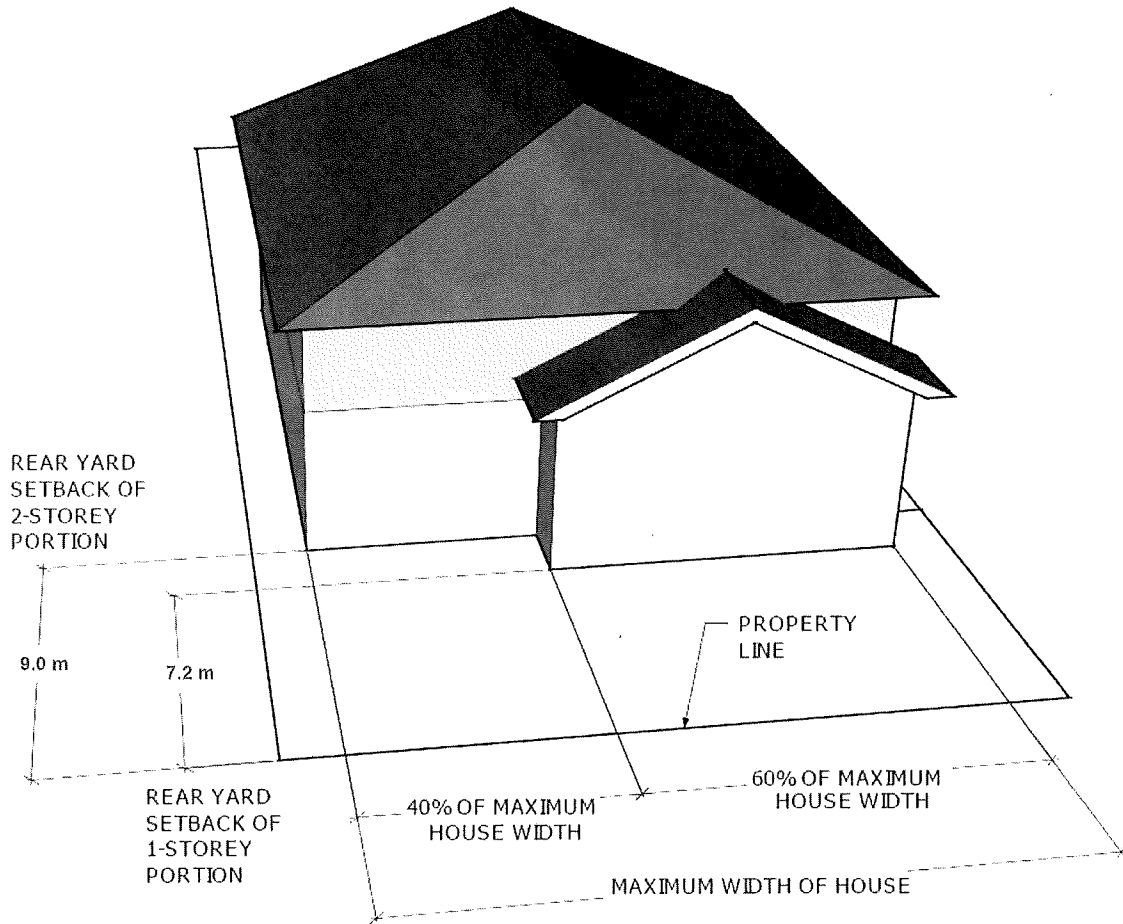
Thank you kindly



Steve Seaborn

5440 Cathay Road

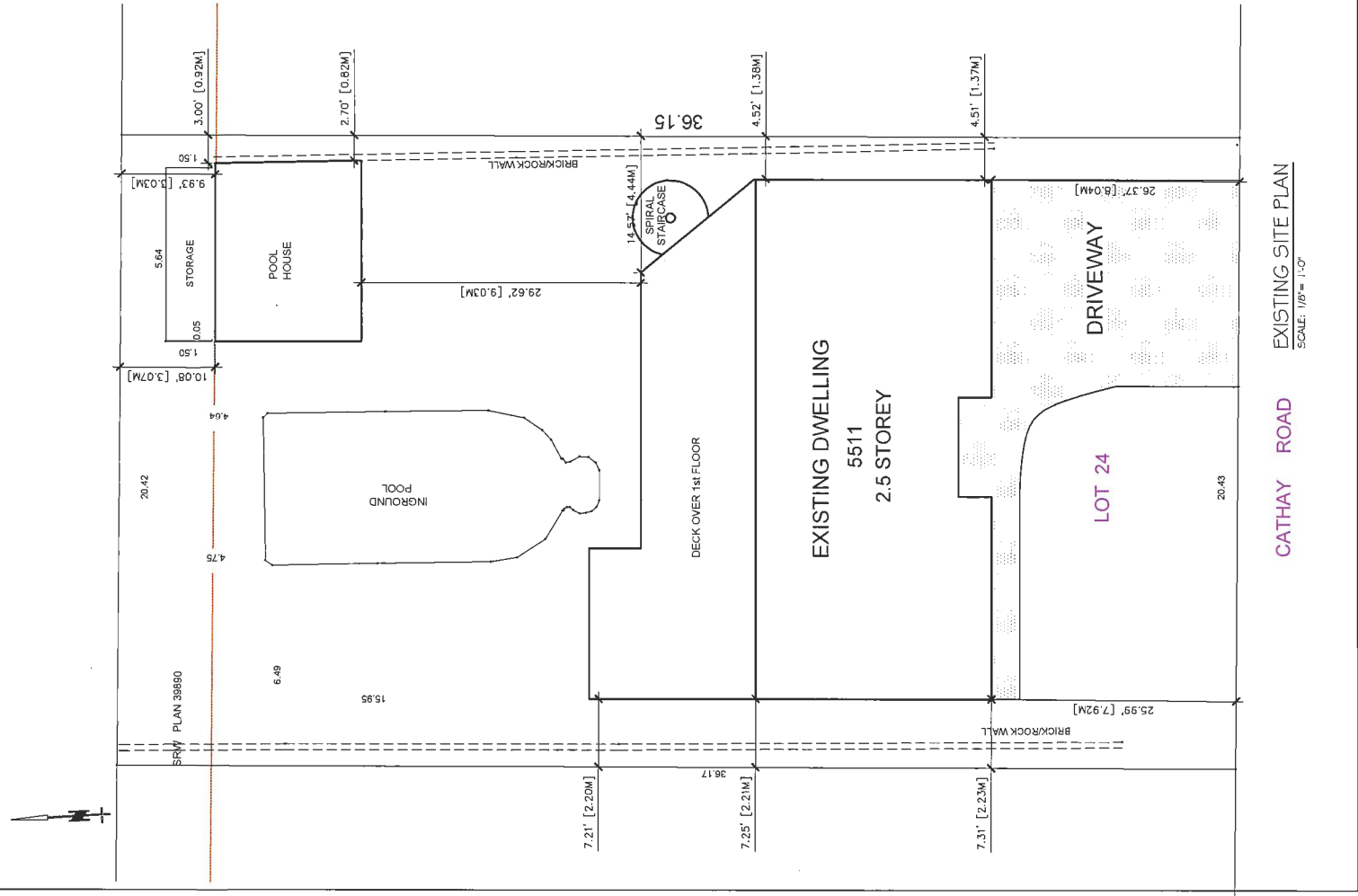
Massing Diagram for Rear Yard Setback Zoning Bylaw Requirements



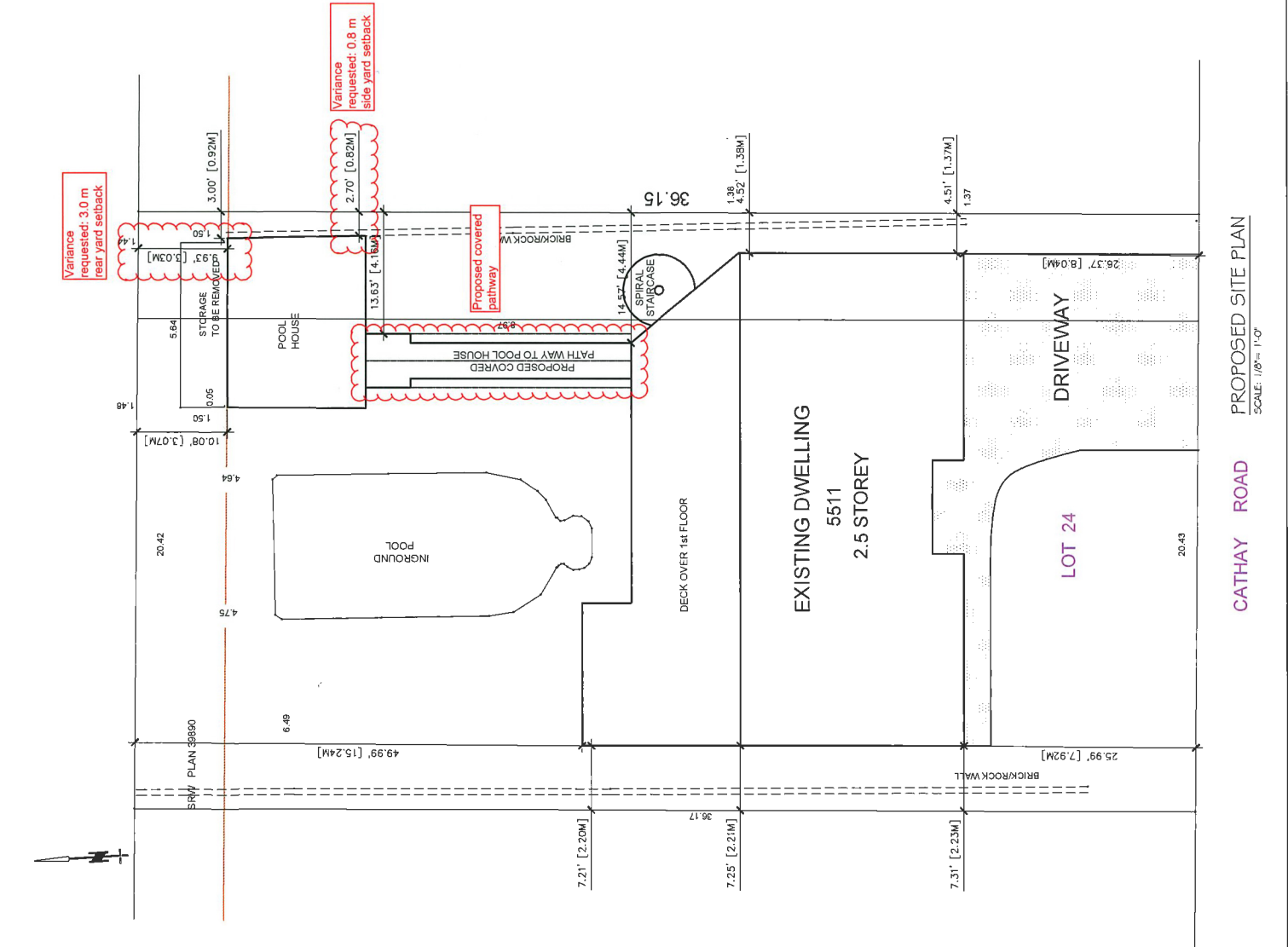
Note: not to scale.

LEGAL DESCRIPTION LOT 24, SECTION 24, B. 4 N., R. 7 W., HWY PLAN 20259 CITY OF RICHMOND PID:003-909-930		FLOOR SPACE RATIO CALCULATION: F.S.R.: MAIN FLOOR SECOND FLOOR POOL HOUSE DRIVEWAY POOL		PERMITTED (70%): 3636.37 SF		ACTUAL: 3484.75 SF		IMPERMEABILITY CALCULATION PERMITTED (70%): DWELLING: DECK & STAIRS: DRIVEWAYS + REAR DECK: POOL:		5564.93 SF 1954.00 SF 100.00 SF 800.00 SF 675.00 SF	
CIVIC ADDRESS: 5511 CATHAY ROAD, RICHMOND, B.C. ZONING: RS-1/E LOT AREA: 736.57 SM 7949.90 SF SITE COVERAGE ALLOWED (45%): 332.36 SM SITE COVERAGE ACTUAL: 281.31 SM		6 M 2 M 6 M		7.64 M 1.37 M 1.44 M		4223.75 SF		1954.00 SF 288.37 SF 100.00 SF 921.80 SF 675.00 SF		4249.17 SF	

LEGAL DESCRIPTION LOT 24, SECTION 24, B. 4 N., R. 7 W., HWY PLAN 20259 CITY OF RICHMOND PID:003-909-930		FLOOR SPACE RATIO CALCULATION: F.S.R.: MAIN FLOOR SECOND FLOOR POOL HOUSE DRIVEWAY POOL		PERMITTED (70%): 3636.37 SF		ACTUAL: 3526.81 SF		IMPERMEABILITY CALCULATION PERMITTED (70%): DWELLING: DECK & STAIRS: DRIVEWAYS + REAR DECK: POOL:		5564.93 SF 1954.00 SF 288.37 SF 100.00 SF 921.80 SF 675.00 SF	
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EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



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

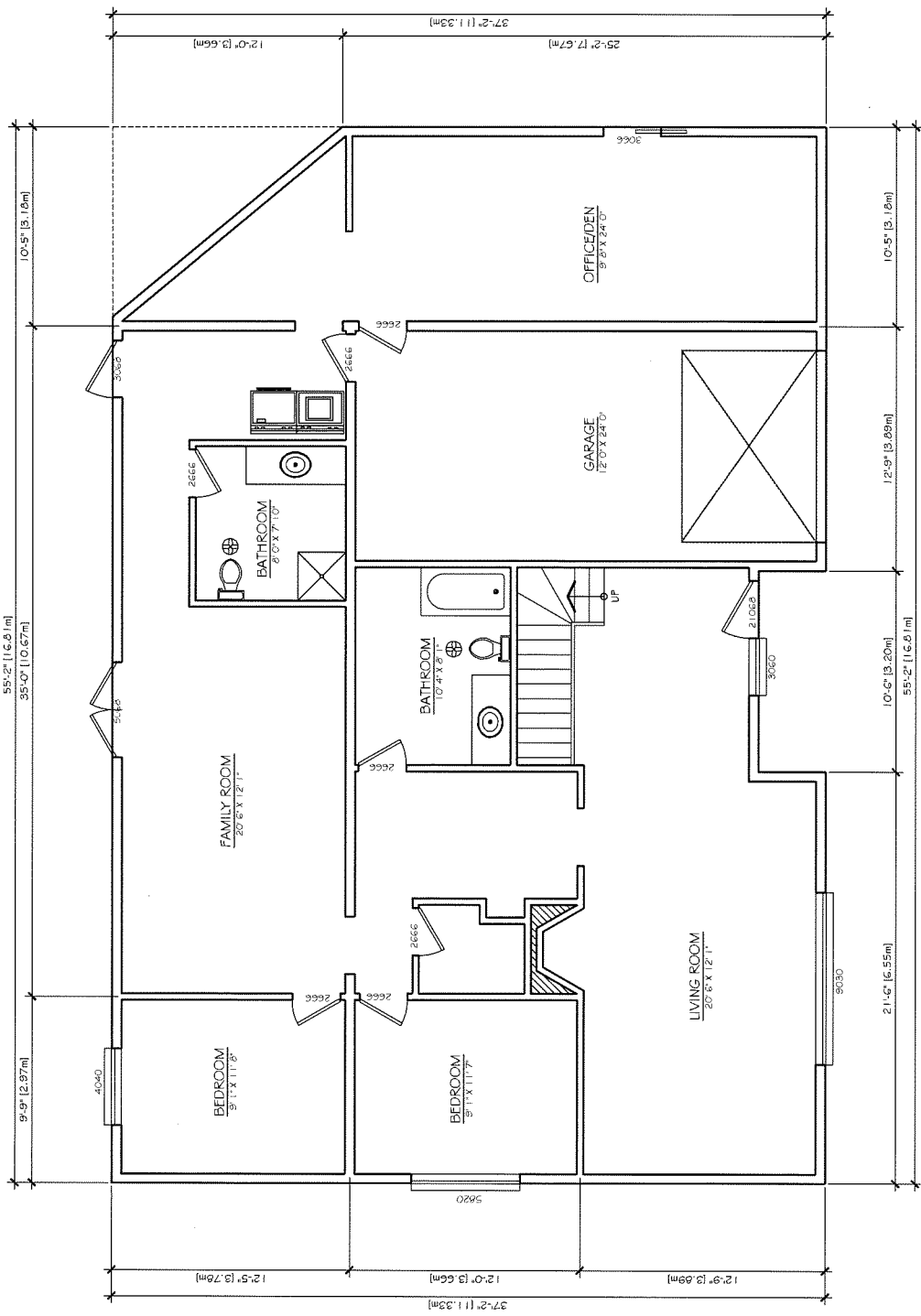
PROPOSED RENOVATION
AT 5511 CATHAY STREET,
RICHMOND, BC

Raj Mehta Design
 2177 West 4th Avenue
 Vancouver, BC V6L 1A5
 Tel: 604-273-2222
 Fax: 604-273-2223
 Email: raj@rajmehtadesign.com

DESIGNER	B SINGH
PHONE NO.	604-441-1910
ISSUE DATE	01/03/18
SCALE	AS NOTED
APPROVED BY	B SINGH
CHECKED BY	B SINGH
DRAWN BY	RAJ
REV. NUMBER	

DRAWING NAME:
SITE PLAN

DRAWING NO.
A1



EXISTING MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
 AREA: 1954.00 SF
 LESS GARAGE (286.00)
 NET: 1668.00 SF

PROPOSED RENOVATION
 AT 5511 CATHAY STREET,
 RICHMOND, BC



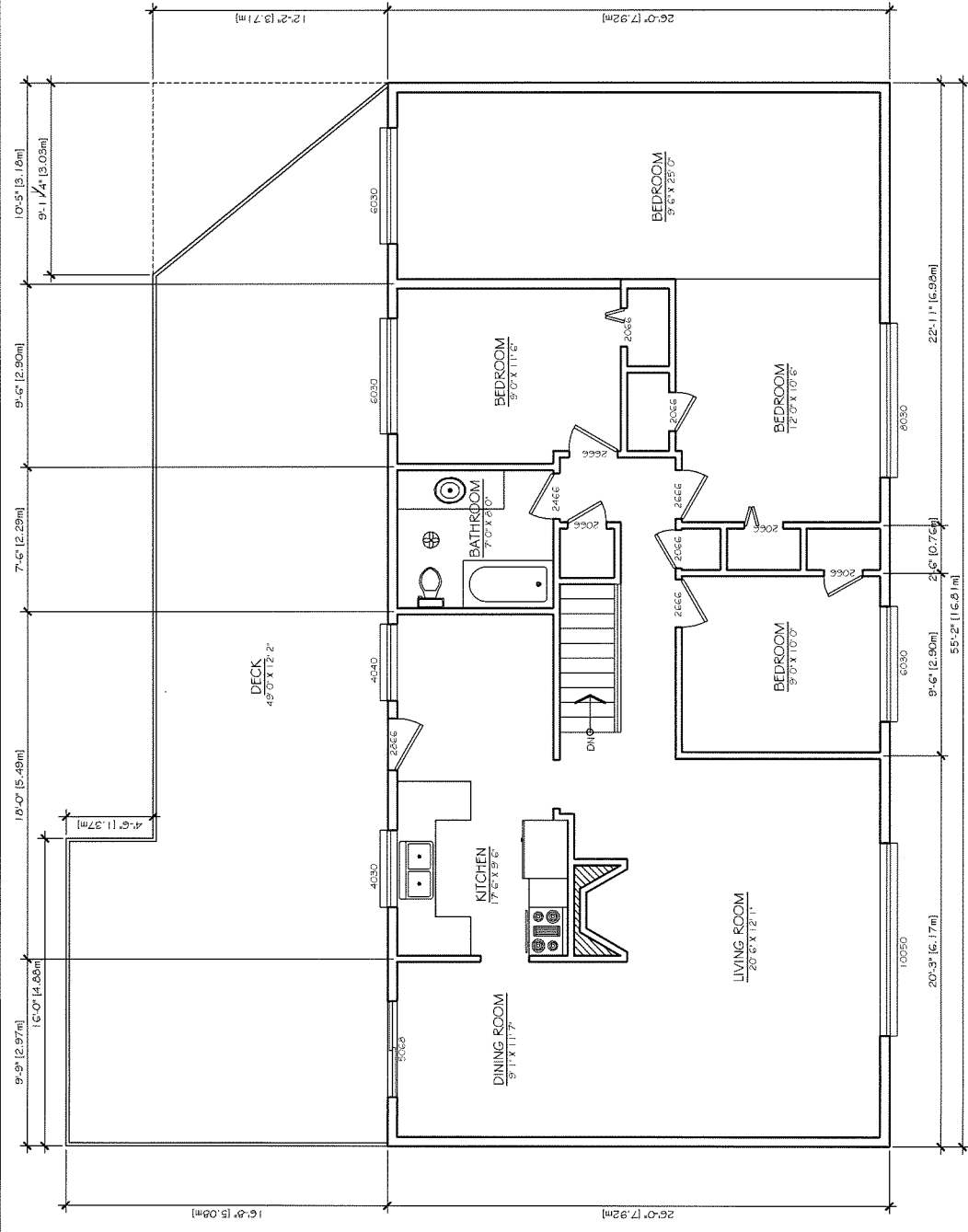
2011/03/18
 5511 CATHAY STREET
 RICHMOND, BC V6X 2K6
 TEL: 604.273.1111
 WWW.RJHOMEDSIGN.COM

DESIGNER	B SINGH
PHONE NO.	604.441.1910
ISSUE DATE	01/03/18
SCALE	AS NOTED
APPROVED BY	B SINGH
CHECKED BY	B SINGH
DRAWN BY	RAJ
REV. NUMBER	

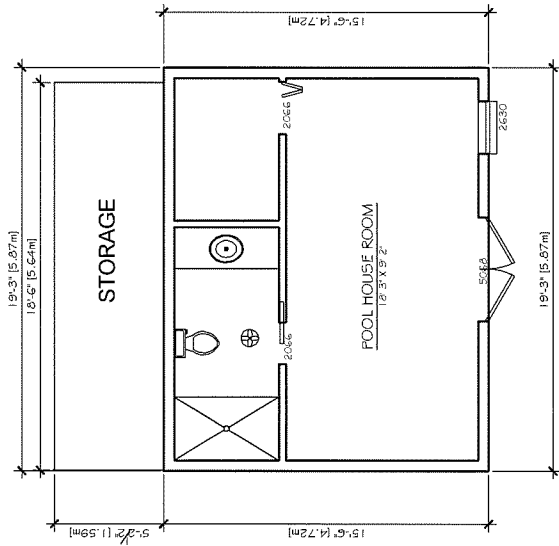
DRAWING NAME
 FLOOR PLANS

DRAWING NO.

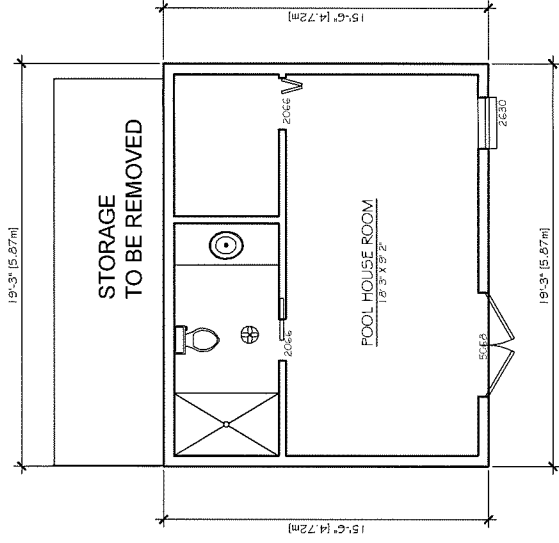
A2



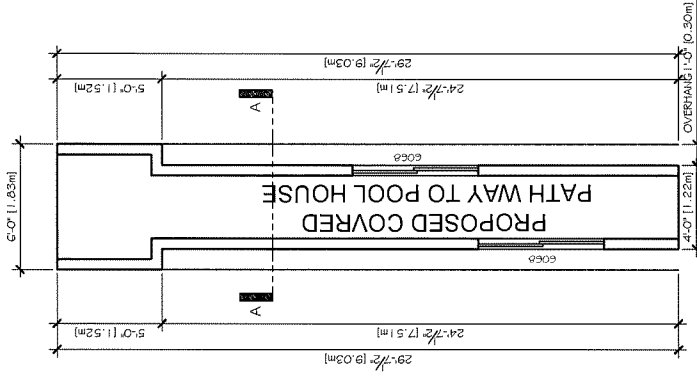
EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 AREA 1,434.00 SF



EXISTING POOL HOUSE
 SCALE: 1/4" = 1'-0"
 AREA 384.75 SF



PROPOSED POOL HOUSE
 SCALE: 1/4" = 1'-0"
 AREA 299.37 SF



PROPOSED COVERED PATHWAY
 SCALE: 1/4" = 1'-0"
 AREA 126.50 SF

PROPOSED RENOVATION
 AT 5511 CATHAY STREET,
 RICHMOND, BC



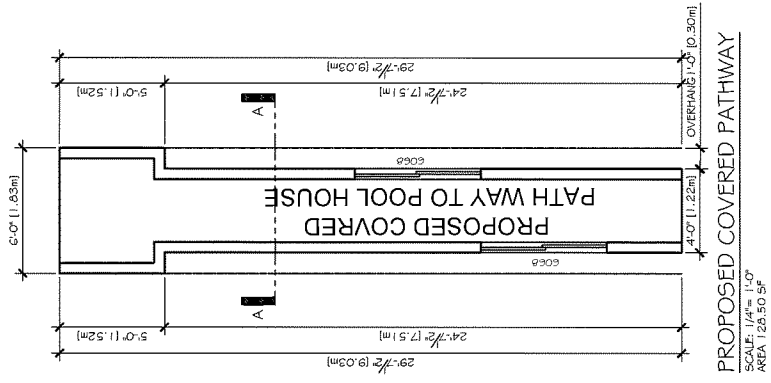
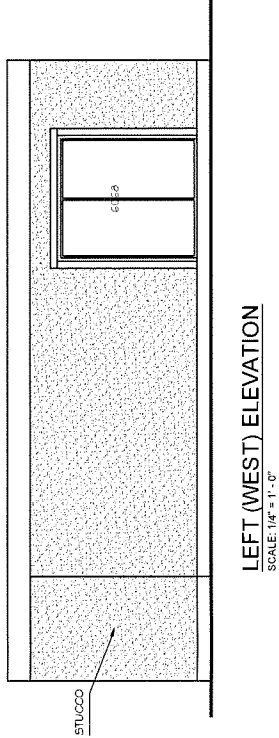
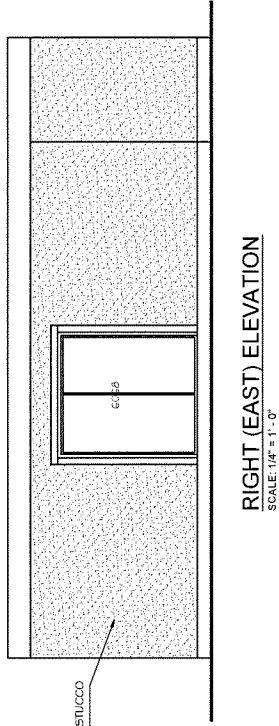
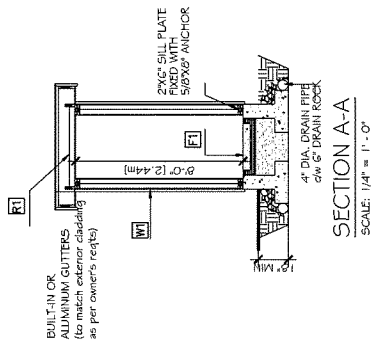
Raj Homet Design
 2517 77th Street
 Richmond, BC V6V 2E7
 Tel: 604.273.2222
 www.rajhomedesign.com

Support provided for design services only. The drawings, specifications, and schedules are prepared by the architect and are not to be used for any other purpose without the written consent of the architect.

DESIGNER	B SINGH
PHONE NO.	604.441.1910
ISSUE DATE	01/03/16
SCALE	AS NOTED
APPROVED BY	B SINGH
CHECKED BY	B SINGH
DRAWN BY	RAJ
REV. NUMBER	

DRAWING NAME
 SECOND FLOOR PLANS

DRAWING NO.
A3



PROPOSED RENOVATION
AT 5511 CATHAY STREET,
RICHMOND, BC



Ray Home Design
2277 West 4th Ave
Richmond, BC V6V 1W7
Tel: 604-273-2222

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DESIGNER	B SINGH
PHONE NO.	604 441 1910
ISSUE DATE	01/03/18
SCALE	AS NOTED
APPROVED BY	B SINGH
CHECKED BY	B SINGH
DRAWN BY	RAJ
REV. NUMBER	

DRAWING NAME:
NEW ADDITION PLANS

DRAWING NO.

A4