



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:

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- 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.

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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

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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)

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- (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

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**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

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- 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.

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

CityClerk

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

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

DAVID AND MARIE ARNOLD

10188 LAWSON DRIVE

RICHMOND, BC.

V7E5M3

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: <u>Sept 15, 2016</u>
Item #: <u>3</u>
Re: <u>BOV Application</u> <u>10200 Lawson</u> <u>Drive</u>

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:	Box 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 & Patrick Deer@hotmail.com



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: Sept 15, 2016
Item # 3
Re: BOV Application
10200 Lawson Drive

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.

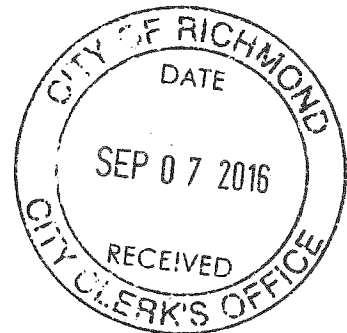
> Before we forward your correspondence, however, would you be able to clarify which application you are opposed to? The Board of Variance has two upcoming meetings where they are considering 8 applications. The applications on the agendas include:

- >
> 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:

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

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.

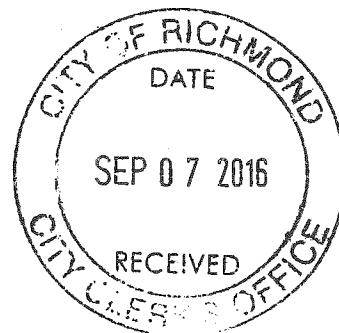
87% of the residents that were contacted on each of Lawson Drive, Floyd Avenue, Sandiford Drive and Sandiford Place have signed a Petition opposing 3-storey, oversized houses in our neighbourhood of 122 homes. This Petition, addressed to the Mayor and Council, has recently been delivered to the City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

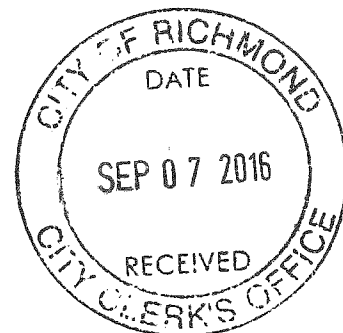
87% of the residents that were contacted on each of Lawson Drive, Floyd Avenue, Sandiford Drive and Sandiford Place have signed a Petition **opposing** 3-storey, oversized houses in our neighbourhood of 122 homes. This Petition, addressed to the Mayor and Council, has recently been delivered to the City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

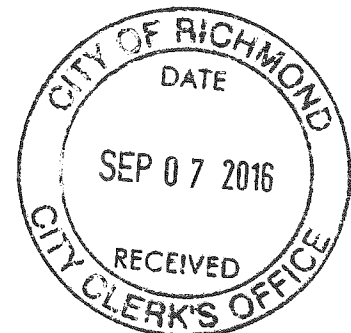
Nizar Shariff and Parviz Shariff

10146 Sandiford Drive,

Richmond, BC. V7E 5 M4.

shariffnizar@gmail.com

Sent from Samsung tablet.



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.

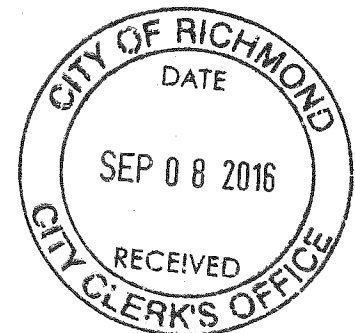
87% of the residents that were contacted on each of Lawson Drive, Floyd Avenue, Sandiford Drive and Sandiford Place have signed a Petition opposing 3-stores, over sized houses in our neighborhood of 122 homes. This Petition, addressed to the Mayor and Council, has recently been delivered to the City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



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

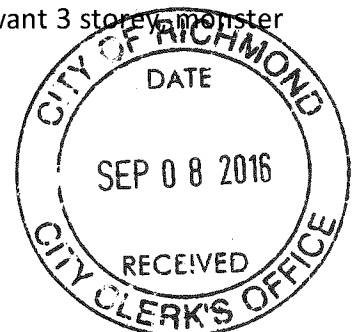
Dear Neighbors,

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: Sept 15, 2016
Item # 3
Re: BOV APP.
10200 Lawson Dr.

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:

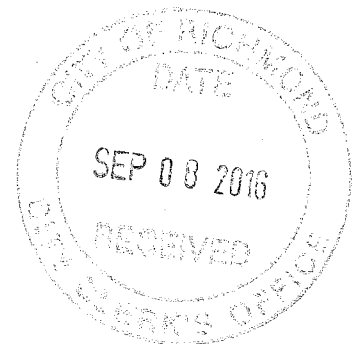
We are writing to express our opposition to the extension of the Land Use Contract termination date for the property at 10200 Lawson Drive.

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.

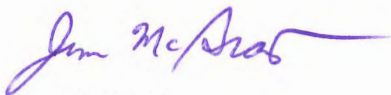
The application to extend the termination date and provisions of Land Use Contract #149 for 10200 Lawson Drive should not be approved based on the negative impacts of 3-storey and oversized houses that have been built in too many Richmond areas. The height, massing and overall design of such "monster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

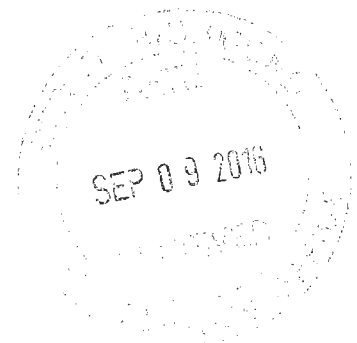
Land Use Contracts were overwhelmingly opposed at the public hearing of November 24, 2015 and the City of Richmond subsequently agreed to the early termination of those contracts. That early termination should remain in place with no exceptions.

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

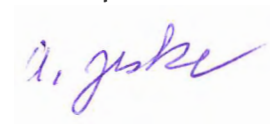
I am a long term property owner on Lawson Drive and want you to know that I am **against** the application for extension of the termination date and provisions of the Land Use Contract (#149) relating to the property at 10200 Lawson Drive in Richmond.

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





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.

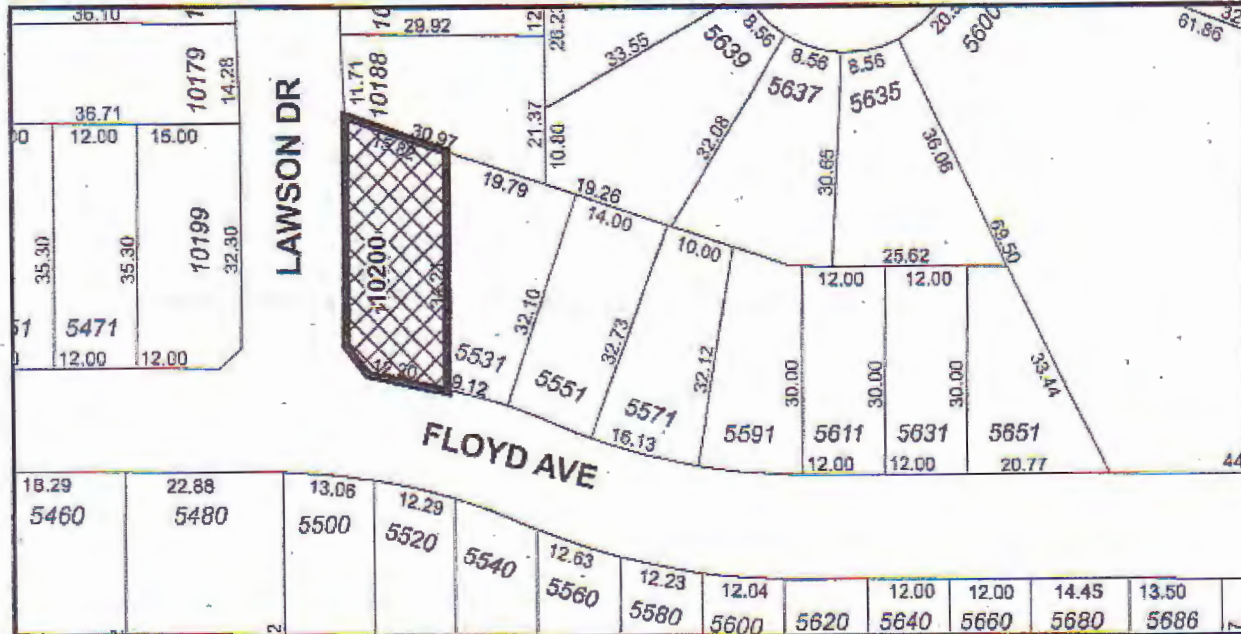
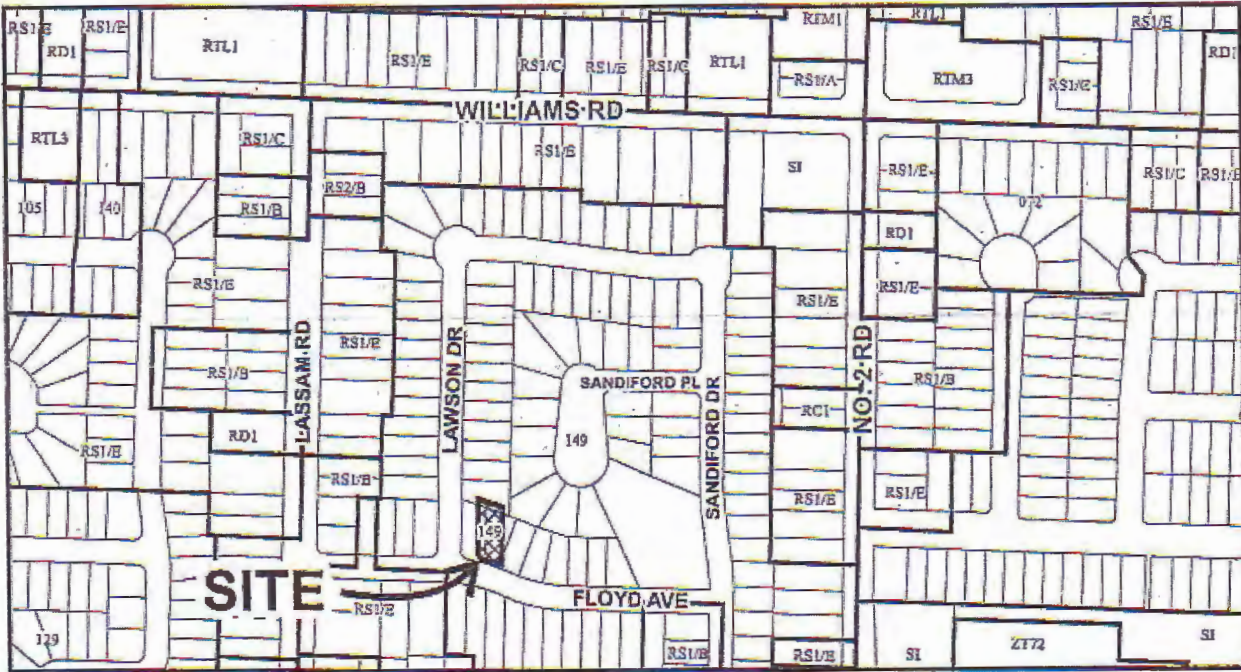
If you have any further questions regarding the Board of Variance meeting, please call 604-276-4007.

Yours truly,


David Weber
for: Secretary to the Board of Variance



City of Richmond



BVL 16-731995

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



Schedule 29 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: 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

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