

Elaine Beltran-Sellitti  
11711 Trumpeter Dr  
Richmond BC  
V7E 3X4

|        |                                       |
|--------|---------------------------------------|
| To     | Board of Variance                     |
| Date:  | July 28, 2016                         |
| Item # | 3                                     |
| Re:    | BVL 16-729720<br>5820 GOLDENEYE PLACE |

July 22, 2016

**RE: Letter of Concern: Board of Variance Application - Property at 5820 Goldeneye Place**



Dear Variance Board,

I appreciate that the City is inviting its citizen to have a voice regarding variance applications for the process of appeal for LUC contract.

As a resident of the house located across the street from 5820 Goldeneye, I have the following concerns regarding the issuance of a variance for the following reasons:

- I am concerned regarding the general outlook of the neighbourhood with the increasing oversized homes that is overtaking the original carefully designed neighbourhood. The well proportioned homes that do not overtake the natural and built surroundings is what appeals to new residents; paradoxically it is being compromised by the new property owners very intentions to oversize their homes.
- A three storey land maximized home would tower over my house across the street, compromising my sun exposure and privacy. This would also affect other neighbours.
- One of the oversized LUC homes (at the corner of Trumpeter and Puffin Court (has become the eye sore and joke of the neighbourhood for prominently compromising the elegantly built surroundings. It has been on the market for over six months and not surprisingly, it remains unsold. I hope that the city intervenes as it has done in ending the LUC contracts to avoid further intruding dwellings to continue to be built.

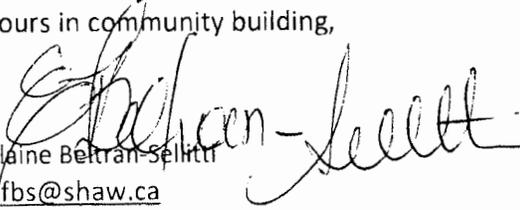
I hope that the city applies the same care to the outlook of neighbourhoods to the same extent that it plans the construction of high rises to fit a vision that enhances, not disturb the skyline and architecturally balanced outlook of the city. As it stands, the LUC homes are already

towering over our neighbours, so I would appreciate the city's careful consideration over the matter.

I also encourage the city to discuss with the proprietor of the 5820 Goldeneye place that the neighbours are organizing themselves to counteract this variance. As conveyed in Mr. Wai-Yip letter to the city, they too have "dreams" for their homes and life in the community. Mr Eric Wai-Yip and Ms Erica Chow's desires for a big home should not be the other resident's nightmares. So I am hoping to be able to welcome the new residents to the community. They do not appear to live in the property, only visiting it occasionally. Therefore, they may not be aware about their neighbour concerns.

Thank you for the opportunity to voice my concerns.

Yours in community building,

  
Elaine Beltran-Selitti  
[efbs@shaw.ca](mailto:efbs@shaw.ca)  
604-448-5435

## CityClerk

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**From:** Joel Berman <joel.berman@forms-surfaces.com>  
**Sent:** Friday, 22 July 2016 15:54  
**To:** CityClerk  
**Subject:** 5820 Goldeneye Variance

|        |                   |
|--------|-------------------|
| To     | Board of Variance |
| Date:  | July 23, 2016     |
| Item # | 3                 |
| Re:    | BVL 16-729720     |
|        | 5820 GOLDENEYE PL |

To Whom It May Concern,

I live across the street from the said house at 11691 Trumpeter Drive for the last 26 years.

I oppose their motion to extend the variance to 2024. What is the point of ending the LUC this year if the City of Richmond is going to do a work around and extend the date by 8 years.

I could agree to 8 weeks but not eight years.

This house has sat empty since the owners purchased the house. The keep the grass cut and park cars in the garage but do not live in the residence. In closing I oppose the variance.

Thank you

Joel Berman  
Sandra Postl  
604.218.0607 M  
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**Joel Berman**  
Managing Director  
BermanGlass, a division of Forms+Surfaces | [www.bermanglass.com](http://www.bermanglass.com)  
T 604.636.3702 | M 604.218.0607 | M (US) 847.910.7883  
[joel.berman@forms-surfaces.com](mailto:joel.berman@forms-surfaces.com)



CityClerk

To Board of Variance  
Date: July 28, 2016  
Item # 3  
BVL 16-729720  
5820 Goldeneye Place

**From:** Jason Tarnow <jason@tarnow.ca>  
**Sent:** Monday, 25 July 2016 14:43  
**To:** CityClerk  
**Subject:** Re: Board of Variance Application on July 28, 2016 - 5820 Goldeneye Place

**Categories:** 01-0100-30-BVAR1-20-2016729720 - 5820 Goldeneye Pl, Needs Attention

This is further to my July 19, 2016 email to you, where I stated that I could not find any supporting documents on the City website. Please be advised that I have now located the supporting documents for the Application and upon reviewing them, I am still of the view that the Application to extend the LUC provisions for 5820 Goldeneye Place should be dismissed.

5820 Goldeneye Place is on a large corner lot and everyone who lives on Goldeneye has to pass it to enter the cul-de-sac. While the Applicants state their intentions are not to build a "monster house" (like to 2 houses currently being built behind me on Pelican Court) it would have been more convincing had they filed a building plan for their dream home in support of this Application. If the City grants this exemption, there will be nothing preventing them from building another dreaded "monster house" on our street.

Thank you.

Jason Tarnow.



On Jul 19, 2016, at 4:56 PM, CityClerk <CityClerk@richmond.ca> wrote:

Mr. Tarnow,

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,

David Weber  
Board Secretary

**From:** Jason Tarnow [mailto:jason@tarnow.ca]  
**Sent:** Tuesday, 19 July 2016 12:58  
**To:** CityClerk  
**Subject:** re: Board of Variance Application on July 28, 2016 - 5820 Goldeneye Place

Dear City of Richmond, Mayor & Council, and Board of Variance,

I am writing in reply to your July 11, 2016 letter notifying myself (the property owner of 5860 Goldeneye Place) about the application being made before the Board of Variance on July 28, 2016 @ 7pm by the property owners of 5820 Goldeneye Place to extend the termination date of the Land Use Contract ("LUC") to June 30, 2024.

**I am opposed to the application for a couple of reasons.**

Firstly, nowhere in your letter nor on the materials posted on the City website is there any mention as to WHY/REASONS FOR the property owners require an additional 8 years to build under the LUC provisions. Without any explanation, as a neighbouring property owner who will surely be affected, I cannot agree to what it being proposed.

Secondly, I am quite saddened by what the City has permitted to have taken place in the Westwind Neighbourhood in the last 18 months in terms of construction. I am 36 years of age, married with a 16 month old daughter who I was hoping would go to Westwind elementary school, just as I did in the late 80's and early 90's. I grew up in this neighbourhood and can honestly state that this neighbourhood resembles very little of how I remember it as a kid, primarily due to the new 3-story towering homes and significant loss of trees that you, the City, has authorized. This area of Richmond is losing its character.

Oddly enough, the City did not care to ask myself or any of my neighbours as to how we'd feel prior to the towering homes being built behind mine that have completely eroded my privacy (rumour has it that a total of 7 houses are being currently built on Pelican Court?) nor did anyone from the City consult me or my affected neighbours (all long time Westwind residents) how the removal of a number of large trees might affect us.

Since the Spring of this year, the enjoyment of my property has been significantly been diminished due to the amount and type of construction you have approved and the removal of many large trees. If the property owners of 5820 Goldeneye Place wish to take advantage of the LUC provisions, they should do so within the timeframe that every other LUC property owner has to abide by. Any extension, particularly an 8-year extension, is way too long and unfair to the other LUC property owners who would have to endure it.

Regards,

Jason Tarnow

5860 Goldeneye Place

tel: 778.866.9520