



Board of Variance

Thursday, October 13, 2016

Time: 7:00 p.m.

Place: Council Chambers
Richmond City Hall

Present: Howard Jampolsky, Chair
Abdolhamid Ghanbari (arrived at 7:54 p.m.)
Sheldon Nider
Dalip Sandhu
Sam Virani

David Weber, Secretary to the Board

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

MINUTES

It was moved and seconded

That the minutes of the Board of Variance meeting held on October 6, 2016, adopted as circulated.

CARRIED

Board member Sheldon Nider advised that he lives on Ashwood Drive, which is in the same area and within the same land use contract of two of the applications on the agenda. Furthermore, because of his close proximity to the subject property for 9751 Ashwood Drive (Item 2), Mr. Nider advised that he would recuse himself for Item 2.

1. **BOARD OF VARIANCE APPEAL – 9586 ASHWOOD DRIVE
BVL 16-732268**

(File Ref. No. BVL 16-732268) (REDMS No. 5175072)

APPLICANTS: Justin Takumi Taylor and Cynki Lau Taylor

Board of Variance

Thursday, October 13, 2016

ADDRESS: 9586 Ashwood Drive

PURPOSE: The registered owners of 9586 Ashwood 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. (Note: The applicant did not specify a date for their extension.)

Applicants' Comments

Justin Takumi Taylor and Cynki Lau Taylor provided a brief overview of the application to the Board of Variance.

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

- When the home was purchased in 2008, the intent was to eventually expand to accommodate aging family members.
- Contributing to the family's financial hardship, were some significant capital costs associated with establishing a fishing business. It is anticipated that the two salmon seasons prior to 2024 will be profitable, and will help the family prepare financially for the home's expansion.
- The immediate neighbours have not opposed the application for an extension of the Land Use Contract. Building above the applicants' garage would be consistent with the neighbour's homes on either side. There is a 20-foot wide laneway behind the property.
- The home currently has approximately 2,100 square feet of living space.
- Extending the Land Use Contract to 2024 will provide the family additional time to save for an expansion to the home.

Written Submissions

None.

Gallery Comments

None.

Board Deliberation

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

Board of Variance
Thursday, October 13, 2016

- Under the Land Use Contract the total square footage would not exceed 4,254. Current zoning permits 2,196 square footage of living space.
- If the Land Use Contract is not extended, the minimum width of the side yard will be four feet.
- Extending the Land Use Contract to December 31, 2022 would require submission of a complete building permit application by December 31, 2022.

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

- The applicants have explained their emotional and financial hardships. Their parents have expressed anxiety that if the Land Use Contract is not extended, they may not be accommodated in the applicants' home.
- An extended Land Use Contract would not be attached to the property's title. Only the applicants could benefit from an extension.
- Any future expansion of the family's home should be consistent with the existing neighbourhood.

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 9586 Ashwood Drive, be granted.

CARRIED

It was moved and seconded

That the provisions of the Land Use Contract, as it applies to the property at 9586 Ashwood Drive, be extended to December 31, 2022.

CARRIED

Director Ghanbari joined the meeting at 7:54 p.m.

Director Nider recused himself at 7:55 p.m., for consideration of the next item, citing a potential conflict of interest given his residence is adjacent to that of the applicant.

Board of Variance
Thursday, October 13, 2016

2. **BOARD OF VARIANCE APPLICATION – 9751 ASHWOOD DRIVE
BVL 16-732473**

(File Ref. No. BVL 16-732473) (REDMS No. 5175079)

APPLICANTS: Lan Zhou and Lin Tao

ADDRESS: 9751 Ashwood Drive

PURPOSE: The registered owners of 9751 Ashwood 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

Lan Zhou and Lin Tao provided a brief overview of the application to the Board of Variance.

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

- The three-bedroom house was purchased in 2015, with the intent to eventually expand to accommodate parents. The family has an emotional attachment to the location, and wants to remain in the neighbourhood.
- Within three years, it is anticipated that the applicants' parents will apply to immigrate to Canada
- Extending the Land Use Contract to 2024 will provide more time to financially prepare to expand their home.
- The home was purchased based on the Land Use Contract being in place.
- The present zoning permits 2,214 square feet of living space (plus 538 square feet for a garage). The home is currently 1,800 square feet. An expansion of the home would not exceed the height of adjacent homes.

Written Submissions

- (a) Hong Zhang, 8800 Ashby Place (Schedule 1)
- (b) Debbie Nider, 9757 Ashwood Drive (Schedule 2)

Gallery Comments

None.

Board of Variance
Thursday, October 13, 2016

Board Deliberation

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

- Building permit applications have been previously issued in the vicinity for alterations or additions
- Aside from rights-of-way on the property for utilities, there are no known setbacks or easements.

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

- A letter from the applicant's realtor confirms that the applicants recognized the value of the Land Use Contract when the property was purchased.
- The hardship cited by the applicants may be self-imposed.

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 9751 Ashwood Drive, be denied.

CARRIED

Opposed: Dalip Sandhu

Director Nider rejoined the meeting at 8:30 p.m.

3. **BOARD OF VARIANCE APPLICATION – 4600 FORTUNE AVENUE
BVL 16-732508**

(File Ref. No. BVL 16-732508) (REDMS No. 5175102)

APPLICANT: Jeffrey Ryan Takashi Matsuo and Miyuki Brenda Matsuo

ADDRESS: 4600 Fortune Avenue

PURPOSE: The registered owners of 4600 Fortune Avenue have requested an appeal to the Board of Variance to extend the early termination date of Land Use Contract 113 as it applies to their property from November 24, 2016 to June 30, 2024.

Applicant's Comments

Jeffrey Ryan Takashi Matsuo and Miyuki Brenda Matsuo provided a brief overview of their application to the Board of Variance.

Board of Variance

Thursday, October 13, 2016

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

- The applicants' parents currently reside nearby. The intent was to eventually expand the home (to approximately 3,200 square feet) to accommodate them, when they were ready to downsize.
- The home was purchased in 2014. In the absence of the Land Use Contract the applicants would need to buy a different home or expand their existing home.
- A notice in the mail informed the applicants that the Land Use Contracts were being phased out.
- The applicants prefer to remain in their catchment area, so their children can attend the same elementary and secondary schools.
- The neighbouring homes have garages and homes of varying sizes.

Written Submissions

- (a) Barbara Vonas, 4635 Fortune Avenue (Schedule 3)
- (b) Christine Hornofluk (Schedule 4)
- (c) Julie Ni, 4568 Fortune Avenue (Schedule 5)
- (d) Paul and Josephine Wigboldus, 4680 Fortune Avenue (Schedule 6)
- (e) Eric Salsbury, 4591 Hermitage Drive (Schedule 7)
- (f) Genevieve Wood and Jason Chung, 4586 Fortune Avenue (Schedule 8)
- (g) Rosalie Tang (Schedule 9)
- (h) Wendy and Leo, 4626 Fortune Avenue (Schedule 10)

Gallery Comments

None.

Board Deliberation

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

- There is no known development activity in the immediate vicinity.

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

- Once a Land Use Contract is extended, there is no control over whether the homeowner will build a three-floor expansion.

Board of Variance
Thursday, October 13, 2016

- A large number of emails were received related to the application.
- The timeframe for when the parents may downsize and plans for the home's future expansion, are vague.
- The current zoning may still allow for an expansion of the home, to accommodate additional family members.
- The hardship cited by the applicants is unclear, and may be self-imposed.

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 4600 Fortune Avenue, be denied.

CARRIED

Opposed: D. Sandhu
S. Nider

4. **BOARD OF VARIANCE APPLICATION – 10506 YARMISH DRIVE**
BVL 16-732545

(File Ref. No. BVL 16-732545) (REDMS No. 5175107)

APPLICANT: Mou Kit Leung and Wah Chung Leung

ADDRESS: 10506 Yarmish Drive

PURPOSE: The registered owners of 10506 Yarmish 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

The applicants were not present.

Written Submissions

- (a) Ken Tin Lok Wong, 5511 Stefanko Place (Schedule 11)
- (b) Deborah Low, 5500 Stephanko Place (Schedule 12)
- (c) Albert Low, 5500 Stephanko Place (Schedule 13)
- (d) Weng Fu-Tien, 10504 Yarmish Drive (Schedule 14)

Gallery Comments

None.

Board of Variance
Thursday, October 13, 2016

Board Deliberation

None.

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 10506 Yarmish Drive, be deferred for consideration at the October 20, 2016 Board of Variance Meeting to be held in the Council Chambers at City Hall at 7:00 p.m., and that City of Richmond staff communicate with the applicants in advance to confirm their attendance.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (9:22 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Board of Variance meeting of the City of Richmond held on Thursday, October 13, 2016.

Howard Jampolsky
Chair

David Weber
Secretary to the Board

CityClerk

From: Hong Zhang <hong.hzhang@gmail.com>
Sent: Sunday, 9 October 2016 10:30 AM
To: CityClerk
Subject: LUC088-9751 Ashwood Drive

Categories: 01-0100-30-BVAR1-20-2016732473 - 9751 Ahwood Dr

To Board of Variance
Date: Oct 13, 2016
Item # 2
Re: BOV Application
16-732473
9751 Ashwood Drive

Dear Richmond Board of Variance

I am a residence of 8800 Ashby place. I received a notice regarding our neighbor (9751 Ashwood Drive) wishing to extend the current land use contract (LUC) to June 30, 2024. I am writing to express our concern regarding the neighbor's proposal. As we know, the maximum height of the building under the LUC is 35 ft with no envelop restrictions. If the neighbor build a new house with the maximum height, it will block the sunlight and view from our house. Furthermore, our privacy will be disturbed. Therefore, we oppose the proposal to extend the LUC to June 30, 2024 due to this concern. On the other hand, if the neighbor just expand their place horizontal within the LUC, we are fine with their proposal.

Thanks



CityClerk

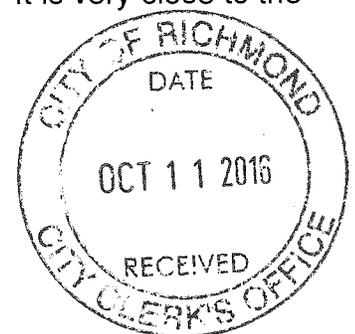
To Board of Variance
Date: Oct 13, 2016
Item # 2
Re: BOV Application
16-732473
9751 Ashwood Drive

From: Debbie Nider <debbie@nider.org>
Sent: Sunday, 9 October 2016 2:20 PM
To: CityClerk
Subject: LUC 088 Appeal for October 13, 2016 - Email 1 of 2
Attachments: Land Use Contract Application 10-11-16.docx; Other side of addition - view of neighbours yard.jpg; Picture from addition.jpg
Categories: 01-0100-30-BVAR1-20-2016732473 - 9751 Ahwood Dr, Needs Attention



This is the view from my kitchen window to the neighbour's wall and chimney. It is very close to the wall of my house.

ATTACHMENT 1 – OTHER SIDE OF ADDITION



This is the view from one side of our addition on the front of the house, over our garage. Note that it does not impinge on the neighbour's yard nor block the light and sun from reaching that yard. It is forward of the neighbour's house.

ATTACHMENT 2 – VIEW FROM THE OTHER SIDE OF THE ADDITION SHOWING THE SUBJECT PROPERTY (BLUE HOUSE)

This is the view from the other side of our addition. The window is narrow, 14" across, designed to limit the view of the neighbour's house. It shows the view from the second story of our addition. It is forward of the subject property and does not interfere with the light reaching this house or its yard.

Additional pictures are being sent in another email with a description. Please see second email and read attached appeal letter.

Debbie Nider

Debbie Nider
Tel: 604-274-0602

October 11, 2016
Board of Variance
City of Richmond
Richmond, BC

Re: LUC Application 9751 Ashwood Drive

Members of the Board –

I am writing to express my disagreement with allowing the owners of 9751 Ashwood Drive an extension of the provisions of the current land use contract.

I am a close neighbour to this property, owning and residing in the property right next door to the subject property at 9757 Ashwood Drive. I measured the distance between our two closest walls and the houses are 109 inches (2.76 M) apart at the closest distance, not including the chimneys at the side of each house which face each other.

In 2013, we added a room over our garage on the front of the house. We were careful not to impinge on the amount of sun that the neighbouring yards receive. We also maintained a similar-looking roofline of the original house, in order to retain the look of the neighbourhood. We did not exceed the requirements that would be allowed under the zoning regulations, even though the land use contract was in place at that time. We built narrow windows in the addition on the sides facing our neighbours' homes and the windows were placed forward of the footprint of the adjacent houses.

If a larger home is built on the subject property, it will very likely cut off the amount of light reaching my kitchen and the amount of sun my backyard will receive, depending on the placement of the new or enlarged home. My privacy may also be compromised if the owners are allowed an extension of the LUC to build a larger home.

The new neighbours bought this home last year and have had ample time to arrange financing and construction of their potential development before the LUC provisions are terminated. As well, they should have been aware at that time of the deadline for this termination when they purchased the home. Counting on having an extension to this LUC deadline is not a reasonable argument for declaring "hardship".

Additionally, the integrity of the neighbourhood will be disturbed – the homes in our area are all older homes built in various, yet similar styles. We have small lots (40 foot frontage), many with backyards which abut or are affected by more than one yard behind the homes facing Ashwood Drive. Although the map makes it appear that there is only one yard behind each of our homes on Ashwood Drive, in reality I can see (and am affected by) four yards from our backyard.

Having visited the interior of the subject house when it was owned by the previous owner, I am confident that the current size and configuration of the home would easily accommodate two children, and possibly a third. The previous family consisted of a married couple, their son and their daughter, who each had their own separate bedrooms.

There are no houses in the area which are built to the maximum allowed under the land Use Contract, although there is an application one block away. All of the homes in our neighbourhood have front and back yards which make it a pleasing area to view and in which to reside.

I am enclosing some pictures which will give you a visual idea of the arguments I have raised.

Thank you for your consideration.

Sincerely,

Debbie Nider (Mrs.)





CityClerk

From: Debbie Nider <debbie@nider.org>
Sent: Sunday, 9 October 2016 2:30 PM
To: CityClerk
Subject: LUC 088 Appeal - Email 2 of 2
Attachments: 9771 Ashwood.jpg; Outside 9757 Ashwood Drive.jpg; Street View 1.png
Categories: 01-0100-30-BVAR1-20-2016732473 - 9751 Ahwood Dr, Needs Attention

ADDITIONAL PICTURES – 9751 ASHWOOD DRIVE APPEAL

ATTACHMENT 1 – 9771 ASHWOOD

Picture of our neighbour's home on the other side of our house. This is to illustrate the character of the neighbourhood and the building style which reflects all the homes in our area.

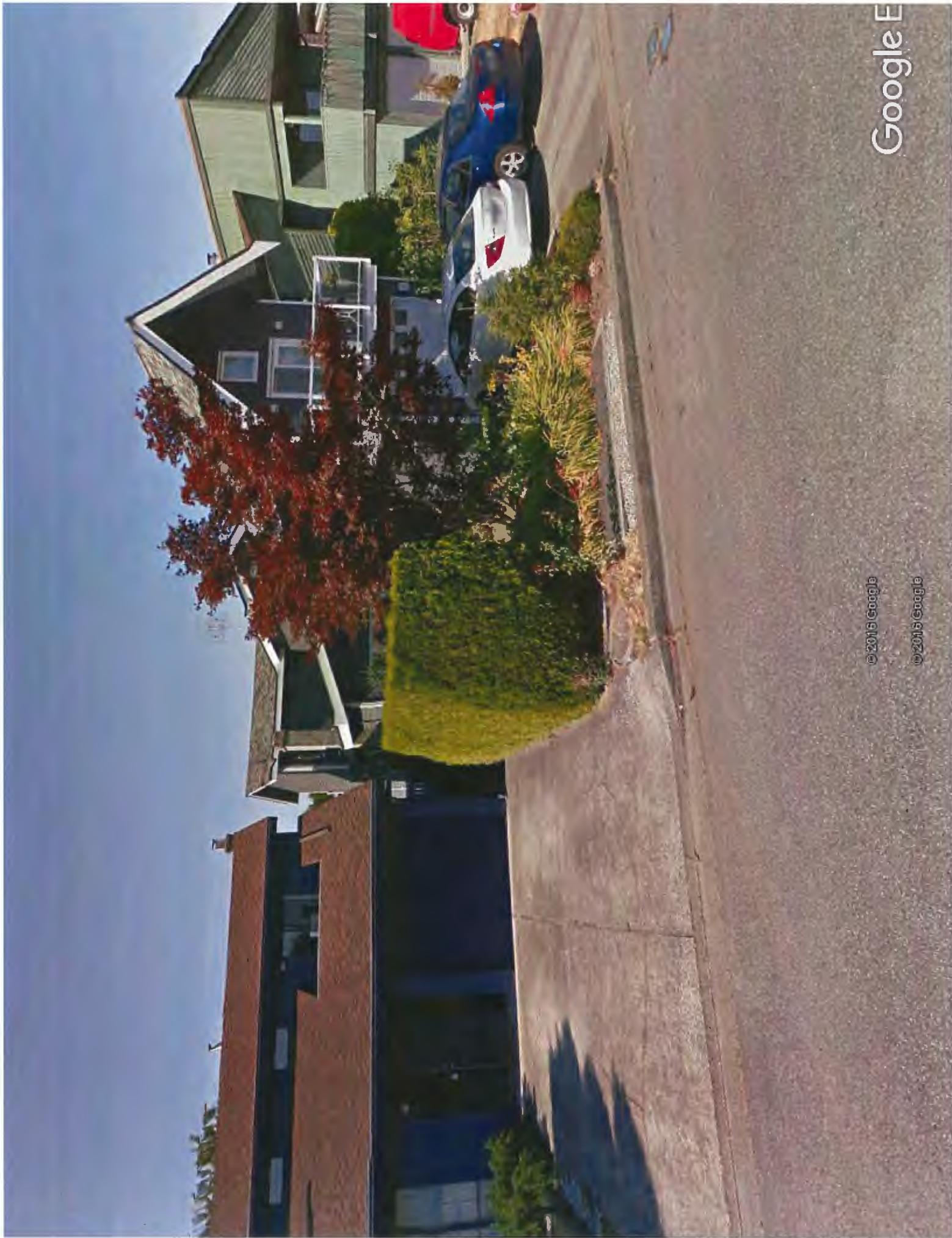
ATTACHMENT 2 – OUTSIDE 9757 ASHWOOD DRIVE

Our home, showing the addition and how it fits into the style of the neighbourhood. Also shows the placement of the addition, which does not impact the closest neighbours on either side.

ATTACHMENT 3 – STREET VIEW 1

The 3 homes in a row. Subject property is the blue one on the far right.

Debbie Nider
Tel: 604-274-0602



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Google E



11-320-R067867046 04/25/2014



11-320-R067867047 04/25/2014

CityClerk

To Board of Variance
Date: Oct 13, 2016
Item # 3
Re: 4600 Fortune Ave
BVL 16-732508

From: Barbara Vonas <bvonas@shaw.ca>
Sent: Tuesday, 4 October 2016 10:27 AM
To: CityClerk
Subject: Board of Variance Application - Property at 4600 Fortune Avenue

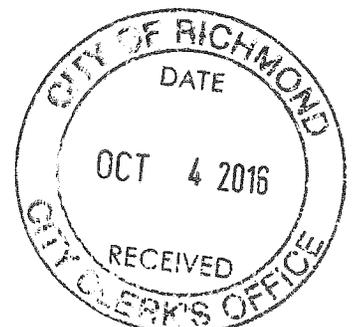
Categories: 01-0100-30-BVAR1-20-2016732508

This email is responding to the notice from the City of Richmond that the property owners at 4600 Fortune have asked to extend the provisions of the Land Use Contract to June 30, 2024

I am not in support of this application. The surrounding houses in the neighbourhood are of consistent architecture, size and use. I would not want to see anything different be erected at 4600 Fortune. Too many neighbourhoods are being ruined by developers building houses that do not fit with the surrounding ones.

There is a reason that the Land Use Contracts were terminated. I do not support the extension of LUC 113 for this property.

Sincerely,
Barbara Vonas
property owner of 4635 Fortune Avenue



CityClerk

From: Christine Hornofluk <chornofluk@sd38.bc.ca>
Sent: Tuesday, 11 October 2016 12:56 PM
To: CityClerk
Cc: fortunehermitagefamilies@gmail.com
Subject: 3-story homes

Categories: 01-0100-30-BVAR1-20-2016732508 - 4600 Fortune Ave

To	Board of Variance
Date:	Oct 13, 2016
Item #	3
Re:	BOV Application
	16-732508
	4600 Fortune Avenue

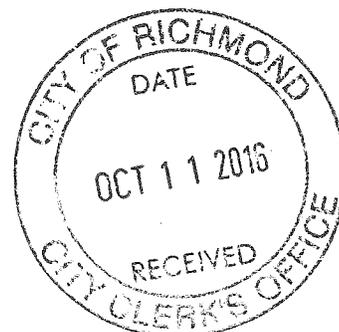
Hi there,

I am writing this to voice my concern about the proposed 3-storey property at 4600 Fortune Avenue. Not only will this compromise the tranquil feel of our neighbourhood, but it will also seriously affect the direct neighbouring homes. The new house will dwarf the nearby ones, taking away needed sunlight and potentially reducing these homes' value (because selling these properties will be more difficult).

Case in point: 10533 Fundy Drive. This massive home has dwarfed its neighbours, especially the home to the north. I feel extremely sorry for the owners of this little home because I wouldn't want to live in it.

Building these giant houses is completely thoughtless to others. Please keep this in mind as you ponder your difficult decision.

Thank you,
Christine Hornofluk



CityClerk

To Board of Variance
Date: Oct 13, 2016
Item # 3
Re: BOV Application
16-732-508
4600 Fortune Ave.

From: Julie Ni <nichun_ca@hotmail.com>
Sent: Tuesday, 11 October 2016 5:43 PM
To: CityClerk
Subject: About: Extension of the Land Use Contract (4600 Fortune Ave.)

Dear Madam/Sir,

I'm writing this email for the concern of our neighbor's application for Extension of the Land Use Contract .
Address: 4600 Fortune Ave.
File: 010-0100-30-BVAR1-20-2016732508

I was worried because the old contract allowed the big house to have three floors compared to the upcoming new contract.
Such a big tall house could break the harmony of this quiet and beautiful community, as all the other houses are two floors.

Thanks,
Julie Ni (Owner of the 4568 Fortune Ave)



CityClerk

To Board of Variance
Date: Oct 13, 2016
Item # 3
Re: BOV Application
16-732508
4600 Fortune Ave

From: Paul Wigboldus <paul.wigboldus@telus.net>
Sent: Tuesday, 11 October 2016 9:26 PM
To: CityClerk
Subject: Letter to the Board of Variance -- File no. 01-0100-30-BVAR1-20-2016732508
Attachments: Fortune Hermitage Letter 2016.pdf

To the City of Richmond - Board of Variance,

Please find attached a letter regarding file no. 01-0100-30-BVAR1-20-2016732508.

Sincerely,
Paul & Josephine Wigboldus



4680 Fortune Avenue
Richmond, BC V7E 5J8
Canada

October 11, 2016

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

To the City of Richmond – Board of Variance:

RE: File no. 01-0100-30-BVAR1-20-2016732508

We are writing in regards to an application submitted by a resident of our neighbourhood (4600 Fortune Avenue) requesting to extend the deadline of the Land Use Contract to June 2024. As long time residents of Richmond, we are strongly opposed to granting an extension to the Land Use Contract and are asking the BOV to decline the request. The 12-month grace period the city provided between the 2015 public hearing and the end of the LUC has provided plenty of time for the owners to make use of the current zoning.

Over the past few years, we have seen some of the original homes in Victory Park replaced by new three storey homes and do not feel that these larger homes have enriched the neighbourhood feel of the subdivision. These large three storey homes stand out, tower over the adjacent homes, and they take away from the limited green space we already have.

Thank you for your consideration.

Sincerely,

Paul Wigboldus & Josephine Wigboldus

CityClerk

To Board of Variance
Date: Oct 13, 2016
Item # 3
Re: BOV Application
16-732508
4600 Fortune Ave.

From: Eric Salsbury <eric.salsbury@telus.net>
Sent: Wednesday, 12 October 2016 12:55 AM
To: CityClerk
Cc: fortunehermitagefamilies@gmail.com
Subject: Board of Variance , file 01-0100-30-BVARI-20-2016732508, 4600 Fortune Avenue
Attachments: City of Richmond.docx

I'm attaching a letter outlining my opposition to the application for an extension of the LUC termination date for 4600 Fortune Avenue, Richmond, BC.

Can you please bring it to the consideration of the Board of Variance for their meeting on October 13th?

Eric Salsbury
4591 Hermitage Drive
Richmond, BC



City of Richmond

Board of Variance

6911 No. 3 Road

Richmond, BC V6Y 2C1

(by e-mail to cityclerk@richmond.ca)

Wednesday, October 12th, 2016

Subject: Board of Variance Application – 4600 Fortune Avenue

Your file Number: 01-0100-30-BVARI-20-2016732508

Dear Board Members:

Summary:

I do not agree with any extension of the LUC terms for the property at 4600 Fortune Avenue, Richmond.

Background Information:

I am a joint owner of the property at **4591 Hermitage Drive, Richmond**, kitty corner south and west of the subject property. I am **directly affected**.

We have been joint **owner occupants of this property for 25 years**, since moving to Richmond from Vancouver.

The neighbourhood consists of small suburban lots (approx 40' X 100') which are fully built out with houses, already leaving very little space for amenities such as lawns, trees, flower gardens and street parking. Trees have grown over time making this a dense but pleasant neighbourhood.

No other properties in the immediate neighbourhood have been redeveloped under these terms so the community character remains consistent, intact and harmonious. Yes, there have been many substantial home renovations in the area, but they have kept to the general feeling of the area and by modernization they add to the appeal of the neighbourhood without detracting from the enjoyment of other properties.

Specific Objections:

If allowed to proceed under the terms of the expiring LUC, any redevelopment of the subject property **threatens to shadow my home, block my morning sun and day light, cut off my views to the North East and destroy the privacy in my backyard and into my bedroom and family room windows.**

I am also concerned that any new construction **will alter the local drainage and flood my neighbours' and my yards**. This is a common problem in Richmond.

Allowing one property owner to redevelop but denying the other owners the same advantage, through the expiration of a deadline, leaves me and other owners with an **absolute loss of value with no way to make up our loss** by similar redevelopment. There is **no offset to compensate for my loss of value or enjoyment of my property**.

General or Neighbourhood Objections:

This proposal **goes against the character of the neighbourhood**, and it is **not helpful to the long term evolution** of the area, Richmond or the Lower Mainland.

New **mega homes in this area go against emerging social trends** such as environmental responsibility, reducing energy consumption, promoting housing affordability, urban densification, the idea of having family homes for families, and so on.

Ultimately, **this area is well suited to a general revision of usage** including the future use of the Diefenbaker School property. I think that Richmond and its citizens and the Lower Mainland will be best served in the future by zoning this area for a combination of green space, schooling, and mid to high density housing development.

I believe that **the whole area needs to be rezoned all together**, with community involvement, over a long time frame, instead of ad hoc like this application effectively proposes.

If granted, this application allows redevelopment of one property but, by placing a new expensive house on the property will thwart the long term redevelopment toward higher density. I suggest, instead, to wait for a new vision for the area to develop so **all property owners could benefit from the inevitable change of land use** taking place in this community.

Recommendation:

For the reasons I've given I **ask you to deny the application**.

Eric Salisbury

4591 Hermitage Drive

Richmond, BC

CityClerk

From: Genevieve W <genevieve@shaw.ca>
Sent: Wednesday, 12 October 2016 8:04 AM
To: CityClerk
Subject: Opposition Letter to Board of Variance Application - 4600 Fortune Avenue BVL 16-732508

To Board of Variance
Date: Oct 13, 2016
Item #: 3
Re: BOV Application
16-732508
4600 Fortune Ave

Dear Members of the Board of Variance,

We are writing to express our opposition to the application to extend the early termination date of LUC 113, RE: Property at 4600 Fortune Avenue, File BVL 16-732508. After reviewing Tables 1 and 2 in Findings of Fact of their application, we feel that building a three storey house that has a principal dwelling size of up to 4,650 square feet (including garage), on a 3,875 square foot lot, is NOT in keeping with the character and appeal of our established neighborhood. One just has to drive through our neighborhood to see that the homes on Fortune Avenue are overwhelmingly 2 storey, proportionately sized homes on uniform lots with reasonable setbacks. We are also concerned that having such a large, towering house would possibly impose on neighbors' privacy, gardens, and sunlight.

We feel that we should all be subject to the same underlying zoning that will come into effect this November. Under this zoning the applicants can still build a modern 2.5 storey house with a potential maximum principal dwelling size of up to 2,669 square feet (including garage). This would be more in line with the size and character of the surrounding houses in the neighborhood, in our opinion.

In conclusion, we strongly urge the Board of Variance to DENY the application to extend the Land Use Contract 113 for 4600 Fortune Avenue.

We appreciate the opportunity to express our concerns.

Genevieve Woon and Jason Chung
4586 Fortune Avenue
Richmond, BC V7E 5J8



CityClerk

From: Rosalie Tang <rosaliekf.tang@gmail.com>
Sent: Friday, 7 October 2016 12:06 AM
To: CityClerk
Subject: File: 01-0100-30-BVAR1-20-2016732508

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 01-0100-30-BVAR1-20-2016732508 - 4600 Fortune Ave

TO BOARD OF VARIANCE	
Date:	Oct 13, 2016
Item #	3
Re:	16-732508
(BoV Application)	
4600 Fortune Ave	

Re: Board of Variance application - Property at 4600 Fortune Avenue

I am writing to express concern on the extension of land use contract termination date for the subject property. It is terribly strange if the redevelopment is on 3-level or monster building. To keep my neighborhood in harmony and unique, I strongly oppose.

Rosalie

Sent from my iPad



To Board of Variance
 Date: Oct 13, 2016
 Item # 3
 Re: BOV Application
 16-732508
 4600 Hermitage
 Drive

City Clerk's Office
 Finance and Corporate Services Department
 6911 No. 3 Road,
 Richmond BC
 V6Y 2C1
 Attn.: Board of Variance

October 13, 2016

Dear Sir/Madam:

Re: File #01-0100-30-BVAR1-20-2016732508
 4600 Fortune Avenue - LUC 113

We are **strongly opposed** to their application to extend the LUC. We feel that this will give them an advantage and power to build bigger and higher than the existing houses on Fortune Avenue and Hermitage Drive. We have to spoken with are opposed to thises massive homes in our well established neighborhood. All we wish for is to preserve the quality of our neighborhood. An oversize, or 3 storey house simply does not fit in with the look and feel of our current neighborhood.

Sincerely,

Wendy & Leo
 4626 Fortune Avenue
 Richmond BC



CityClerk

To Board of Variance
Date: Oct 13, 2016
Item # 4
Re: BOV Application
10506 Yarmish Dr
BVL 16-732545

From: Deborah Low <dlow01@shaw.ca>
Sent: Thursday, 13 October 2016 9:20 AM
To: CityClerk
Subject: Submission to Board of Variance Meeting tonight at 7:00 pm
Attachments: Letter to Board of Variance in submission for Thursday, Oct 13, 2016 meeting.docx

Dear City Clerk,

Please find attached my letter for submission to tonight's meeting at 7:00 pm.

Please confirm receipt of my email submission at your earliest convenience.

Thank you.

Sincerely,
Mrs. Deborah Low



October 13, 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 10506 Yarmish Drive
Board of Variance Meeting – Thursday, Oct 13, 2016

Dear Sirs,

I am writing in response to the application of Mou Kit Leung and Wah Chung Leung to an extension to the Land Use Contract.

I am the owner of the house (5500 Stefanko Place) directly behind the house at 10506 Yarmish Drive.

I am opposed to this application for extension for the following reasons:

1. My home (5500 Stefanko Place) is situated directly behind the home at 10506 Yarmish Drive. If a three storey home were to be built on this property, it would directly impact my backyard with loss of all privacy and access to sunlight during the evening hours. As well my backyard setback is only 20 feet to the fence and so we are quite close to our neighbour's house.
2. My family has lived in this neighbourhood for 30 years. It has been a wonderful neighbourhood to raise our family. I do not believe a 3 storey home would fit into the Koziar/Yarmish community plan for this neighbourhood. All the homes in this neighbourhood are two storey wood frames on average size lots build in the late 1970's.
3. There is no mechanism in place to permit a conditional allowance. I believe it is important to have a good relationship with one's neighbours. I would not be opposed to an addition over the garage at 10506 Yarmish Drive however unfortunately, I understand from speaking to Cynthia Lussier, no conditional approvals can be made.

Thank you for your consideration.

Sincerely,

Mrs. Deborah Low

5500 Stefanko Place

Richmond, BC

V7E 5G2

To Board of Variance
Date: Oct 13, 2016
Item # 4
Re: Boll Application
10506 Yarmish Dr.
16-732545

CityClerk

From: Albert Low <Albert.Low@corix.com>
Sent: Thursday, 13 October 2016 9:29 AM
To: CityClerk
Cc: Albert Low
Subject: Board of Variance Application - Property at 10506 Yarmish Drive, File: 01-0100-30-BVAR1-20-2016732545
Attachments: October 12.2016 - Board of Variance Application - Property at 10506 Yarmish Drive.pdf

To the Board of Variance
c/o The City Clerk's Office

Please find attached my views on the Board of Variance Application – Property at 10506 Yarmish Drive per my letter dated October 12, 2016.

Regards, Albert

Albert Low
Chief Financial Officer
Corix Group of Companies
Phone (604) 697-6704 | Fax (604) 697-6703 | www.corix.com

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October 12, 2016

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

Dear Sirs:

**Re: Board of Variance Application – Property at 10506 Yarmish Drive
File: 01-0100-30-BVAR1-20-2016732545**

Regarding the application submitted to the Richmond Board of Variance requesting an extension of the Land Use Contract termination date for the property at 10506 Yarmish Drive, thank you for the notification and opportunity to express my views on the application.

I am a thirty-year resident at 5500 Stefanko Place, situated immediately to the east, and with our backyard adjacent to the backyard, of 10506 Yarmish Drive. Our family has grown up in this neighbourhood and we have been active members of the community.

I am somewhat supportive to our neighbour's intention to renovate for improved functionality. However within the current procedures of extensions being granted on an unconditional basis and the lack of specifics on both the re-development plans or intentions and timeframe, I am not supportive of the extension being granted. Should a three-storey re-development occur, which is possible, we would:

- Lose enjoyment of our current home in terms of lost privacy and sunlight in our backyard and to the backside of our house
- See incongruent housing in the current neighbourhood of existing two-storey, single-family dwellings
- See increased noise levels from potential multi-family occupancy
- See impairment on the value of our home; i.e. resale value would decrease as our home would be less attractive for the reasons cited above and also in comparison to our neighbours without these possible detractors

Thank you again for the opportunity of stakeholders to express their views within your procedures and, in advance, for your consideration.

Yours sincerely,



Albert Low

Resident at 5500 Stefanko Place
Richmond, British Columbia

CityClerk

To Board of Variance
Date: Oct 13, 2016
Item # 4
Re: BOV Application
10506 Yarmish Dr.
16-732545

From: JEREMY WENG <ftwong68@gmail.com>
Sent: Thursday, 13 October 2016 9:16 AM
To: CityClerk
Subject: Board of Variance Application: file 01-0100-30-BVAR1-2016732545

Hi Chairman Board of Variance

This is WENG FU-TIEN (My address is 10504 Yarmish drive V7E5E7) and I am the closet neighbor of 10506 Yarmish Drive. I am worry if an extension is granted by the Board of Variance, the owner would be permitted to re-build their house more higher (3rd floor). It will impact the neighbors around them very seriously (The sunshine, the pollution of reconstruction of a new house...,etc). I strongly opposed the application (property at 10506 Yarmish Drive) to extend the provision of the Land use contract for the subject property to June/30/2024. Very appreciate the committes of the Board of Variance can understand.

Tel: 778-885-3122

Sincerely Yours
WENG FU-TIEN

