



Board of Variance

Thursday, October 20, 2016

Time: 7:00 p.m.

Place: Council Chambers
Richmond City Hall

Present: Howard Jampolsky, Chair
Abdolhamid Ghandbari
Sheldon Nider
Dalip Sandhu
Sam Virani

David Weber, Secretary to the Board

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

MINUTES

The Secretary to the Board advised that Board of Variance Application - 10506 Yarmish Drive (BVL 16-732545) was deferred at the October 13, 2016 Board of Variance meeting for consideration at the October 20, 2016 Board of Variance meeting. The application is not included on the October 20, 2016 Board of Variance agenda, as the applicants withdrew the application.

It was moved and seconded

That the minutes of the Board of Variance meeting held on October 13, 2016, be adopted as circulated.

CARRIED

Board of Variance
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AGENDA

It was moved and seconded

That the agenda for the October 20, 2016 Board of Variance meeting be varied to consider Item 4 - Board of Variance Application – 6631 Goldsmith Drive (BVL 16-732591), as the last item on the agenda.

CARRIED

1. **BOARD OF VARIANCE APPEAL – 8791 NO. 4 ROAD
BVL 16-732550**

(File Ref. No. BVL 16-732550) (REDMS No. 5180592)

APPLICANT: Man Foo Hui and Wan Ying Su

ADDRESS: 8791 No. 4 Road

PURPOSE: The registered owners of 8791 No. 4 Road have requested an appeal to the Board of Variance to extend the early termination date of Land Use Contract 088 as it applies to their property from November 24, 2016 to June 30, 2024. (Note: The applicant has not specified a date for the extension.)

Applicant's Comments

Angie Hui (on behalf of Man Foo Hui) and Wan Ying Su 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 existing home currently accommodates the applicants, their two children and two parents. The parents moved to Canada in July 2015
- The applicants continue to save towards the cost of rebuilding a new house, with one level specifically for the applicant's parents. They will reside with extended family while the home is being built
- Without an extension of the Land Use Contract, a home that is up to 2,734 square feet can be constructed (including garage)
- The applicants cannot currently afford to sell their home and purchase a larger home, or rebuild a new home. There is a mortgage on the home.

Written Submission

- (a) Catharina Ingham (Schedule 1)

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Gallery Comments

None.

Board Deliberation

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

- The cost of tearing down the existing home and rebuilding a new home will be excessive. The applicants could investigate alternatives to rebuilding
- The financial hardship cited by the applicants is unclear.

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 8791 No. 4 Road, be denied.

CARRIED

2. **BOARD OF VARIANCE APPLICATION – 4351 CABOT DRIVE
BVL 16-732570**

(File Ref. No. BVL 16-732570) (REDMS No. 5181082)

APPLICANT: Hung Lok Cheung and Ng Mui Chung Cheung

ADDRESS: 4351 Cabot Drive

PURPOSE: The registered owners of 4351 Cabot Drive have requested an appeal to the Board of Variance to extend the early termination date of Land Use Contract 042 as it applies to their property from November 24, 2016 to June 30, 2024.

Applicant's Comments

Hung Lok Cheung provided a brief overview of the application to the Board of Variance.

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

- The applicant's daughter resides in Hong Kong and will likely return to Canada in 2018. When she returns, the applicant may pursue a rezoning application, to potentially divide his lot into two lots
- The applicant's home is a duplex and shares a common wall with the adjoining duplex. The applicant has considered the feasibility of detaching

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from the adjoining duplex and rebuilding

- The applicant purchased the home in 1995 and maintains a small mortgage on the property.

Written Submissions

(a) None.

Gallery Comments

None.

Board Deliberation

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

- Under the Land Use Contract, the applicant's home can expand to a maximum of 3,005 square feet (including garage). With the underlying zoning, the home can expand to a maximum of 2,207 square feet. The home is currently approximately 1,200 square feet
- One side of the applicant's home is physically attached to another home (both are duplexes). Neither the Land Use Contract nor the underlying zoning will enable the applicant to detach from the adjoining dwelling, due to resulting code issues. The applicant may pursue an addition or renovation to the home, with the adjoining neighbour's pre-authorization.

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

- The applicant has resided in the home for many years. The existing home could also accommodate his daughter when she returns in 2018
- Granting a short extension to the Land Use Contract could enable the applicant to investigate alternate options for proceeding
- The adjoining neighbour must be involved if a building permit application is submitted on the applicant's home.

Board Decision

It was moved and seconded

That the application to extend the provisions of the Land Use Contract, as it applies to the property at 4351 Cabot Drive, be denied.

CARRIED

Opposed: Directors Sandhu and Virani

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3. BOARD OF VARIANCE APPLICATION – 11334 KINGCOME AVENUE

BVL 16-732588

(File Ref. No. BVL 16-732588) (REDMS No. 5180674)

APPLICANT: Mohamed Iqbal Meghjee and Sukeina Jethabhai

ADDRESS: 11334 Kingcome Avenue

PURPOSE: The registered owners of 11334 Kingcome Avenue have requested an appeal to the Board of Variance to extend the early termination date of Land Use Contract 048 as it applies to their property from November 24, 2016 to June 30, 2024.

Applicant's Comments

Mohamed Iqbal Meghjee and Sukeina Jethabhai 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 applicants currently reside in the home with their three children, and intend to rebuild a larger four-bedroom home within four to five years. A bedroom and en suite bathroom on the main floor will be included in the new home, to accommodate the applicant's aging mother
- Under the Land Use Contract, the garage can be situated further forward on the lot, leaving more space for a larger back yard
- The 1,791 square foot home was purchased privately in May 2016 due to its affordability, and proximity to schools and the mosque
- The applicants have financial and emotional hardships. They want to care for their mother in their home, however cannot afford to build at this time.

Written Submissions

(a) None.

Gallery Comments

None.

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Board Deliberation

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

- The zoning bylaw does not define “in-law suites”. Unless a suite restricts free movement within a home, is it not deemed a “secondary suite”
- The transfer of property occurred prior to the deadline for Land Use Contract extension applications
- The Land Use Contract permits a home of up to 6,264 square feet (including garage), which is not achievable given the limitations of the rights of way on the property. The underlying zoning permits a home of up to 3,354 square feet. The Land Use Contract enables a carport or garage to be situated closer to the lot line, than the zoning will allow.

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

- The applicants intend to build a larger home to accommodate their family and an aging mother. This could be considered a social hardship
- A financial hardship has been cited, as the applicants currently have insufficient funds to rebuild
- The applicants want to build in a different area of the lot, to make better use of the site.

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 11334 Kingcome Avenue, be granted.

CARRIED

Opposed: Directors Jampolsky and Nider

It was moved and seconded

That the provisions of the Land Use Contract, as it applies to the property at 11334 Kingcome Avenue, be extended to December 31, 2020.

CARRIED

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4. **BOARD OF VARIANCE APPLICATION – 10060 HOLLYCROFT GATE**

BVL 16-732599

(File Ref. No. BVL 16-732599) (REDMS No. 5180666)

APPLICANT: Gian Singh Dhillon and Amarjit Dhillon

ADDRESS: 10060 Hollycroft Gate

PURPOSE: The registered owners of 10060 Hollycroft Gate have requested an appeal to the Board of Variance to extend the early termination date of Land Use Contract 105 as it applies to their property from November 24, 2016 until November 24, 2020.

Applicant's Comments

Gian Singh Dhillon and Amarjit Dhillon 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 applicants purchased the home in March 2016 using a line of credit, and are not currently in a financial position to build
- Their intent is to build a 4,000 square foot home in which to reside with extended family, including a son and daughter-in-law
- The home is currently vacant and will be rented out until it can be rebuilt. The applicants own and currently reside in another home in Richmond
- The home has been listed for sale for a few months.

Written Submissions

- (a) Benny L. (Schedule 2)
- (b) Jeanna Gavsie, 5220 Hollycroft Drive (Schedule 3)
- (c) David and Thuy Lexier, 5217 Hollycroft Drive (Schedule 4)
- (d) Gregory and Maria Hourston, 5231 Hollycroft Drive (Schedule 5)
- (e) Alana Yee, 5237 Hollycroft Drive (Schedule 6)
- (f) Hugh and Patricia Murray, 10040 Hollycroft Gate (Schedule 7)

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Gallery Comments

Patricia Murray, 10040 Hollycroft Drive, spoke in opposition to the application, as an extension to the Land Use Contract would enable the applicant to construct a three-storey house, which would negatively impact the existing neighbourhood.

Kevin Kreiger, 5220 Hollycroft Drive, spoke in opposition to the application, as the property may have been purchased after the Land Use Contract was cancelled, and the property was currently listed for sale.

Board Deliberation

Discussion ensued on the merits of the appeal under Section 543 of the *Local Government Act*, noting that no clear evidence of hardship was demonstrated.

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 10060 Hollycroft Gate, be denied.

CARRIED

4. **BOARD OF VARIANCE APPLICATION – 6631 GOLDSMITH DRIVE
BVL 16-732591**

(File Ref. No. BVL 16-732591) (REDMS No. 5180665)

APPLICANT: Theresa Yueh Chaing Lau

ADDRESS: 6631 Goldsmith Drive

PURPOSE: The registered owner of 6631 Goldsmith Drive has requested an appeal to the Board of Variance to extend the early termination date of Land Use Contract 011 as it applies to the property from November 24, 2016 to June 30, 2024.

Written Submissions

(a) None

Gallery Comments

None.

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Meeting Adjourned

It was moved and seconded

That the meeting now adjourn to an in-camera session to hear Board of Variance Application – 6631 Goldsmith Drive (BVL 16-732591), in the absence of the public, due to the sensitive nature of the Applicant's submission.

CARRIED

The meeting adjourned at 9:40 p.m. and reconvened at 10:20 p.m. following the in-camera session, with all members of the Board of Variance present. The meeting was re-opened to members of the public.

The Chair announced the Board of Variance's decision related to the application.

Board Decision

The Board Chair Howard Jampolsky announced the following decisions reached by the Board carried unanimously.

That the application to extend the provisions of the Land Use Contract, as it applies to the property at 6631 Goldsmith Drive, be granted.

That the provisions of the Land Use Contract, as it applies to the property at 6631 Goldsmith Drive, be extended to June 30, 2024.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (10:22 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 20, 2016.

Howard Jampolsky
Chair

David Weber
Secretary to the Board

To: Board of Variance
Date: Oct 20, 2016
Item # 1
Re: BOV Application
16-732550
8791 No. 4 Road

CityClerk

From: catherine <clingham@gmail.com>
Sent: Friday, 7 October 2016 2:12 PM
To: CityClerk
Subject: BOARD OF VARIANCE APPLICATION - PROPERTY AT 8791 NO 4 RD
Categories: 01-0100-30-BVAR1-20-2016732550 - 8791 No 4 Rd

I object to the applicant being extended the provision of the Land Use Contract for the subject property to June 30, 2024.

The subject property is across the lane from our house and we do not want big houses in our neighbourhood and overuse of the the back lane.

Catharina Ingham

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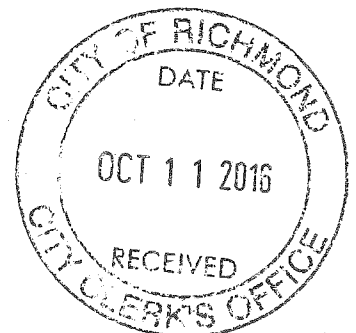
CityClerk

From: Benny L <b2828228@gmail.com>
Sent: Friday, 7 October 2016 2:24 PM
To: CityClerk
Subject: [Tiny Scanner] Doc Oct 07, 2016, 14:19
Attachments: Doc Oct 07, 2016, 1419.pdf; ATT00001.txt
Categories: 01-0100-30-BVAR1-20-2016732599

To Board of Variance
Date: October 20, 2016
Item # 5
Re: GOV Application
16-732599
10060 Hollycroft
Gate

Hi David Weber
We don't agree of this application

Benny





City of Richmond

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

October 3, 2016
File: 01-0100-30-BVAR1-20-2016732599

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 10060 Hollycroft Gate

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:	Amarjit K. Dhillon and Gian S. Dhillon
Subject Property:	10060 Hollycroft Gate
Land Use Contract:	LUC 105
Intent of Application:	To extend the provisions of the Land Use Contract for the subject property to June 30, 2020.

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

Date: Thursday, October 20, 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 October 7, 2016 and ending October 20, 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
Secretary to the Board of Variance

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

October 7, 2016

Jeanna Gavsie
5220 Hollycroft Drive
Richmond, BC
V7E 4V2

To Board of Variance
Date: Oct 20, 2016
Item # 5
Re: Bov Application
10060 Hollycroft
Gate / 16 - 732599

Attention: Mr. David Weber, Secretary to the Board of Variance
Re: File 01-0100-30-BVARI-20-2016732599

Board Members,

Thank you for permitting me the opportunity to share my views regarding the proposed application, submitted in respect to the property located at 10060 Hollycroft Gate, Richmond, BC (the 'Subject Property') and by Amarjit K. Dhillon and Gian S. Dhillon (the 'Applicants').

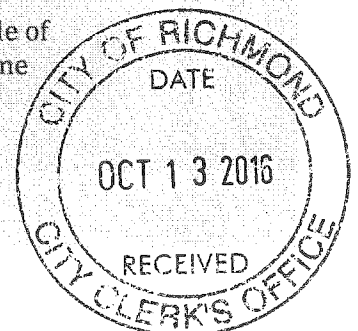
As a life long resident of Richmond, I am very concerned about the potential negative consequences that approval of this application will undoubtedly cause. Prior to outlining the details of my concerns, I hope to provide some context.

Background

I have lived in the Holly Park community for over 35 years. I was a student at our community school, McKinney Elementary, as are my children currently. My parents continue to reside in the neighbourhood, just around the corner from my home. We often walk or ride bicycles around the neighbourhood, speaking with neighbours and meeting with friends and family. My sister and her husband, who also have a growing family, are looking to purchase a home in our neighbourhood, but have been unable to secure a property in a price range that is financially viable for them as homes are being listed well over value and marketed to developers and speculative buyers.

My husband and I purchased our house in 2003 with the intention of raising a family in a comfortable, safe, and family friendly neighbourhood that had inviting streetscapes, traditional charm, and a neighbourly character. We now have two kids, many friends, and acquaintances that live nearby us. Most of our nearby friends and neighbours also have young families of their own and moved in to the community for similar reasons.

Recently, we renovated our home, adding a small addition to account for our growing family and to enable us to host family and friends who reside outside of Richmond. Our renovation was done in a very careful way, to ensure our home



maintained its original charm, did not detract from the character of the neighbourhood, or alter the good relationship we had with our adjacent neighbours. Rather, we took steps to make certain we did not impact our neighbours or their enjoyment and use of their homes.

Concerns

The proposed application to extend the Land Use Contract termination date for the Subject Property is of concern for many reasons. These are outlined, in detail, below as follows:

Property Marketing By Current Agent - Redevelopment Opportunity

Currently, the subject property is listed for sale. As part of the online marketing materials being used to promote the property, realtor, Vivian Choi has advertised the added, redevelopment value of the property based on it being subject to an existing land-use contract (LUC). She goes so far as to highlight the potential for a developer to build a home that is 6300 square feet in size. Unfortunately, for those who reside around this property, a home this size is between two and four times the size of any other existing home in Holly Park. With the shape and size of the current lot, a home this size, on this property, would certainly impact sight lines, create unwanted shading and diminish natural light, and result in the removal of mature trees and foliage that add to the current character of the property and the neighbourhood.

See 'Appendix A - Online Real Estate Listing of Vivian Choi'

Alters Character of the Neighbourhood

At present, the vast majority of the homes located in the Holly Park neighbourhood are standard bungalow or two storey homes, a majority of which being built in the mid to late 1970's. The homes are generally between 1500 and 3000 square feet in size. By and large, the homes all have a similar look and feel and do not offer dramatic contrast from one to another, aside from paint colour.

Holly Park, like other neighbourhoods, is defined by its look, shape, and the style of the homes, as well as, its architectural consistency. The area is further defined by many private gardens and open spaces, unique landscaping and vegetation, general patterns and use of the properties, as well as, building heights. The neighbourhood has undergone little redevelopment to date. That is to say, many existing homes of been updated and remodeled, but few have been completely taken down and replaced by entirely new construction. The difference between the two is significant.

One redevelopment, a nearby new home being constructed under the LUC, at 5120 Hollycroft Drive, is the first new home to be built proximal to the location of the Subject Property. This new home has altered the look and feel of this area of the neighbourhood. Its height (three storey) has impacted sight lines, created shading and blocks natural where previously there was no shading and abundant natural light. It has resulted in the removal of numerous mature trees and other foliage

changing the overall character of the property. This new home is also the only home in the area to be entirely surrounded by homes that are two stories or less, causing it to stand out as an unusual focal point, clearly towering above its neighbours. All of this has meant that the character of this part of the neighbourhood has been forever altered as now this one house stands out as being dramatically different.

In November 2015, City Councilor Alexa Loo clearly articulated City Council's intention in terminating the Land-Use Contracts as follows:

"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-storey boxes".¹

Sale / Re-Development Versus Long Term Enjoyment by Caring Resident

The Applicants have no interest in the community of Holly Park or its future and have not bothered to meaningfully engage those homeowners with properties adjacent to the Subject Property, who are their neighbours. This application has been made in order to permit the future redevelopment of this property by a for profit developer and real estate investor. The Applicants maintain an entirely transient interest in the Subject Property and are focused on one primary objective, profit.

Impact Upon Views

Currently, all homes surrounding my home are two stories or shorter in height, except for the previously mentioned new build at 5120 Hollycroft Drive. This new build is three stories, but its height has not impacted any potential preferential Northshore views of its neighbouring homes, as the surrounding homes face West, East, or South.

Our home, recently renovated in compliance with City of Richmond bylaws and in keeping with the character of the neighbourhood, includes seven new North facing windows, including a large picture window that provides views of the Northshore mountains and faces the Subject Property, located directly to the North. Any new development under the LUC is likely to include a three-storey home, which would completely block these views and would negatively impact the property value of our home as a result.

No Financial Hardship

The Applicants are the principals of Richdale Construction Ltd, which list its business address 7651 Dampier Drive, Richmond. The Applicants have been previously issued dozens of permits to demolish single-family homes and construct new residences in various areas in the City of Richmond since at least 2009, according to search of the City of Richmond's website. Recently, they redeveloped a

¹ 'Ding Dong, Land-Use Contracts, Three-Storey Homes Are Dead', Richmond News, Graeme Wood, November 27, 2015. <http://www.richmond-news.com/city-hall/ding-dong-land-use-contracts-three-storey-homes-are-dead-1.2121310>

property that at 8120 Claysmith Road. In 2014, the Applicants had been issued a building permit to redevelop 8120 Claysmith Road. At that time, an elderly couple is listed as owning the property. The property was sold in June 2014 to the Applicants for \$1,345,000. The property is currently listed as having a value of \$2,300,000.

Documents show that the owners of 10060 Hollycroft Gate, 8120 Claysmith Road, and 7651 Dampier Drive to be one and the same, Amarjit K. Dhillon and Gian S. Dhillon. The property at 7651 Dampier Drive has an assessed value at \$1,300,000.

It is not unreasonable to assume that, with the dramatic increase in property values since 2009, Richdale Construction Ltd and the Applicants have profited immensely from their many other real estate investments and redevelopment projects. Their current real estate holdings appear to indicate no financial hardship, rather a consistent pattern of buying properties for redevelopment and realizing substantial personal financial benefit.

With respect to the Subject Property, the Applicants purchased it in December 2015 for a price of \$1,090,000. The seller's realtor at this time was also Vivian Choi. No 'for sale' sign was ever erected at the property and the sale happened prior to the property being listed publically on MLS. Only eight months later, on August 8, 2016, the Applicants listed the Subject Property for sale at an asking price of \$1,588,000, or almost 50% more than what they paid. The listing realtor is again Vivian Choi. BC Assessments valuation in 2014 was \$926,000 and in 2015 was \$1,069,000. Based on current comparables, the property appears to be over priced for the market. No price adjustment has been made during the duration of its listing on MLS. Other homes for sale in this neighbourhood have recently sold in less time at prices more consistent with the current market valuations.

The subject property is being specifically marketed for its redevelopment potential in order to improve the long-term value of the property and to make it more attractive to real estate investors and speculators. Interestingly, local realtors, including Lynda Terborg, have "dismissed the notion that LUC termination would lead to lower property values" and have indicated that better design contributes to a house selling for more².

See 'Appendix B - BC Assessment Data for 10060 Hollycroft Gate'

See 'Appendix C - Active Real Estate Board Listing for 10060 Hollycroft Gate'

See 'Appendix D - Previous Real Estate Board Listing for 10060 Hollycroft Gate'

See 'Appendix E - Detailed Tax Reports Related to the Properties at 10060 Hollycroft Gate, 8021 Claysmith Road, and 7651 Dampier Drive'

² 'Ding Dong, Land-Use Contracts, Three-Storey Homes Are Dead', Richmond News, Graeme Wood, November 27, 2015. <http://www.richmond-news.com/city-hall/ding-dong-land-use-contracts-three-storey-homes-are-dead-1.2121310>

Application Documentation Submitted by the Applicants

As part of their application package as presented to the Board, the Applicants have not provided any supporting documentation or information to articulate a specific need for the LUC deadline extension being sought. Somewhat interestingly, the Applicants declare an value on Subject Property, as part of the title search conducted and submitted as part of this application at the end of May 2016, that is same as the price they paid to purchase the Subject Property in December 2015. Only three months later, in August 2016, they list the property for sale for 50% more. This is fact being highlighted to underscore, what appears to be the underlying motive of the Applicants, profit.

Conclusion and Request

The City of Richmond promotes, as one of its goals to "shape our community to be more attractive, livable, vibrant and sustainable" and to encourage more sustainable and connected neighbourhoods. I am concerned that the application before the Board undermines these objectives and is driven only by financial motivations. Furthermore, the Applicants appear to sneakily applying as individuals rather than as the proprietors of a local construction company actively and aggressively engaged in property redevelopment in the city. Based on all of the factors outlined above, there is no justifiable reason to approve this application. Doing so would directly and negatively impact the neighbouring property owners and the community as a whole and would serve only the interest of transient investors motivated by profit. I vehemently oppose this application and implore the Board to deny it.

Thank you for your time and for carefully considering our concerns,



Jeanna Gavsie

APPENDIX A - Online Real Estate Listing of Vivian Choi



Now Viewing Property Detail

10060 HOLLYCROFT GATE, Steveston North, Richmond, \$1,588,000.00



Well kept 4 bedroom & 3 bath beautiful home on a quiet SW corner lot under LAND USE contract (can build a 6,300 sq ft house) in an excellent neighbourhood. Updated with new paint, newer kitchen cabinets, counter tops, & laminate hardwood floors. Newer tiles, carpets, & light fixtures. Bright & spacious with large living, family & laundry room, 2000 sq ft, 3 full baths, 2 wood fireplaces & double car garage. Close to McKinney Elementary & Stevenson High. Act Fast!

[email a friend](#)

[calculate mortgage](#)

MLS#	R20108824
Property Type	House
Basement	None
Bedrooms	4
Bathrooms	(Total 3, 1 half)
Features	<ul style="list-style-type: none"> • C entral location • H hopping nearby • R eplaces • A ppliances Included

Finished Floor Area	2000 sqft.
Lot Frontage	49
Lot Depth	110
Age	37

[View additional pictures](#)

REALTOR®
Information



Choi, Vivian
(604) 773-3837
[Realtor's Email](#)
[Realtor's Web Page](#)

Royal Pacific Realty Corp.
N550 - 650 West 41st Ave
Vancouver V5Z2M9
(604) 266-8080
[Company Email](#)
[Company Web Page](#)

*The above information is deemed reliable, but is not guaranteed.
All dollar amounts in CDN unless otherwise specified.*

Now Viewing Property Detail

APPENDIX B - BC Assessment Data for 10060 Hollycroft Gate

Address Start typing in address (unit#-house# street name street type direction city/town)

[RECENT SEARCHES](#) [MY FAVOURITES](#)

10060 HOLLYCROFT GATE RICHMOND V7E 5A2



Total Value **\$1,069,000**

Assessed as of July 1st, 2015

Land	\$885,000
Buildings	\$184,000
Previous Year Value	\$926,000
Land	\$753,000
Buildings	\$173,000

Year Built **1979** Description **2 STY house - Semicustom**

Area-Jurisdiction-Roll
11-320-R-103-254-000

Show less

Are the property details correct?

Land Size **5315 Sq Ft**

Bedrooms **4**

First Floor Area **1359**

Baths **3**

Second Floor Area **703**

Carports

Basement Finish Area

Garages **G**

Strata Area

LEGAL DESCRIPTION AND PROPERTY ID

Lot.586 Block 4N Plan 55059 Section 36 Range 7W
Land District 36
PID: 003-801-632

Building Storeys

Gross Leaseable Area

Net Leasable Area

No. of Apartment Units

MANUFACTURED HOME

Width

Length

Total Area

SALES HISTORY (IN THE LAST 3 YEARS)

COMMENTS

[Map](#)

[Neighbouring Properties](#)

[Sample Sold Properties](#)

10020 HOLLYCROFT GATE RICHMOND V7E 5A2

Area-Jurisdiction-Roll: **11-320-R-103-252-000**



Total Value **\$893,000**
 Land **\$774,000**
 Buildings **\$119,000**
 Description
2 STY house - Semicustom

[Details](#)

10031 HOLLYCROFT GATE RICHMOND V7E 4V5

Area-Jurisdiction-Roll: **11-320-R-102-930-002**



Total Value **\$1,134,000**
 Land **\$805,000**
 Buildings **\$329,000**
 Description
2 STY house - semicustom

[Details](#)

10040 HOLLYCROFT GATE RICHMOND V7E 5A2

Area-Jurisdiction-Roll: **11-320-R-103-253-000**



Total Value **\$1,122,000**
 Land **\$915,000**
 Buildings **\$207,000**
 Description
2 STY house - Semicustom

[Details](#)

10051 HOLLYCROFT GATE RICHMOND V7E 4V5

Area-Jurisdiction-Roll: **11-320-R-102-970-002**



Total Value **\$956,000**
 Land **\$890,000**
 Buildings **\$66,000**
 Description
1 STY house - standard

[Details](#)

10060 HOLLYCROFT GATE RICHMOND V7E 5A2

Area-Jurisdiction-Roll: **11-320-R-103-254-000**



Total Value	\$1,069,000
Land	\$885,000
Buildings	\$184,000
Description	2 STY house - Semicustom

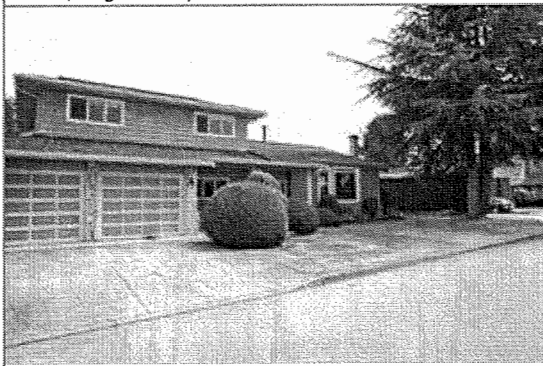
[Details](#)

APPENDIX C – Active Real Estate Board Listing for 10060 Hollycroft Gate

Active
R2098821
 Board: V, Detached
 House/Single Family

10060 HOLLYCROFT GATE
 Richmond
 Steveston North
 V7E 5A2

\$1,588,000 (LP)
 (SP)



Days on Market: **60** List Date: **8/8/2016** Expiry Date: **12/31/2016**
 Previous Price: **\$0** Original Price: **\$1,588,000** Sold Date:

Meas. Type: **Feet** Frontage (feet): **49.00** Approx. Year Built: **1979**
 Depth / Size: **110** Frontage (metres): **14.94** Age: **37**
 Lot Area (sq.ft.): **5,315.00** Bedrooms: **4** Zoning: **RE1E**
 Flood Plain: Bathrooms: **3** Gross Taxes: **\$4,156.00**
 Approval Req.?: Full Baths: **3** For Tax Year: **2016**
 Rear Yard Exp: **East** Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **003-801-632**
 View: Tour:

Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter** CSA/BCE:
 Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Registered:
 Floor Finish:

Legal: **PL 55059 LT 586 BLK 4N LD 36 SEC 36 RNG 7W** **Municipal Charges**
 Amenities: **None** Garbage:
 Water:
 Site Influences: **Central Location, Greenbelt, Private Yard, Shopping Nearby** Dyking:
 Sewer:
 Features: **CltHwsh/Dryr/Frdg/Stve/DW** Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'1 x 15'			x			x
Main	Kitchen	11'11 x 9'6			x			x
Main	Dining Room	12'2 x 11'2			x			x
Main	Family Room	18' x 11'			x			x
Main	Bedroom	10'2 x 9'6			x			x
Main	Laundry	11' x 6'1			x			x
Above	Master Bedroom	14'1 x 11'1			x			x
Above	Bedroom	12' x 10'1			x			x
Above	Bedroom	12' x 9'11			x			x
					x			x

Finished Floor (Main): 1,360	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above): 709	# of Kitchens: 1	1	Main	3	Yes	
Finished Floor (Below): 0	# of Levels: 2	2	Above	4	Yes	
Finished Floor (Basement): 0	Suite:	3	Above	3	No	
Finished Floor (Total): 2,069 sq. ft.	Crawl/Bsmt. Height:	4				
Unfinished Floor: 0	Beds in Basement: 0	5				
Grand Total: 2,069 sq. ft.	Basement: None	6				
	Beds not in Basement: 4	7				

List Broker 1: **Royal Pacific Realty Corp. - Office: 604-266-8989** List Broker 2:
 List Sales Rep 1: **Vivian Choi - Phone: 604-773-3837** **vivianchoi33@gmail.com**
 List Sales Rep 2: 3:
 Sell Broker 1: 2: 3:
 Sell Sales Rep 1: 2: 3:
 Owner: ****Privacy Protected** AMARJIT KAUR & GIAN SING DHILLON**
 Commission: **3.255%-1ST \$100K/1.1625% BAL** Occupancy: **Owner**

Realtor **Measurements are approximate & to be verified by the buyer &/or their agent if important.**
 Remarks:

Well kept 4 bedroom & 3 bath beautiful home on a quiet SW corner lot under LAND USE contract (can build a 6,300 sq ft house) in an excellent

APPENDIX D - Previous Real Estate Board Listing for 10060 Hollycroft Gate

Sold
R2020560
 Board: V, Detached
 House/Single Family

10060 HOLLYCROFT GATE
 Richmond
 Steveston North
 V7E 5A2

\$1,099,000 (LP)
\$1,090,000 (SP)

NO IMAGE AVAILABLE

Days on Market: **2** List Date: **12/11/2015** Expiry Date: **4/30/2016**
 Previous Price: **\$0** Original Price: **\$1,099,000** Sold Date: **12/13/2015**

Meas. Type: **Feet** Frontage (feet): **49.00** Approx. Year Built: **1979**
 Depth / Size: **110** Frontage (metres): **14.94** Age: **36**
 Lot Area (sq.ft.): **5,315.00** Bedrooms: **4** Zoning: **RS1/E**
 Flood Plain: Bathrooms: **3** Gross Taxes: **\$3,879.00**
 Approval Req.?: Full Baths: **3** For Tax Year: **2015**
 Rear Yard Exp: **North** Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **003-801-632**
 View: : Tour:

Complex / Subdiv: :
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

CSA/BCE:
 Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Registered:
 Floor Finish:

Dist. to School Bus:

Legal: **PL 55059 LT 586 BLK 4N LD 36 SEC 36 RNG 7W**

Amenities:

Site Influences: **Central Location, Private Yard**

Features:

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'1 x 15'			x			x
Main	Dining Room	12'2 x 11'2			x			x
Main	Kitchen	11'11 x 9'6			x			x
Below	Family Room	18' x 11'			x			x
Below	Bedroom	10'2 x 9'6			x			x
Below	Laundry	11' x 6'1			x			x
Above	Master Bedroom	14'1 x 11'1			x			x
Above	Bedroom	12' x 10'1			x			x
Above	Bedroom	12'11 x 9'11			x			x
					x			

Finished Floor (Main): 1,360	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above): 709	# of Kitchens: 1	1	Above	4	Yes	
Finished Floor (Below): 0	# of Levels: 2	2	Above	3	No	
Finished Floor (Basement): 0	Suite: None	3	Below	3	No	
Finished Floor (Total): 2,069 sq. ft.	Crawl/Bsmt. Height:	4				
Unfinished Floor: 0	Beds in Basement: 0	5				
Grand Total: 2,069 sq. ft.	Basement: None	6				
	Beds not in Basement: 4	7				
		8				

List Broker 1: **Royal Pacific Realty Corp. - Office: 604-266-8989**
 List Sales Rep 1: **Vivian Choi - Phone: 604-773-3837**
 List Sales Rep 2:
 Sell Broker 1: **Non Member / No Agency**
 Sell Sales Rep 1: **Non Member No Agency**
 Owner: **K. LEUNG**
 Commission: **3.255%-1ST \$100K/1.1625% BAL**

List Broker 2:
vivianchoi33@gmail.com
 3:

Appointments: **Touchbase**
 Call: **VIVIAN**
 Phone: **604-773-3837**

2: 3:
 Occupancy: **Owner**

Realtor **Measure approx, buyer to verify.**
 Remarks:

Well kept 3 bdrm + den split level home on a quiet SW corner lot in an excellent neighbourhood close to McKinney Elementary & Steveston High.

APPENDIX E – Detailed Tax Reports Related to the Properties at 10060 Hollycroft Gate, 8021 Claysmith Road, and 7651 Dampier Drive

Detailed Tax Report

Property Information

Prop Address	10060 HOLLYCROFT GT	Jurisdiction	CITY OF RICHMOND
Municipality	CITY OF RICHMOND	Neighborhood	STEVESTON RESIDENTIAL
Area	RICHMOND	SubAreaCode	VRI41
PropertyID	003-801-632	BoardCode	V
PostalCode	V7E 5A2		

Property Tax Information

TaxRoll Number	R103254000	Gross Taxes	\$4,156.48
Tax Year	2016	Tax Amount Updated	07/21/2016

More PIDS

003-801-632

Owner Name & Mailing Address

Owner1 1	** NOT AVAILABLE **	Owner2 1	
Owner1 2	** NOT AVAILABLE **	Owner2 2	
Mail Addr1	8120 CLAYSMITH RD	Mail Addr3	
Mail Addr2	RICHMOND BC	Mail Addr4	
MailPostalCode	V7C 2L1		

Legal Information

Legal Description

PL 55059 LT 586 BLK 4N LD 36 SEC 36 RNG 7W

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
55059	586	4N		36	36		7W	

Land & Building Information

Width		Depth	
Lot Size	5315 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1979		
BCA Description	2 STY SFD - AFTER 1930 - SEMICUSTOM	Zoning	105
WaterConn			
BCADData Update	03/30/2016		

Supplementary Property Info

BedRooms	4	Foundation	CRAWL
Full Bath	1	Half Bath2	1
Half Bath3	1	Stories	2
Pool Flg		Carport	0
Garage S	1	Garage M	0

Actual Totals

Land	Improvement	Actual Total
\$885,000.00	\$184,000.00	\$1,069,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$885,000.00	\$184,000.00	\$0.00	\$0.00	\$1,069,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$885,000.00	\$184,000.00	\$0.00	\$0.00	\$1,069,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
3/29/2016	\$1,090,000.00	CA5069913	IMPRV SINGLE PROPERTY CASH TRANSACT
12/9/2014	\$790,000.00	CA4127647	REJECT NOT SUITED SALE ANALYSIS
10/31/2006	\$560,000.00	CA319227	IMPRV SINGLE PROPERTY CASH TRANSACT

Detailed Tax Report

Property Information

Prop Address	8120 CLAYSMITH RD	Jurisdiction	CITY OF RICHMOND
Municipality	CITY OF RICHMOND	Neighborhood	SEAFAIR RESIDENTIAL
Area	RICHMOND	SubAreaCode	VRI31
PropertyID	007-613-857	BoardCode	V
PostalCode	V7C 2L1		

Property Tax Information

TaxRoll Number	R097799000	Gross Taxes	\$8,942.52
Tax Year	2016	Tax Amount Updated	07/21/2016

More PIDS

007-613-857

Owner Name & Mailing Address

Owner1 1	** NOT AVAILABLE **	Owner2 1	
Owner1 2		Owner2 2	
Mail Addr1	7651 DAMPIER DR	Mail Addr3	
Mail Addr2	RICHMOND BC	Mail Addr4	
MailPostalCode	V7C 4M3		

Legal Information

Legal Description

PL 19842 LT 83 BLK 4N LD 36 SEC 23 RNG 7W

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
19842	83	4N		36	23		7W	

Land & Building Information

Width		Depth	
Lot Size	9378 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	2015		
BCA Description	2 STY SFD - CUSTOM - ARCHITECT DESIGNED	Zoning	RS1/E
WaterConn			
BCAData Update	03/30/2016		

Supplementary Property Info

BedRooms	4	Foundation	SLAB
Full Bath	3	Half Bath2	1
Half Bath3	3	Stories	2
Pool Fig		Carpport	0
Garage S	0	Garage M	1

Actual Totals

Land	Improvement	Actual Total
\$1,348,000.00	\$953,000.00	\$2,301,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,348,000.00	\$953,000.00	\$0.00	\$0.00	\$2,301,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,348,000.00	\$953,000.00	\$0.00	\$0.00	\$2,301,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
6/30/2014	\$1,345,000.00	CA3813482	VACANT SINGLE PROPERTY CASH TRANSAC
1/23/2003	\$284,600.00	BV20297	REJECT NOT SUITED SALE ANALYSIS

Detailed Tax Report

Property Information			
Prop Address	7651 DAMPIER DR	Jurisdiction	CITY OF RICHMOND
Municipality	CITY OF RICHMOND	Neighborhood	SEAFAIR RESIDENTIAL
Area	RICHMOND	SubAreaCode	VR122
PropertyID	003-444-121	BoardCode	V
PostalCode	V7C 4M3		

Property Tax Information			
TaxRoll Number	R094798000	Gross Taxes	\$5,049.06
Tax Year	2016	Tax Amount Updated	07/21/2016

More PIDS
003-444-121

Owner Name & Mailing Address			
Owner1 1	** NOT AVAILABLE **	Owner2 1	
Owner1 2		Owner2 2	
Mail Addr1	7651 DAMPIER DR	Mail Addr3	
Mail Addr2	RICHMOND BC	Mail Addr4	
MailPostalCode	V7C 4M3		

Legal Information									
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Legal Description									
PL 45880 LT 230 BLK 4N LD 36 SEC 14 RNG 7W									
PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian	
45880	230	4N		36	14		7W		

Land & Building Information			
Width		Depth	
Lot Size	8282 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1975		
BCA Description	1 STY SFD - AFTER 1960 - MODERN STD	Zoning	RS1/E
WaterConn			
BCAData Update	03/30/2016		

Supplementary Property Info			
BedRooms	5	Foundation	BASEMENT
Full Bath	3	Half Bath2	1
Half Bath3	1	Stories	1
Pool Flg		Carport	1
Garage S	1	Garage M	0

Actual Totals		
Land	Improvement	Actual Total
\$1,212,000.00	\$86,300.00	\$1,298,300.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,212,000.00	\$86,300.00	\$0.00	\$0.00	\$1,298,300.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,212,000.00	\$86,300.00	\$0.00	\$0.00	\$1,298,300.00

Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
10/14/1999	\$335,000.00	BN276421	IMPRV SINGLE PROPERTY CASH TRANSACT
7/26/1999	\$350,000.00	BN196529	IMPRV SINGLE PROPERTY CASH TRANSACT
6/17/1999	\$0.00	BN156146	REJECT NOT SUITED SALE ANALYSIS

Expired
V865514
 Board: V, Detached
 House/Single Family

7651 DAMPIER DRIVE

Richmond
 Quilchena RI
 V7C 4M3

\$1,450,000 (LP)

(SP)



Days on Market: **95** List Date: **1/25/2011** Expiry Date: **4/30/2011**
 Previous Price: Original Price: **\$1,450,000** Sold Date:

Meas. Type: **Feet** Frontage (feet): **60.00** Approx. Year Built: **1975**
 Depth / Size: **138** Frontage (metres): **0.00** Age: **36**
 Lot Area (sq.ft.): **8,282.00** Bedrooms: **6** Zoning: **RES-1**
 Flood Plain: Bathrooms: **4** Gross Taxes: **\$3,533.00**
 Approval Req.?: Full Baths: **4** For Tax Year: **2009**
 Rear Yard Exp: **South** Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **003-444-121**
 View: **No** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Tar & Gravel**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Carport; Single, Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Registered:
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 45880 LT 230 BLK 4N LD 36 SEC 14 RNG 7W**

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'8"	Below	Dining Room	18' x 16'			x
Main	Kitchen	11' x 10'	Below	Hobby Room	14'4" x 10'9"			x
Main	Dining Room	11' x 11'	Below	Recreation	16' x 15'			x
Main	Nook	11' x 8'	Below	Bedroom	11' x 11'			x
Main	Master Bedroom	14'6" x 13'4"	Below	Bedroom	11' x 10'9"			x
Main	Bedroom	13'7" x 10'						x
Main	Bedroom	13'5" x 11'						x
Main	Bedroom	11' x 9'						x
Main	Den	14'7" x 11'						x
Below	Living Room	19' x 13'6"						x

Finished Floor (Main):	1,960	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,790	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Main	3	Yes	Pool:
Finished Floor (Total):	3,750 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 6	5				Door Height:
Grand Total:	3,750 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

List Broker 1: **Macdonald Realty Westmar - Office: 604-279-9822**

List Broker 2: **raymondtychoy@gmail.com**

List Sales Rep 1: **Raymond T.Y. Choy PREC* - Phone: 604-838-1188**

List Sales Rep 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: ****Privacy Protected****

Commission: **3% ON 1ST 100K/1% ON BAL**

Appointments: **Phone L.R. First**
 Call: **RAYMOND CHOY**
 Phone: **604-838-1188**

Occupancy: **Owner**

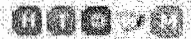
Realtor **Owner occupied! Some notice required. All measurements are approximate. Property contains unauth. accomodation.**
 Remarks:

Adjacent to South Wynd subdivision, quiet with nice street appeal, no ditches and overhang power wire. Lot 60'x138', 2 level house with fully finished downstairs & separate entrance, 4 bdrms & den upstairs, 2 bdrms downstairs, total 4 full baths, single garage & single carport. Addition was done 22 years ago with permit, open & bright solarium with hot tub overlooking a private western backyard. Updated marble entrance foyer, granite kitchen counter, engineered H/W floors, Vaulted high ceiling living room, big wrap around balcony. Walking distance to park, bus, and school. Good for moving in or build your dream home in the future.

Terminated
V699077
 Board: V, Detached
 House/Single Family

7651 DAMPIER DRIVE
 Richmond
 Quilchena RI
 V7C 4M3

\$928,000 (LP)
 (SP)



Days on Market: **91** List Date: **3/30/2008** Expiry Date: **9/30/2008**
 Previous Price: Original Price: **\$928,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **60.00** Approx. Year Built: **1975**
 Depth / Size: **138** Frontage (metres): Age: **33**
 Lot Area (sq.ft.): **8,282.00** Bedrooms: **6** Zoning: **RES**
 Flood Plain: Bathrooms: **4** Gross Taxes: **\$2,869.00**
 Approval Req.?: Full Baths: **4** For Tax Year: **2007**
 Rear Yard Exp: **West** Half Baths: **0** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **003-444-121**
 View: : Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Wood**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Tar & Gravel**

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single, Garage; Single**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: :
 Registered:
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LT 230 SEC 14 B4N R7W PL 45880 **CANC 06/29/08/EXP**** Municipal Charges
 Amenities: **None** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'8"	Below	Bedroom	11' x 11'			x
Main	Kitchen	11' x 10'	Below	Living Room	19' x 13'6"			x
Main	Dining Room	11' x 11'	Below	Dining Room	18' x 16'			x
Main	Nook	11' x 8'	Below	Hobby Room	14'4 x 10'9"			x
Main	Bedroom	13'7 x 10'	Below	Recreation	16' x 15'			x
Main	Bedroom	11' x 9'	Below	Utility	11' x 8'8"			x
Main	Bedroom	14'6 x 13'4"						x
Main	Bedroom	13'5 x 11'						x
Main	Den	14'7 x 11'						x
Below	Bedroom	11' x 10'9"						x

Finished Floor (Main):	1,960	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,790	# of Levels: 2	2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Main	4	No	Pool:
Finished Floor (Total):	3,750 sq. ft.	Crawl/Bsmnt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Door Height:
Grand Total:	3,750 sq. ft.	Basement: None	6				
		Beds not in Basement: 6	7				
			8				

List Broker 1: **RE/MAX Sandy So Realty - Office: 604-263-2823** List Broker 2:
 List Sales Rep 1: **Sandy So - Phone: 604-244-9622** info@sandyso.com
 List Sales Rep 2: 3; Appointments: **Phone L.R. First**
 Sell Broker 1: 2; Call: **CARMEN LO**
 Sell Sales Rep 1: 3; Phone: **604-244-9622**
 Owner: **G. & A. DHILLON**
 Commission: **3.255% ON 1ST \$100,000/1.1625% ON BAL**
 Occupancy: **Owner**

Realtor
 Remarks:

West Richmond Desirable Neighborhood! This is an unbelievable deceiving lovely family home with 3,750 sq. ft. on 8,280 sq. ft. lot. 6 bedrooms+Den, 4 full baths, plus an open bright solarium with hot tub overlooking a large private sunny we stern backyard. 2 separate suites potential. Addition was done 20 years ago with permit. 2 owners only, beautifully maintained. Quality renovation includes marble entrance, granite kitchen counter, extensive use of engineered hardwood floor including stairs. California vaulted cedar ceiling, big wrap around balcony, fully landscaped yards. Walk to schools, and transit. A pleasure to show!

October 13, 2016

David Weber
Secretary to the Board of Variance
City of Richmond

To Board of Variance
Date: Oct 20, 2016
Item # 5
Re: BOV Application
10060 Hollycroft
Gate / 16 - 732 599

To the Board of Variance,

Re: Board of Variance Application - Property at 10060 Hollycroft Gate

We are writing in response to the request to extend the Land Use Contract termination date for 10060 Hollycroft Gate. We would like to thank you for the opportunity to provide input on this issue.

We would first like to acknowledge all of the letters written by our neighbors who provided their thoughts and concerns regarding this extension request. We certainly echo all of their concerns and are united to **ask the board to deny this extension request.**

Background

We live directly beside the subject property at 5217 Hollycroft Drive. We have lived in the house since 2007 and have 3 growing children (8, 6, & 3). We were saddened upon hearing the news that our neighbor passed away last year, as she had always been so kind to our family and maintained a beautiful property on the corner lot.

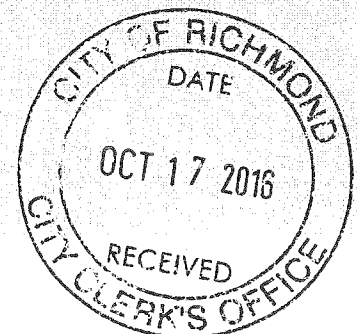
We have several immediate concerns regarding the application to extend the Land use Contract termination date.

1) Applicants

When we first received the notice from the City of Richmond on October 3, 2016, we were very confused to see the names of the applicants (Amarjit K Dhillon and Gian S. Dhillon). We are not sure if these applicants are the actual home owners as we were under the assumption the property has never been sold since we have lived next door. We do see a current for sale sign on the property, and the MLS listing that makes reference to the ability to make use of the Land use Contract to build a giant "6300 square foot house".

2) Speculation

If the applicants are the actual homeowners, then it is obvious that there was absolutely no intention to ever move into the property. It is clear from the MLS listing and the chronology of events, that the applicants are requesting this extension for purely speculative motives. They are marketing the Land use Contract to increase the value of the property. Our research has shown that the applicants own a construction company and are constantly taking building permits out in the city of Richmond. We are unsure where their principal residence is, but it does not appear that this property is where they will be making their roots.



3) Hardship

We believe the condition to receive an extension for the Land Use Contract termination date is on account of hardship. We are not sure if we are privy to the applicants' explanation of hardship, but we would find it hard to believe that the applicants are suffering hardship in relation to this property as they have never lived there, yet had the money to purchase the property apparently? Again, we do not have all the facts regarding the application, but from our perspective, we would question any hardship.

4) Common look and feel of the street/neighborhood

We purchased our house in 2007. We were so lucky to find a property that was in such a beautiful neighborhood. The houses were all of similar size and look, and to us, that made us feel very connected to our neighbors. Most of the houses have three to four bedrooms and like us, many families have kids sharing rooms. We believe this is what keeps families close, and in turn, our community close as well.

We are against the building of massive homes in our neighborhood. We do not feel that this is in keeping with the spirit of the neighborhood. We moved to the neighborhood because the houses were within our means and the school was at the heart of the community. We are both working parents and spend a large portion of our salary on childcare for our children. We do this because we want our children to live and thrive in the community and at school while we have the opportunity to contribute to the economy through our jobs. This is important to us. We did not buy our house as an investment or to make money. We bought our house to live and raise our family to contribute to our community. I do not know if I can say the same for the applicants. They have never introduced themselves to us, nor have we had any conversations about their intentions for the property.

5) Enjoyment of our property

Currently, our property enjoys small but adequate daylight/sunlight in our backyard. Our backyard is where our children play and we both enjoy gardening and landscaping. As well, we also have small patio where we enjoy evenings in the summer with our family and friends. We are very fearful that if a large "monster" house was built on the adjacent property, we would lose both our sunlight and privacy. Without sunlight, which is limited as is, our grass would have a difficult time surviving. We are constantly battling moss as is, and any reduction in sunlight would have a disastrous effect on our lawn. As well, we are extremely concerned that a "monster" house would infringe on our privacy in our backyard. We have 2 bathrooms and our child's room that faces the back of our house. Currently, there are no other properties that have direct views to our patio and back of the house. With any extension of 10060 Hollycroft Gate, it is a certainty that there will be windows or decks that will hover over our property and have direct views of our patio, backyard, and our bathrooms and bedrooms. This is something that we do not want, and it is one of the main reasons we purchased our property.

We also have concerns that any "monster" house would result in tearing out the hedges that act as a privacy fence in our front yard. This is very important to us as it provide us significant privacy and safety for our children when going to and from the car every day.

Again, we thank you for allowing us to provide input. We were in full support of the City of Richmond's choice to remove these Land Use Contracts as we do not want to see monstrous houses in our neighborhood. **We are asking that the Board of Variance deny this request to extend the Land use Contract on this property.**

Thank you kindly,



David and Thuy Lexier
5217 Hollycroft Drive

5231 Hollycroft Drive
Richmond, BC
V7E 5B7

To Board of Variance
Date: <u>OCT 20, 2016</u>
Item # <u>5</u>
Re: <u>Bov 16-732599</u> <u>10060 Hollycroft</u>

16 October 2016

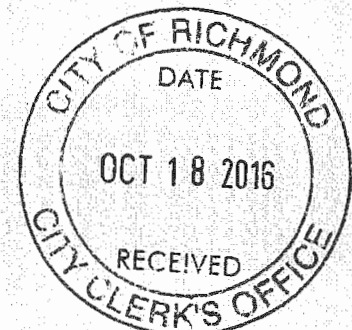
City of Richmond
Board of Variance
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Attention: Mr. David Weber, Secretary to the Board of Variance

Re: File 01-0100-30-BVARI-20-2016732599

Thank you for permitting me the opportunity to share my views regarding the proposed application submitted in respect to the property located at 10060 Hollycroft Gate, Richmond, BC (the subject property) by Amarjit K. Dhillon and Gian S. Dhillon (the applicants).

My wife and I bought our home in 2003, and have raised my two daughters here. My older daughter attended McKinney Elementary for grade one and two, before transferring to St. Joseph the Worker school for grades three to seven. My younger daughter attended St. Joseph the Worker school from kindergarten to grade seven. We love our community and plan to live here for many years to come. We feel "The Hollies" is the type of neighborhood Richmond should strive to protect. Developed in the mid to late seventies, many of the original owners have raised their families, become empty nesters, and looked to downsize. I, and many of our neighbors are second-generation owners, drawn by the excellent local schools and the beautiful neighborhood. No two houses are exactly the same in The Hollies, there is a diversity of styles that is a testament to the vision of the original developers. The one common element is that no house overshadows or dwarfs its neighbors.



Many of the houses have been updated and renovated. Kitchens have been expanded, a fourth or fifth bedroom added, but the houses have always maintained a look true to the original neighborhood. Unfortunately this is changing. Real estate agents emphasize how much bigger a house a lot could contain. Developers want to "build the max". Beautiful mature trees can be cut down if necessary. My neighbors and I want to guard against this new credo. We do not want to see 6000 square foot houses looming over adjacent properties and despoiling the unique nature of our community simply because loopholes to bylaws allow it. The City of Richmond ended the Land Use Contract for good reason, and to allow an extension of it for the property in question is both unwarranted and unjustified.

Regards,



GREGORY HOURSTON



MARIA HOURSTON

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

October 15, 2016

Alana Yee
5237 Hollycroft Drive
Richmond, BC
V7E 5B7

To Board of Variance
Date: <u>OCT 20, 2016</u>
Item # <u>5</u>
Re: <u>BOV 16-732599</u> <u>10060 Hollycroft</u>

Dear Board of Variance,

Thank you for advising us about the application that has been submitted to you requesting an extension of the Land Use Contract termination date for the property on 10060 Hollycroft Gate. My family and I are opposed to any possible new build on this property as we feel that this will take away from the existing neighbourhood community and aesthetic of Holly Park.

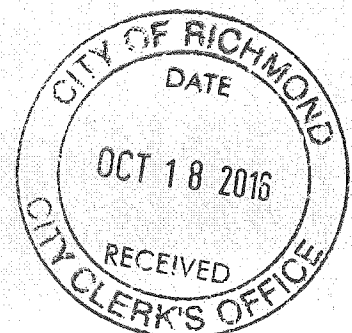
We have two young children who attend the local elementary school and purchased our home in this neighbourhood 8 years ago because we appreciated and loved the look and feel of Holly Park. The homes here were all built around the same time and many of the owners have lived here for a very long time raising their families. I know of a few families in the area who have renovated and updated their homes but in keeping with the same neighbourhood feel. The new construction on 5120 Hollycroft Drive unfortunately does not look like it fits in. We don't want any new houses to be built larger and out of character for our neighbourhood.

We appreciate the opportunity you have given us to speak on this matter. Hopefully you will be able to take all of this into consideration when making your decision.

Thank you,



Alana Yee



Hugh Murray

From: Hugh & Pat Murray <hughpatmurray@gmail.com>
Sent: October 17, 2016 8:30 AM
To: hpmurray@shaw.ca
Subject: Board of Variance Response

I am writing this letter in response to a notification from the City of Richmond regarding a land use extension request from Amarjit Dhillon, who I understand, may be a real estate investor or property developer.

We moved into our home in 1981 and have enjoyed the intended look and feel of our neighbourhood for all of our years within it. Over this time our children have attended the local school, participated in sports and grown up surrounded by many families who still reside here. They enjoy returning to the setting they remember and seeing small changes in the families living here.

We were pleased to know that Richmond City Council stated, as its mandate, to preserve the look and feel of neighbourhoods such as ours. I believe that it is for this very reason the Land Use Contract Termination is to take effect this November and therefor should still happen.

This subject property is located directly south and next door to ours. I do not believe that the requesters have any interest or concern for the neighbourhood or the people, such as ourselves, who have lived within it for many years. I believe that this recent request has been made simply in order to increase the perceived property value for yet another sale. If, for example, a three story monster house was erected, we would suffer a loss of light, an unsightly appearance and non conforming building very close to our own home. In short, it would stick out like a sore thumb and feel like we were being infringed upon!

For this and other stated reasons, I am asking that this application be turned down.

Hugh and Patricia Murray
[10040 Hollycroft Gate](#)
[Richmond B.C.](#)