



**To:** Planning Committee

**Date:** September 29, 2010

**From:** Brian J. Jackson, MCIP  
 Director of Development

**File:** RZ 10-511408

**Re:** Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) to Single Detached (RS3/E)

**Staff Recommendation**

1. That Bylaw No. 8621, for a zoning text amendment to "Single Detached (RS3/E)" to allow for a Bed and Breakfast (B & B) limited to two (2) bedrooms and four (4) guests at 3111 Springside Place; and for the rezoning of 3111 Springside Place from "Single Detached (RS1/E)" to "Single Detached (RS3/E)", be introduced and given First Reading; and
2. That staff be directed to bring forward amendments to the Zoning Bylaw to allow a two (2) bedroom Bed and Breakfast (B & B) with a maximum of four (4) guests in Single-Family zoning districts provided that performance criteria addressing landscaping, privacy, parking and life safety are included in an amended Business License Bylaw.

Brian J. Jackson, MCIP  
 Director of Development

EL/TB:blg  
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Business Licences	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Part A: Rezoning Referral

#### Origin

John Falcus had applied to the City of Richmond for permission to rezone the "Seabreeze Guesthouse" at 3111 Springside Place (**Attachment 1**) from "Single Detached (RS1/E)" to "Single Detached (RS3/E)" for a three (3) bedroom Bed and Breakfast (B & B) to accommodate up to six (6) guests.

On June 22, 2010, Planning Committee reviewed the Rezoning Application and recommended denial.

*That Bylaw No. 8621, for the rezoning of 3111 Springside Place from "Single Detached (RS1/E)" to "Single Detached (RS3/E)", be denied.*

On June 28, 2010, Council considered the Rezoning Application

*It was moved and seconded*

*That Bylaw No. 8621, for the rezoning of 3111 Springside Place from "Single Detached (RS1/E)" to "Single Detached (RS3/E)", be denied.*

*The question on Resolution R10/11-6 was not called as discussion ensued and Council members commented on the most appropriate step for the proposed application. It was noted that Mr. Falcus is now willing to amend his application and address the cul de sac's concerns.*

*As a result of the discussion, the following referral was introduced:*

*It was moved and seconded*

*That Bylaw No. 8621, for the rezoning of 3111 Springside Place from "Single Detached (RS1/E)" to "Single Detached (RS3/E)", be referred back to staff to investigate the following:*

- (a) locational criteria;*
- (b) performance standards;*
- (c) industry consultation;*
- (d) street parking;*
- (e) expansion impacts;*
- (f) safety;*
- (g) licence fees; and*
- (h) the difference between B & Bs and boarding houses.*

Please see **Attachment 2** for the previous *Report To Committee*.

## Background

The Seabreeze Guest House was established at the subject site approximately five years ago. Under the existing bylaw at the time (*Richmond Zoning and Development Bylaw No. 5300*), "Bed and Breakfast" was not defined, but the use was permitted under the boarding and lodging provisions in the bylaw, with a maximum of two (2) guests. Anything exceeding two (2) guests would require a rezoning to a site specific zone. For example, Single Detached Heritage (ZS11), formerly Comprehensive Development District (CD/122) under *Richmond Zoning and Development Bylaw No. 5300*, was approved in 2001 to allow a five (5) bedroom B & B.

Under the current Richmond Zoning Bylaw 8500, "Bed and Breakfast" is defined. A small scale B & B (i.e. maximum 2 guests) is permitted in all zones that allow boarding and lodging use, but a rezoning is required for anything more than two (2) people or two (2) bedrooms. A set of specific use regulations pertain to B & B use is included in the current Richmond Zoning Bylaw 8500. The applicant is seeking a rezoning for the subject site to allow a two (2) bedroom B & B that could accommodate up to four (4) guests.

## Findings of Fact

### Existing Bed & Breakfast Residences in Richmond

The existing B & B's were listed and mapped (**Attachment 3**). B & B lists were obtained from:

- Community Bylaws: 14 B & Bs were advertised on the Tourism Richmond's website;
- Fire Department: 24 B & Bs were inspected/scheduled for inspection prior to the Olympics; and
- The Applicant: 56 B & Bs were found on an internet and newspaper search.

It is noted that some of the establishments on that the list provided by the applicant are boarding houses where rooms are available for longer term rental. Therefore, for the purpose of this study, the lists from Community Bylaws and Fire Department were used. It is noted that many of the B & Bs are duplicated on both lists. As a result, a total of 26 B & Bs are included on the final B & B list used for this study. It is noted that some of the B & Bs on the list may not be in operation at this time; however, this does not affect the integrity of the findings on street parking and safety records, which go back four (4) years.

### *Location:*

- Boarding and lodging (up to 2 guests) is allowed in all standard Residential and Mixed-Use zones [except in Residential Child Care zone (RCC)].
- B & B use is allowed as a Secondary Use (with rezoning) in the Single Detached (RS3) zone.
- Existing B & B's by Road Type:
  - Arterial: 4% (1)
  - Minor Arterial: 11% (3)
  - Local Road: 73% (19)
  - Cul de Sac: 8% (2)
  - City Centre Collector: 4% (1)

- Existing B & B's by OCP-Area Plan:
  - East Richmond: 12% (3)
  - West Richmond: 42% (11)  
(including Thompson, Seafair, Blundell)
  - South Richmond: 15% (4)  
(including Steveston, Gilmore)
  - Central Richmond: 31% (8)  
(including Sea Island, Bridgeport, City Centre, West Cambie, Broadmoor)

*Street Parking:*

- There have been no patrol requests forwarded to Community Bylaws associated with any of the properties on the B & B list in the last four (4) years.
- Transportation confirmed that B & B's pose minimal inconvenience when regulated subject to the terms of the Zoning Bylaw's parking provisions.

*Safety Record:*

- The Fire Department confirmed that there were four (4) medical calls and one (1) wild land fire associated with the properties on the B & B list in the last four (4) years.
- The RCMP has examined statistics related to calls to B & B's in the last four (4) years and confirmed that B & B's pose no threat of civil disorder or danger beyond that typical of most single-family neighbourhoods.
- Transportation has examined statistics related to accidents near B & B's in the last four (4) years and confirmed that B & B's pose no threat of an accident rate exceeding that typical of most single-family neighbourhoods.

*Business Licences:*

- Under the existing bylaw, when the Seabreeze was established (*Richmond Zoning and Development Bylaw No. 5300*), B & B Use was regulated under the boarding and lodging provisions (with a maximum of 2 guests) and a Business License for boarding and lodging was not required.
- Under the current Richmond Zoning Bylaw 8500, a small B & B (up to 2 guests) is permitted and a Business License is not required. However, a Business License will be required for a B & B larger than two (2) guests and two (2) bedrooms.

## Staff Comments

### Locational Criteria

- No other municipality has locational criteria for locating B & B's.
- In other cities, B & B's are on major arterial roads, minor arterial roads, and cul de sacs; they are located both far apart and close together in other cities.
- Staff considered the introduction of locational criteria similar to Group Homes, with certain spatial separation requirements. Research has indicated that no other city has such criteria and there is no indication that the B & Bs generate crime, traffic or neighbourhood safety concerns. Therefore, staff believes that such locational criteria are not warranted.

### Performance Standards (Regulations and Prohibitions)

- Most municipalities in the Lower Mainland require B & B's to provide additional parking on-site and demonstrate that there are no cooking facilities in the guest rooms. In addition, the B & B use cannot occur in association with boarding & lodging uses.
- Under Section 5.5 of Richmond Zoning Bylaw (8500), B & B's in Richmond are subject to the maintenance of "privacy and enjoyment" for adjacent residences, maintenance of character of the subject dwelling and the neighbourhood, provision of additional on-site parking, screening of on-site parking and open space, operation by the permanent residents of the principal dwelling only, no cooking facilities in the guest rooms, no association with boarding and lodging use or a secondary unit, and generation of traffic no greater than is normal in the neighbourhood (see **Attachment 4** for the complete list of regulations).
- Since the City already has an extensive list of performance standards for B & B's (with almost all of the primary requirements from other municipalities in the Lower Mainland included in our list), staff feel that no additional criteria are warranted in the Zoning Bylaw.
- If Council chooses to increase the number of rooms or guests, allowed under the current Zoning Bylaw without rezoning, staff recommends that the Business Licence Bylaw be amended to include performance criteria for privacy, landscaping, parking and life safety that would otherwise have been addressed through the rezoning process to a larger B & B.

### Expansion Impacts

- Expansion of the dwelling unit must be in compliance with the Zoning Bylaw & Building Codes.
- Under the current bylaw, "expansion" of the boarding and lodging uses (maximum 2 guests) to a B & B (maximum 6 guests in 3 rooms) would require a rezoning application.
- A rezoning to a site specific zone will be required for "expansion" of the B & B use to more than three (3) rooms or six (6) guests.

### Building Code

- No tenant improvements are (typically) required for Bed and Breakfast establishments.
- A single-family dwelling (with three (3) bedrooms available for guests) is still considered a “single-family dwelling” under the BC Building Code.
- It is the owner’s responsibility to ensure applicable Code requirements have been addressed.

### Residential Structure versus Commercial Structure

- A B & B is considered as a residential dwelling and the exterior appearance is expected to reflect the residential use while the commercial component should be incidental.
- There is no maximum number of bedrooms or maximum number of residents in a dwelling if they fall within the definition of a household.
- For design purposes, the occupant load of a single-family dwelling is based on two (2) persons per bedroom.
- A five (5) bedroom dwelling (three (3) bedrooms in the principal unit and two (2) bedrooms in the secondary suite) may house 10 people, assuming two (2) households each with residents all related by blood, marriage or adoption.

### Licence Fee

- Under the current Business Licence Bylaw, a Business Licence is not required for a two (2) person/two (2) bedroom B & B in Richmond. A Business Licence would be required for larger B & B’s and would be assessed based upon the number of rental units (up to three (3) rooms would be \$140.00).
- As part of staff research on B & B Business Licences (as far as performance standards are concerned), the most appropriate Business Licence fee structure should also be reviewed to avoid creating an economic deterrent for existing or possible B & B operators.

### Definitions of Household, Bed & Breakfast and Boarding House

- Under all single-family zones, a maximum of two (2) households is permitted – one (1) in the single-family dwelling and one (1) in the secondary suite.
- A household includes an unlimited number of persons who are related by blood, marriage or adoption; or a total of six (6) persons, including boarders, who are not related by blood, marriage or adoption.
- Bed and Breakfast is a defined term in the Zoning Bylaw; it means a sleeping unit which is a secondary use of a principal use in which overnight accommodation and typically one meal is provided to overnight guests.
- There is no defined term for Boarding House in the Zoning Bylaw.
- Most single-family zones allow two (2) boarders or two (2) B & B guests.
- A “Boarding House,” beyond two (2) people would require a rezoning. Richmond does not currently permit Boarding Houses.

## Consultation

### Industry Consultation

- A set of three (3) discussion groups, organized by John Falcus (Seabreeze Guest House) and moderated by Gary Cordrey (Past President, Manitoba Bed & Breakfast Association) were held in late July, 2010 and early August, 2010.
  - Most operators are not planning to apply for rezoning to legalize the B & B use on their property due to the excessive application fee, and lengthy process, etc.
  - Most operators agreed they could each accommodate three (3) rooms and six (6) guests.
  - All operators agreed that variable costs would not change significantly if they offered three (3) sleeping units with six (6) guests rather than two (2) rooms with four (4) guests.
  - All operators agreed that variable costs would not change significantly if they offered four (4) sleeping units with eight (8) guests rather than three (3) rooms with six (6) guests.
  - All operators agree that three (3) rooms with six (6) guests is the minimum number of rooms necessary to provide adequate income to operate.
  - No operators reported any dealings with the RCMP and/or Fire Department other than the Fire Department inspections that took place prior to the Olympics.
  - No operators reported any guest involvement in crime and/or accident that had taken place on their street.
  - No operator reported any complaints from neighbours regarding their B & B operation with the exception of one (1) operator who had a parking issue that was resolved.
  - Please see **Attachment 5** for a summary report of the discussion.

### Neighbourhood Consultation

#### *Outreach by the Operator*

- Prior to posting rezoning sign (March, 2010) the applicant engaged in “door-step” conversations with seven (7) neighbours on Springside Place and two (2) neighbours on Springhill Crescent to explain the B & B approval process and discuss the subject rezoning application.
- Subsequent to the June 28, 2010 Council Meeting (early to mid July, 2010), the applicant completed another round of “door-step” conversations with eight (8) neighbours on Springside Place to:
  - Revisit broad issues around the B & B application;
  - Explain his willingness to look at a two (2) room and a four (4) guest B & B as an alternative option;
  - Arrange in-home follow-up meetings with each neighbour; and
  - Invite neighbours to an Open House to learn more about his B & B operation.
- In mid-August, 2010, the applicant completed follow-up meetings with three (3) neighbours (3211, 3191 and 3220 Springside Place) and had more in-depth discussions about the B & B approval process, issues related to the B & B, and potential solutions to minimize impact on neighbourhood.

- The applicant hand delivered invitations to all neighbours on Springside Place (with the exception of 3180 Springside Place who refused to accept their invitation) on August 25, 2010, and held Open Houses on two (2) separate days to show the neighbour his facility and explain his B & B operation. No one attended the Open House on August 28, 2010; one (1) household (3220 Springside Place) attended the Open House on August 29, 2010.

### *Facilitated Discussion*

At the Council Meeting of June 28, 2010, Council directed staff to assist with communication between the applicant and the neighbours. For that reason, the City and Tourism Richmond hired Mr. Howard Harowitz to discuss the issues with the applicant and the residents on Springside Place. Mr. Harowitz is a management consultant with over 15 years of experience in facilitation.

- Mr. Harowitz reviewed all information related to the application, including the Staff Report and Minutes of the Planning Committee Meeting of June 22, 2010 and Council Meeting of June 28, 2010.
- He had one-on-one interviews with ten (10) neighbours on the Springside Place cul-de-sac and one (1) immediate back fence neighbour of the applicant in late August and early September, 2010, to understand each family's unique perspectives and/or concerns regarding the proposed rezoning application.
- He hosted a Community Meeting on September 21, 2010 with the residents on the Springside Place cul de sac only to discuss the issues related to the B & B application. Eight (8) of twelve (12) households attended.

The mediation process did not result in any conversion of opinion or "meeting of the minds".

### **Public Input**

#### Delegations

At the Planning Committee Meeting on June 22, 2010, eight (8) residents from five (5) households on Springside Place spoke in opposition to the application. The list of concerns/complaints includes traffic, safety, noise, transient people, and commercial activities on a residential street. Please refer to **Attachment 6** for the Minutes of the Planning Committee Meeting.

At the Council Meeting on June 28, 2010, four (4) residents from three (3) households on Springside Place spoke in opposition to the application, while 18 other delegations are in favour of the application. People who spoke in support of the application included 11 residents in Steveston, one (1) other Richmond resident, one (1) frequent visitor of the Seabreeze Guest House, two (2) Richmond's B & B operators, two (2) businessmen from other local businesses, and the CEO of Tourism Richmond. Please refer to **Attachment 7** for the Minutes of the Council Meeting and the details of the delegations.



### Letters of Opposition

- Subsequent to the completion of previous *Report To Committee* dated May 31, 2010, an additional two (2) opposition letters were received (**Attachment 8**).
- Including the letters attached to the previous Report, a total of 11 opposition letters from 10 of the 12 households on Springside Place have been received in response to the rezoning application (see map in **Attachment 9**).
- The list of concerns/complaints includes safety, parking, security, privacy, quietness, traffic, and property value.

On September 27, 2010, Mr and Mrs Lazaruk met with staff to discuss their concerns with respect to the B & B operations, reiterating the position that the neighbourhood does not want the B & B. Since the June 28, 2010 Council meeting, every day Mrs. Lazaruk had been noting the licence plates of all cars coming and going on the applicant's property. She has some concerns with respect to whether these vehicles are B & B guests and will present the results of her research to Planning Committee and Council when the application is considered again.

### Letters of Support

- Subsequent to the completion of previous *Report To Committee* dated May 31, 2010, an additional 18 support letters were received (**Attachment 10**).
- Including the letters attached to the previous report, a total of 95 support letters have been received in response to the rezoning application.
- Most of the letters are from guests who have stayed at the Seabreeze Guest House at the subject site. Most of these guests feel that the neighbourhood is safe, secure, quiet, and did not notice any traffic and parking issues.
- Seven (7) of the support letters are from residents of the neighbourhood; two (2) of which are from households on the Springside Place cul-de-sac (see map in **Attachment 11**). These residents support B & B establishments in their neighborhood and notice no change in security or traffic in the neighborhood after the Seabreeze Guest House came into the neighborhood.

## Analysis

### Economic Benefits of B & B's in Richmond

- B & B's play an integral role in tourism, as they offer a different type of accommodation that is very popular throughout the world. For many visitors, B & B's represent a pleasant alternative to hotel or motel accommodation. Many visitors are seeking that unique and personalized lodging experience that only B & Bs can provide.
- B & B's are frequently found in locations outside of the city centre where hotels or motels are not available for visitors.
- B & B's can benefit the municipality not only by providing a needed service to tourists and an alternative form of accommodation, but also by providing a means of promoting local restaurants, museums, shopping and other attractions.
- Visitor spending benefits the local economy more broadly than only tourism-oriented businesses such as B & B's or commercial establishments in city centre and strictly tourist destinations. Local cafes, restaurants, grocery stores and gas stations all benefit economically from B & B visitors.
- According to the internet and newspaper search, there are approximately 56 Richmond B & B's currently advertised. Assuming each of them is approved for a three (3) bedroom B & B in the future, there are approximately 61,320 possible room nights per year (3 rooms per B & B x 56 B & B's x 365 nights). Using the same potential occupancy rate as a hotel (57%, seasonally adjusted, according to BC Stats Tourism Sector Monitor), it is estimated that there are approximately 34,952 occupied B & B rooms per year.
- Based on information from B & B operators, the average spending per visitor per day is approximately \$55 to \$80 on restaurants and other businesses in Richmond. The visitors who stay at B & B's potentially provide \$3.8 to 5.6 million of revenue a year for Richmond's businesses (34,952 occupied B & B room per year x \$55 spent per person per day x two (2) potential guests per room).
- Private-home B & B's must be distinguished from the operation of a boarding or rooming house which may be operating illegally in a residential zone. B & B's are permitted in single-family zones and many B & B's adhere to codes of conduct under the Ministry of Tourism, Culture and the Arts.
- Many overseas visitors relish the opportunity to meet local Canadians in their own homes. The B & B sector does much to enhance the reputation of our country through the personal contact with hosts.
- Overall, the tourism industry is a high priority sector for Richmond and B & B's are a segment of the broader accommodation sector of the tourism industry. According to Tourism Richmond, B & B's are integral to tourism and contribute to the local economy and supports retention and expansion of businesses within the B & B sectors as it is of importance for the community.

### Rezoning at 3111 Springside Place

As discussed in the previous Report to Committee, the applicant has demonstrated how the Seabreeze Guest House could comply with the Bed and Breakfast regulations prescribed in Section 5.5 of Richmond Zoning Bylaw 8500. In response to the concerns raised by the residents on the cul-de-sac, the applicant has proposed to provide all required parking spaces on site, a line of hedges along the east property line to increase privacy for the neighbouring property, and a line of hedges along the front property line to screen the new parking area from street view. The applicant has also agreed to pay for the installation of a speed hump or similar traffic calming measure on Springside Place to slow down traffic if it is deemed necessary by Transportation Division.

At the June 28, 2010 Council Meeting, the applicant agreed to consider amending the application to lower the intensity of B & B use for the site (to a maximum of two (2) rooms/four (4) guests). Staff feel that this is a compromise between the applicant who wants a three (3) rooms/six (6) guest B & B and the neighbours who oppose the B & B. Improvements to the front yard include a new parking area for four (4) vehicles (instead of five (5), plus screening, and landscaping, as a condition of the rezoning.

Although there has been some additional support to the revised application received from the residents on Springside Place, the majority of cul-de-sac residents are still strongly opposed to the application. They do not want a B & B on their cul-de-sac and they do not believe that the applicant would keep the number of guests to the limited number. There is very little that staff can do to address the lack of trust between the applicant and the residents. The summary of the facilitated meeting with the applicant and residents on Springside Place indicates that no compromise is possible and the majority of the cul-de-sac residents will not be happy until the existing B & B operation, and Mr. Falcus, are gone.

### B & B Application Process

Although the current Zoning Bylaw 8500 allows for B & B's that could accommodate up to three (3) bedrooms and six (6) guests each through the rezoning process, it is noted that most B & B operators are not planning to apply for rezoning to legalize the B & B use on their properties. The B & B operators feel that:

- Rezoning is an unnecessary and lengthy process that is inconsistent with the approaches other cities within Metro Vancouver take on B & Bs;
- The application fee is excessive, given the modest incomes that they could earn from this seasonal operation;
- It is unfair to have to rely on neighbourhoods for support as there is always opposition in any given neighbourhood; and
- A licensing program should be considered instead of rezoning.

Based on the feedbacks received from the industry consultation, staff have undertaken a more in-depth review of the B & B Application processes in other municipalities.

### Comparison of Richmond to Other Municipalities

This section compares bylaws related to B & B's in Burnaby, Delta, New Westminister, Surrey, Vancouver, and White Rock. The focus was on B & B development in single-family neighbourhoods and zoning districts that allow primarily single-family residential dwellings. A detailed comparison between Richmond and other municipalities is contained in **Attachments 12 and 13.**

- B & B's with a maximum of two (2) guests are allowed in Burnaby under "Home Occupation" in all Residential Districts [except in Mobile Home Park District (R7)]. Boarding, lodging or rooming houses for not more than five (5) boarders are allowed in single-family dwellings on larger lots (Residential Districts R5 and R6) as well as in all Multiple Family Residential Districts. Spot rezoning to accommodate B & B development is not usually recommended by Burnaby Planning staff but may be required for occupancies in excess of four (4) guests. Burnaby currently possesses three (3) approved Boarding Houses for B & B Use, and approximately 1-2 that may be larger.
- B & B's are allowed in Delta under Boarding and Lodging in Single-Family Dwellings with a maximum of two (2) guests. A rezoning application is required to rezone a site to a Comprehensive Development District to allow for a larger B & B operation. Delta has a total of five (5) B & B's and only one (1) larger with six (6) rooms (Delta does not specify the number of guests per room).
- B & B use is allowed in New Westminister under Home Based Business. New Westminister allows two (2) rooms, four (4) guests in general, and up to 10 guests, depending on the house size. New Westminister has approximately six (6) B & Bs with four (4) to 10 guests (regulated outright by the size of the house).
- B & B use is allowed in North Vancouver as accessory to single-family residential. North Vancouver allows two (2) rooms with a maximum number of guests not specified.
- Surrey and White Rock allow three (3) rooms, six (6) guests without rezoning; Vancouver allows two (2) rooms, four (4) guests.
- In bringing in the new Zoning Bylaw last year, staff had recommended the conservative approach of a maximum of two (2) people or two (2) rooms (like Burnaby or Delta). However, as evident from the above, some of our surrounding municipalities allow at least two (2) rooms and four (4) people without rezoning, with Surrey and White Rock going further to allow three (3) rooms, six (6) people, without rezoning in larger single-family residential zones.
- If Council chooses to increase the number of rooms or people allowed under the current Zoning Bylaw, without rezoning, staff recommend that the Business Licence Bylaw be amended to include performance criteria for privacy, landscaping, parking and life safety that would otherwise have been addressed through the rezoning process to a larger B & B.

<b>City:</b>	<b>B &amp; Bs Regulated As:</b>	<b>Max. No. of Guests:</b>	<b>Max. No. of Rooms</b>	<b>Zoning District - Single Family, Agriculture</b>	<b>Rezoning: (Required to accommodate larger operation)</b>	<b>Recent B &amp; B Development:</b>
<b>Burnaby</b>	Boarding, Lodging or Rooming House Use Home Occupation	2	2	Single-Family Residential Zones (R1-5, R9-12)	Boarding, Lodging, or Rooming Houses for not more than 5 persons are allowed in R5.	3 approved Boarding Houses for B&B Use with 1-2 larger
<b>Delta</b>	Boarding and Lodging Use  Residential	2	2	Single Family Residential Zones (RS1-7) Multiple Family (RM1-7), Agriculture (A1)	Larger B&B's rezoned to Comprehensive Development District	5 approved B&B's 1 B&B rezoning in the past 5 years
<b>New Westminster</b>	Accessory Bed & Breakfast Use Home Based Business	4 guests in general, and up to 10 guests depending on the house size	2	Single-Family Residential Zones (RS-1, 2,5 NR-1, 2, 5 RQ-1, 5)	Larger B & B's (over 10 guests), regulated as other use	3 B&B's approved in the past 5 years. 6 B&B's with 4-10 guests
<b>Surrey</b>	Accessory Bed & Breakfast Use Home Based Business	6	3	Single-Family Residential Zones (RF), Residential Acreage (RA, RAG, RH), Agricultural (AG1, 2)	Larger B & B's rezoned to Comprehensive Development District	45 licensed B&B's approved in the past 10 years
<b>Vancouver</b>	Bed & Breakfast Use (Conditional in most residential zones) Temporary Accommodation	4	2	Most Single-Family Residential Zones (Not Downtown East Side), Historic Areas (HA-1-3), Mixed Commercial (MC-1-2)	Larger B & B's regulated as other use.  Rezoning application may be made if B&B Use non-conforming in zoning district	77 approved B&B's currently Net decline of 3 approved B&B's in the past 5 years
<b>White Rock</b>	Accessory Bed & Breakfast Use Residential	6	3	Single-Family Residential Zones (RS 1-7) including RS-5 "Accessory Bed & Breakfast"	Larger B&B's rezoned to Comprehensive Development District	7 B&B's approved in the past 5 years. 3 Instream B&B applications in approvals process
<b>North Vancouver</b>	Accessory Bed & Breakfast Use Residential	Not specified	2	Single Family Residential Zones	Larger B&B's require rezoning	3 approved B&B's with no new applications in the past 10 years

## Options for Mr. Falcus' Rezoning Application

### Option 1: Endorse the Original Rezoning Application for a Three (3) Bedroom Six (6) Guest B & B

- Staff previously recommended this option. Under this option, a three (3) bedroom Bed and Breakfast that could accommodate up to six (6) guests would be allowed on-site in conjunction with the single-family residential use.
- Advantages of this option:
  - Parking concerns raised by the neighbours will be addressed through the provision of on-site guest parking for the B & B use;
  - Additional landscaping will be provided to lessen the visual impact of automobiles at the end of the cul-de-sac;
  - Traffic calming measures would be provided;
  - Landscape buffer will be provided along the east property line to increase privacy for the neighbouring property;
  - Supporting small business; and
  - Supporting Richmond's tourism industry by providing a different type of accommodation.
- Disadvantages of this option:
  - Introducing a land use that is not supported by the majority of the residents within the immediate neighbourhood; and
  - Escalating the number of visitors to this single-family neighbourhood.

To proceed with Option 1, Council may consider the following motion, rather than the staff recommendation for approval:

"That Bylaw No. 8621, for the rezoning of 3111 Springside Place from "Single Detached (RS1/E)" to "Single Detached (RS3/E)", be introduced and given first reading."

### Option 2: Endorse the Proposed Zoning Text Amendment and Rezoning as Received to Reduce the Number of Guests and Bedrooms from that Recommended Earlier (Recommended)

- Under this option, a two (2) bedroom Bed and Breakfast that could accommodate up to four (4) guests would be allowed on-site in conjunction with the single-family residential use.
- Advantages of this option:
  - Achievement of all advantages in Option 1;
  - Intensity of B & B use is lower than originally proposed;
  - Represents a compromise between the applicant who wishes to proceed with a three (3) bedroom B & B and the neighbours who oppose the B & B; and

- Would send a signal to the other B & B operators that Richmond supports B & B operators in the City as a part of Richmond's economic development.
- Disadvantages of this option:
  - Introducing a land use that is not supported by a majority of residents on the cul-de-sac in which the B & B is located.

### Option 3: Deny the Proposed Zoning Text Amendment and Rezoning

- Under this option in the current Zoning Bylaw, the applicant would be able to continue a B & B operation on-site with only two (2) guest bedrooms to accommodate a maximum of two (2) guests at any time.
- Advantages of this option:
  - Maintains a consistent zoning within the immediate neighbourhood; and
  - Addresses the concerns of the majority of residents on the cul-de-sac.
- Disadvantages of this option:
  - None of the neighbourhood concerns related to a B & B operation would be addressed since boarding and lodging (up to two (2) guests) is allowed under the current zone;
  - B & B guests may continue parking their cars on the street when only tandem parking spaces are available on-site;
  - The City has no control on the landscaping on the subject site and whether a buffer would be installed along the east property line; and
  - Further discourage other B & B Operators from applying for rezoning to legalize their B & B operations on their properties.

To proceed with Option 3, Council may consider the following motion, rather than the staff recommendation for approval:

“That Bylaw No. 8621, for the rezoning of 3111 Springside Place from “Single Detached (RS1/E)” to “Single Detached (RS3/E)”, be denied.”

Staff are recommending Option 2 for Mr. Falcus' B & B recognizing the changes that he has agreed to with respect to ensuring on-site parking for his guests and privacy for the neighbours, as well as the recent efforts he has taken to attempt to bridge the gap between himself and his neighbours. Staff do not recommend deferring his application until the Zoning Bylaw has been amended and the new licence procedure has been approved, given that Mr. Falcus followed the procedure of the day and the length of time that his application has been in process.

### Options Relating to the Process for Other B & B's in the Future

In approving Options 1 or 2 above for Mr. Falcus' applicant, Richmond would be sending a signal to other B & B operators that Council recognizes the economic benefits of B & B's in Richmond. But, the system that Richmond currently has in place, which requires rezoning for anything larger than a two (2) person/two (2) room B & B is discouraging other B & B operators from coming forward for rezoning to legitimize what everyone knows is happening in Richmond – i.e. that the B & B owners are operating larger B & B's "below the radar."

Based on our discussion with the Tourism Industry and B & B Operators, there are three (3) possible options for dealing with other B & B's:

Option 1: Continue the current system of permitting two (2) rooms/two (2) guests B & B's in Richmond and requiring rezoning for anything larger.

- Advantages
  - Maintains City control over B & B's larger than two (2) person/two (2) bedroom B & B's; and
  - The public has an opportunity to comment on larger B & B's in their neighbourhood.
- Disadvantages
  - Drives the B & B industry "underground"; and
  - Discourages B & B's in Richmond.

Option 2: Amend the Zoning Bylaw to go the Surrey/White Rock model which allows three (3) rooms/six (6) guests B & B's in Richmond without a rezoning.

- Advantages
  - Responds to the B & B industry in terms of the higher threshold required to sustain individual B & B's;
  - Supplemented with a more rigorous Business License review process with performance criteria for privacy, landscaping, additional on-site parking and life safety; the larger B & B's can respond to neighbourhood concerns regarding B & B operations; and
  - Supports small business and Richmond's tourism industry by supporting a different type of accommodation.
- Disadvantages
  - Introduces a more intensive land use in single-family neighbourhood which may not be supported by some residents;
  - Moving from the two (2) person/two (2) bedroom provisions of the existing Zoning Bylaw to the six (6) person/three (3) bedroom model may be too much of a change, especially in some of our smaller lot zones; and
  - No public process for three (3) room/six (6) guest B & B's.



Option 3: Amend the Zoning Bylaw to enable two (2) room/four (4) person B & B's without rezoning, but set out an amended Business Licence procedure so that performance criteria addressing landscaping, privacy and parking issues, and inspections for life safety issues, which would normally be addressed through a rezoning and or building permit for a larger B & B could be approved. (Recommended)

▪ Advantages

- Allows a slightly higher intensity of B & B use without a rezoning process;
- Sends a signal to the B & B operators that Richmond supports B & B operations in the City as a part of Richmond's economic development, albeit at a lower intensity than the industry wants;
- With an enhanced Business License review process, the City would ensure that the B & B's still have to respond to potential neighbourhood concerns such as privacy, landscaping, and additional on-site parking; and
- Supports small business and Richmond's tourism industry by providing a different type of accommodation.

▪ Disadvantages

- Increases the intensity of boarding and lodging use in single-family neighbourhood which may not be supported by some residents; and
- There would not be any public process required for a two (2) bedroom/four (4) guest B & B and would still require a public process for larger B & B's.

Staff are recommending Option 3 which would involve amending the current Zoning Bylaw to permit two (2) rooms/four (4) persons B & B's without rezoning. In so doing, we are also recommending that the Business Licence Bylaw be amended so that the performance criteria addressing landscaping, privacy and parking issues; and, inspections for life safety issues; which would normally be addressed through a rezoning and or Building Permit for a larger B & B, would be captured as part of the Business Licence process.

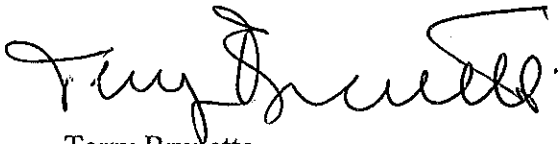
**Financial Impact or Economic Impact**

With a potential economic impact of between \$3 - \$6 million a year that the B & B operators have estimated flow to Richmond businesses as a result of B & B operations, staff believe that B & B's are an important component of our tourism and lodging industry in Richmond. Denying this application will likely have consequences for other B & B operators in Richmond in terms of discontinuing their existing businesses or discouraging others to locate B & B's in Richmond.

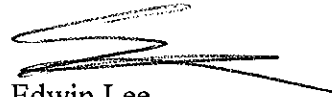
## Conclusion

This revised rezoning application for a two (2) bedroom Bed and Breakfast accommodating up to four (4) guests is a compromise between the applicant and the neighbours. To be clear, the neighbours on the cul-de-sac remain adamantly opposed to the application. The proposal not only complies with the Bed and Breakfast Use Regulations contained within the Richmond Zoning Bylaw 8500, but also addressed the traffic, security, and parking concerns of the neighbours. On this basis, staff support the application by John Falcus to rezone his property.

The current system of B & B regulations discourages other B & B operators from coming forward to legitimize the industry in Richmond. Staff recommend direction be given to staff to bring forward amendments to the Zoning Bylaw to allow a two (2) bedroom Bed and Breakfast with a maximum of four (4) guests in Single-Family zoning districts, provided that performance criteria addressing landscaping, privacy, parking and life safety are included in an amended Business License Bylaw.



Terry Brunette  
Planner 2  
(Local 4279)



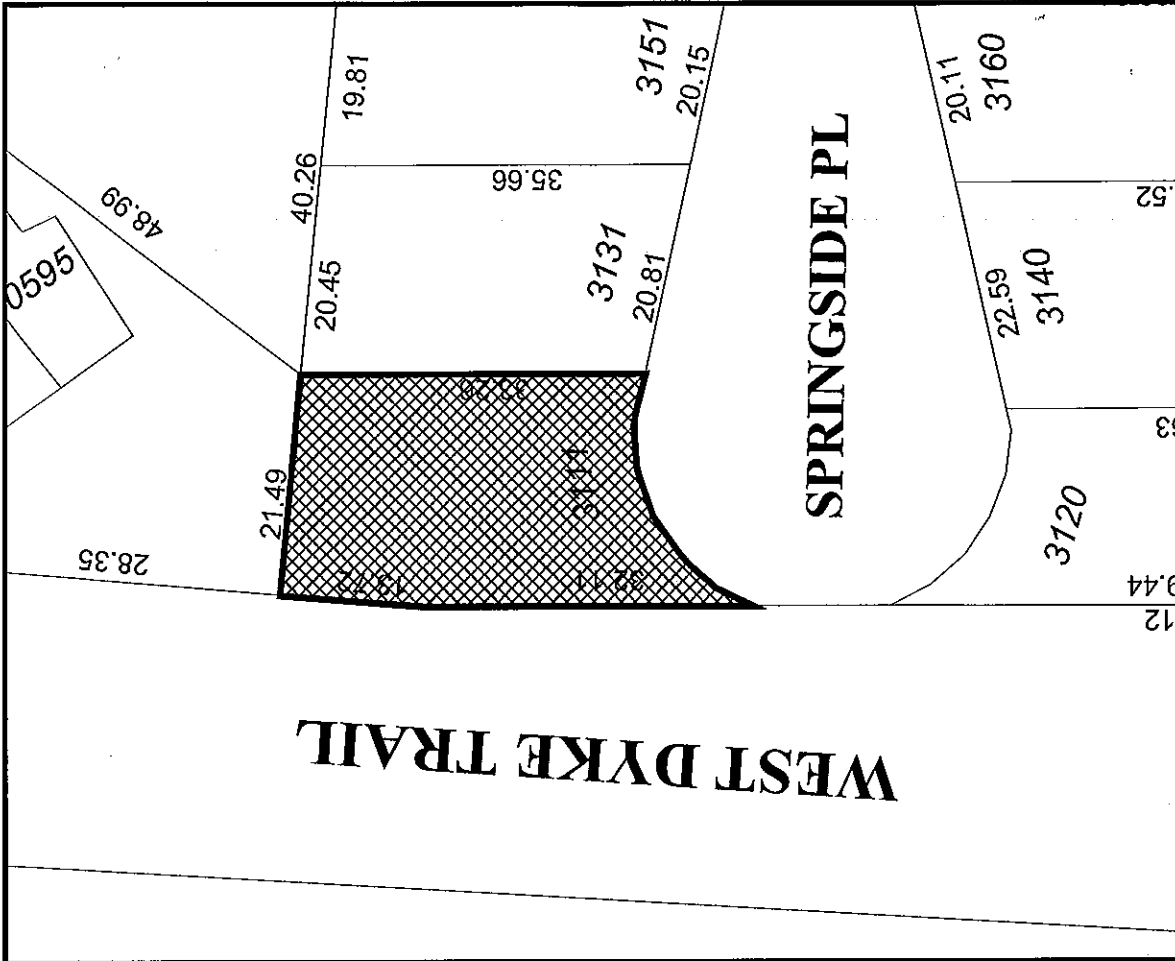
Edwin Lee  
Planning Technician – Design  
(Local 4121)

EL/TB:blg

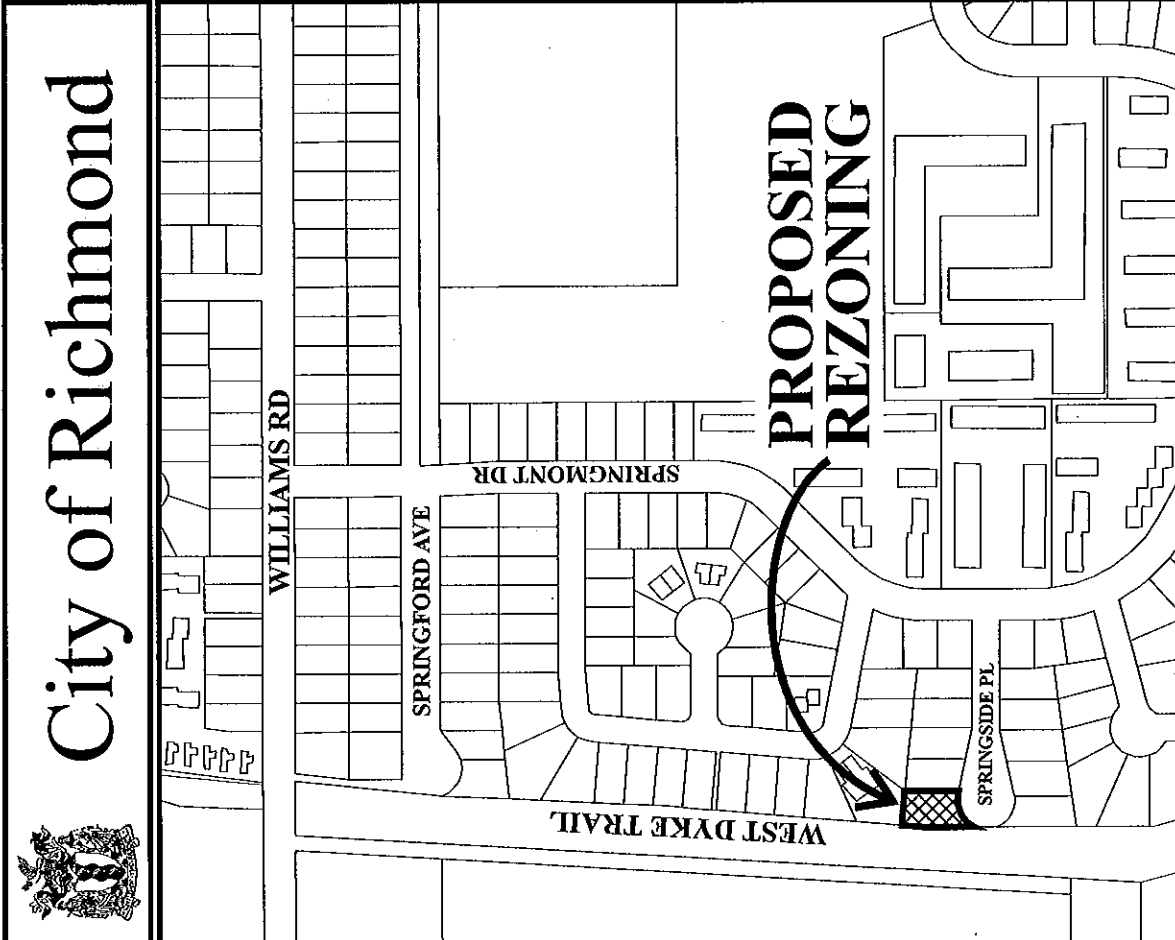
- Attachment 1: Location Map
- Attachment 2: Previous Report To Council
- Attachment 3: Table of Richmond B & B's with Location Map
- Attachment 4: Specific Use Regulations – Bed and Breakfast
- Attachment 5: Richmond Bed & Breakfast Discussion Group Report
- Attachment 6: Planning Committee Meeting Minutes (June 22, 2010)
- Attachment 7: Council Meeting Minutes (June 28, 2010)
- Attachment 8: Additional Opposition Letters Received after May 31, 2010
- Attachment 9: Map of Opposition Letters Received
- Attachment 10: Additional Support Letters Received after May 31, 2010
- Attachment 11: Map of Support Letters Received
- Attachment 12: Summary Comparison of Regulatory Requirements for Bed & Breakfast Use
- Attachment 13: Table of Regulatory Requirements for Bed and Breakfast Use

There are requirements to be dealt with prior to final adoption:

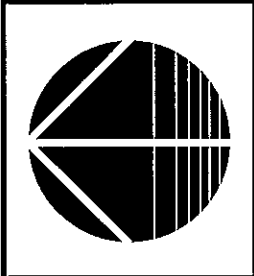
1. Registration of a flood indemnity covenant on Title;
2. Submission of a landscape plan prepared by a registered landscape architect to the satisfaction of the Director of Development and deposit of a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan must illustrate how guest parking and associated screening will be accommodated on-site; and
3. Construction of a speed hump or similar Traffic Calming measure on Springside Place via a City Work Order, once Transportation staff have conducted a speed and traffic survey.



Original Date: 02/11/10  
 Revision Date:  
 Note: Dimensions are in METRES

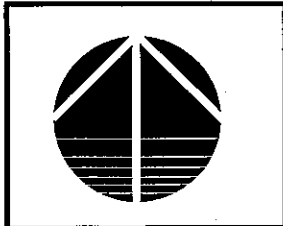


RZ 10-511408



City of Richmond





RZ 10-511408

Original Date: 02/11/10

Amended Date:

Note: Dimensions are in METRES



**City of Richmond**  
 Planning and Development Department

**Report to Committee**

**To:** Planning Committee **Date:** May 31, 2010  
**From:** Brian J. Jackson, MCIP **File:** RZ 10-511408  
 Director of Development  
**Re:** **Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) to Single Detached (RS3/E)**

**Staff Recommendation**

That Bylaw No. 8621, for the rezoning of 3111 Springside Place from "Single Detached (RS1/E)" to "Single Detached (RS3/E)", be introduced and given first reading.

Brian J. Jackson, MCIP  
 Director of Development

EL:blg  
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Bylaws	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

John Falcus has applied to the City of Richmond for permission to rezone 3111 Springside Place (**Attachment 1**) from "Single Detached (RS1/E)" to "Single Detached (RS3/E)" for a three (3) bedroom Bed and Breakfast to accommodate up to six (6) guests.

### Background

The Seabreeze Guest House was established at the subject site approximately five years ago. Under the existing bylaw at the time (Richmond Zoning and Development Bylaw No. 5300), bed and breakfast was not defined but the use was permitted under the boarding and lodging provisions in the bylaw, with a maximum of two (2) guests. Anything exceeding two (2) guests would require a rezoning to a site specific zone. For example, Single Detached Heritage (ZS11), formerly Comprehensive Development District (CD/122) under Richmond Zoning and Development Bylaw No. 5300, was approved in 2001 to allow a 5-bed B&B.

Under the current Richmond Zoning Bylaw 8500, "Bed and Breakfast" is defined and is permitted in Single Detached (RS3) zone through rezoning. A set of specific use regulations pertain to Bed and Breakfast use is included in the current Zoning Bylaw. The applicant is seeking a rezoning for the subject site to allow a three (3) bedroom B&B that could accommodate up to six (6) guests.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

### Surrounding Development

The area is an established residential neighbourhood containing primarily single-family dwellings on standard single-family lots zoned Single Detached (RS1/E). Springside Place is a short cul-de-sac, which contains 12 single-family lots including the subject site. The existing development surrounding the subject site is described as follows:

- To the North: A duplex on a Two-Unit Dwellings (RD1) lot fronting Springhill Crescent;
- To the East and South: Single-family lots on Single Detached (RS1/E) lots fronting Springside Place; and
- To the West: The West Dyke.

### Related Policies & Studies

#### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

## Public Input

Development sign has been posted on-site as public notification of the intent to rezone this site. Many letters have been received by the City, both in support of and in opposition to the proposed rezoning.

### Letters of Opposition

Nine (9) opposition letters were received (see **Appendix 1**). These letters are from households within the immediate neighbourhood (see map in **Attachment 3**). Eight (8) of the 12 households on Springside Place are in opposition to the proposal. A list of concerns/complaints is provided below, along with the applicant's responses in '*bold italics*'.

- Safety: Increased traffic increases the risk of accident on a cul-de-sac where children routinely play.  
*"With an average of two (2) guest cars travelling to and from the Seabreeze once or twice a day, the Seabreeze generates very modest vehicular traffic."*
- Security: Constant flow of new comers makes it impossible to know who belongs in the area and who are intruders; this would decrease neighbourhood cohesion and sense of security.  
*"The vast majority of guests are not complete strangers to the neighbourhood and pose little risk around security and safety. Most of the guests who visit the Seabreeze are visiting friends and families of people who live in the area and many are repeat visitors. There are some regular weekly and monthly business travelers and a small portion of tourists who come from overseas."*
- Privacy: Increased traffic increases exposure and potential for property damage and crime.  
*"With an average of four (4) guests and a maximum of six (6), the Seabreeze generates modest pedestrian traffic. Guests have very little opportunity to come into contact with the neighbours and disrupt privacy. Guests are generally out for the day. If they elect to stay at the house they primarily reside inside the building or sit quietly outside on the balcony and deck, which are not visible from the street nor the neighbour's houses."*
- Quietness: Excess traffic, greeting guests in the front yard, and special events on-site disrupt the quietness of the neighbourhood.  
*"Maintaining a quiet environment is crucial to the successful operation of the guest house. Guests come here to relax and are very respectful of one another and the neighbours. No noise is detectable beyond the property due to guests. The B&B is now in its fifth year of operation and there have been no noise complaints. Any noise detectable beyond the property is due to personal events and is unrelated to the Seabreeze."*

- Traffic:** Excess of different types of vehicles and people coming and going into the cul-de-sac at all times of the day and night.  
*"Although traffic may have increased, it is not excessive and remains within neighbourhood norms. With an average of four (4) guests and two (2) guest cars, the Seabreeze generates very modest pedestrian and vehicular traffic. The traffic patterns of guests at the Seabreeze are within neighbourhood norms. Guests at the Seabreeze are asked to check-in between 4 pm and 6 pm. It is noted that pedestrian and vehicular traffic from up to eight (8) residents in one (1) home is permitted (6 persons who are not related by blood + 2 occupants in the secondary suite)."*
- Parking:** A steady flow of guests at the B&B parked their cars in front of the neighbouring homes instead of on the driveway of the B&B.  
*"There will typically be four (4) cars parked at the Seabreeze and as many as five (5), which is within neighbourhood norms. It is noted that each of the 12 houses on Springside Place have anywhere from one or two, and as many as five (5) vehicles parked either in front of their house or in their driveways."*
- Property Value:** A B&B establishment in a cul-de-sac defeats the purpose of living in a cul-de-sac with limited street traffic of its permanent residents. This would drive the property value down.  
*"Newer homes and well maintained properties tends to drive property values up. The dwelling on-site was built approximately six years ago and is frequently pressure washed and painted. The attention to the property shows and helps maintain and add value to the neighbourhood. Recent sales are at (or over) full asking prices and properties are sold within days of listing."*

Staff comments on the parking and traffic issues are set out in the Analysis section.

#### Letters of Support

**Appendix 2** includes 78 letters of support for the proposal received at the time of writing this report. Most of the letters are from guests who have stayed at the Seabreeze. Most of these guests feel that the neighbourhood is safe, secure, quiet, and did not notice any traffic and parking issues. Two (2) of the support letters are from residents of the neighbourhood (see map in **Attachment 4**). These residents support B&B establishments in their neighbourhood and notice no change in security or traffic in the neighbourhood after the Seabreeze came into the neighbourhood.

#### **Staff Comments**

#### Engineering Works Design

No Servicing concerns.



### Permit Review

There is no tenant improvement required for a bed and breakfast establishment on the subject site. While the neighbours consider this a commercial business, the house with three (3) bedrooms available for guests is still considered a single-family dwelling under the BC Building Code. It is the owner's responsibility to ensure applicable code requirements have been addressed.

### Fire Rescue

No concerns with this specific property for six (6) guests. Fire Inspector attended this property prior to the Olympics and has commented it is not a specific concern. There is adequate exiting.

### RCMP

The Richmond RCMP have attended this residence four (4) times in the past five (5) years. In these, only one (1) call stemmed from a neighbourhood disagreement regarding the B&B. Other calls are for theft from vehicles and alarms. There were no calls for service for loud parties.

### Business Licensing

Under the existing bylaw at the time the Seabreeze was established (Richmond Zoning and Development Bylaw No. 5300), bed and breakfast was regulated under the boarding and lodging provisions (with a maximum of 2 guests) and Business Licenses for boarding and lodging were not required.

Under the current Richmond Zoning Bylaw 8500, B&Bs are permitted through rezoning. A Business License may be applied for when the subject property is rezoned.

### Community Bylaws

The Bylaw Department received a complaint letter endorsed by seven (7) residents from four (4) households (3171, 3180, 3191 and 3200 Springside Place) on June 20, 2006 (Bylaw file 06-340373). The letter was opposing the B&B existing at 3111 Springside Place. Since no license is required for B&Bs that accommodate up to two (2) guests, the file was concluded on July 6, 2006.

On July 30, 2009, the City sent out information letters to B&Bs advertising on Richmond Tourism and City's web site. The intent of the letter was to educate business owners on the zoning regulations. On August 29, 2008, the owner of the Seabreeze submitted a written confirmation stating that he would be adhering to the City's stipulation of having not more than two (2) people pay to stay at 3111 Springside Place at any given time.

On October 1, 2009, the Bylaw Department received another complaint concerning the B&B on the subject site. The adjacent property owner complained that more than two (2) guests were staying at the Seabreeze and he had concerns with the B&B guests parking their cars on the cul-de-sac. The B&B operator responded to the complaint by advising that some of the people staying overnight were his personal guests and not paying guests. In addition, sometimes it might seem like more than two (2) guests are staying at the Seabreeze; as one group arrives

before the other leaves on the same day. The owner of the Seabreeze and the adjacent property owners confirmed that the parking complaint had been mitigated.

### Bed and Breakfast Use Regulations

An information package (see **Appendix 3**) was submitted by the applicant to confirm and demonstrate how the Seabreeze Guest House complies with the Bed and Breakfast regulations as listed in Section 5.5 of Richmond Zoning Bylaw 8500 (**Attachment 5**). The applicant confirms that:

- the B&B establishment would not affect the privacy and enjoyment of adjacent residences and the character of the neighbourhood;
- there are no changes proposed to the residential character or external appearance of the existing dwelling;
- the B&B is an accessory use to the single-family residence; the B&B is operated by the permanent residents of the principal dwelling only;
- the B&B have a maximum of three (3) sleeping units with a maximum of two (2) guests per unit; each unit have a minimum area of 11.0 m<sup>2</sup>; no cooking facilities are provided in the sleeping units;
- there are adequate parking onsite with tandem parking arrangement; additional landscaping and screening will be provided prior to approval of the rezoning bylaw;
- the B&B is not in conjunction with an agri-tourist accommodation, minor community care facility, boarding and lodging, or secondary suite;
- there is no sign posted on site;
- the B&B establishment would not produce noise detectable beyond the property due to guests;
- the B&B establishment would not generate pedestrian or vehicular traffic to a greater extent than is normal in the neighbourhood;
- an application for a business license will be made upon approval of the rezoning bylaw; and
- the development is in compliance with the Single Detached (RS3/E) zone, BC Building Code, and other fire and health regulations.

It is noted that there are five (5) bedrooms in the dwelling onsite. Two (2) bedrooms are for residential use and three (3) are for the B&B use. As part of the Business License permit application, the B&B operator is required to identify on the floor plan the rooms designated for the B&B use for future enforcement purposes. Bylaw Enforcement staff have confirmed that there is no secondary suite in the dwelling onsite.

Staff have no concerns with the applicant's comments except for the proposal for on-site parking. A total of five (5) parking stalls are required -- two (2) for the residential use and an additional one (1) stall per sleeping unit used for the B&B. Originally, the applicant proposed to provide two (2) parking spaces in the garage and four (4) parking spaces in the driveway in a tandem parking arrangement. This parking arrangement is not acceptable. Individual access to and from all B&B's guest parking stalls should be provided through the use of an unobstructed

manoeuvring aisle and not in a tandem arrangement. The inconveniency of tandem parking may steer guests to park their cars on the street, which is one of the main concerns of the neighbourhood. In addition, guest-parking areas should be screened and oriented away from abutting buildings to minimize the impact of the operation on nearby properties.

Based on the above, the applicant is now proposing a redesign of the front yard to provide the required onsite guest parking stalls, screening to parking area, and additional landscaping in the front yard. A conceptual plan prepared by the applicant is attached (**Attachment 6**). The applicant is proposing two (2) tandem parking stalls for residential use -- one car on the east side of the garage and another car in behind it in the driveway. Three (3) guest parking spaces will also be provided onsite -- one car on the west side of the garage and two (2) cars in the new parking stalls situated perpendicular to the driveway. The existing driveway and the new parking area will be re-surfaced with permeable pavers to increase the permeability of the site and add aesthetic appeal to the property.

The applicant is also proposing a line of hedges along the east property line to increase privacy for the neighbouring property and screen the new parking area from the neighbours' view. The applicant is proposing to install another line of hedges along the front property line to screen the new parking area from street view and to mimic the landscape design of the property across the street. This line of 8-ft high hedges will enhance the streetscape at the end of the Springside Place cul-de-sac since the streetscape would look more consistent with a continuous hedgerow around the cul-de-sac bulb. Staff support additional hedging as it will provide the required parking and screening as per the Bed and Breakfast Use Regulations and enhance the streetscape. As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a registered landscape architect, illustrating how guest parking and associated screening will be accommodated on-site, and a landscaping security based on 100% of the cost estimates provided by the landscape architect.

### **Analysis**

Bed & Breakfast is a type of broader accommodation and plays an integral role in tourism. The Economic Development Office supports retention and expansion of businesses within this industry. Richmond Tourism supports the Seabreeze which services Richmond's visitors as it provides a different type of accommodation. The location of the B&B is ideal for visitors as it is situated off a connector road where direct bus service to Canada Line stations is available. Guests to the B&B have a choice of taking public transit instead of bringing a vehicle into the neighbourhood.

### **Impact on Adjacent Properties**

The subject site is located at the end of the Springside Place cul-de-sac. There is no neighbour to the west and the neighbouring property to the south is located across the cul-de-sac bulb. The most impacted properties are the single-family home to the east and the duplex to the north. Existing shrubs and trees along the north property line provide privacy for the neighbours located to the north. No letter of concerns from the neighbours to the north has been received at the time of writing this report.

The property owners of the adjacent property to the east and most others on the cul-de-sac are strongly opposed to the proposal based on concerns related to excessive traffic as well as

decreased privacy, security, safety and property values. The applicant is proposing to plant trees and hedges in the front yard and along the east side of the property to provide additional privacy for neighbours. Staff expect that when adequate guest parking and screening are provided onsite, nuisances to the neighbours caused by guest car parking in front of a neighbouring property, greeting of guests outside, and up-loading/down-loading of luggage will be reduced.

#### Boarding and Lodging Use

Boarding and lodging use is allowed under the current RS1/E zone. The applicant may continue the B&B operation on the subject site under the current zone as long as no more than two (2) guests are staying at the B&B at any time. The B&B may have two (2) bedrooms available for up to two (2) guests. Additional guest parking is not required under the boarding and lodging provision; the requirement for onsite parking remains at two (2) stalls for residential use. It is noted that neighbourhood concerns related to the B&B operation may remain with the permitted boarding and lodging use; however, the magnitude of concerns may be reduced when the number of guests is limited to two (2).

The neighbourhood is fundamentally opposed to what they consider to be a commercial operation in their midst.

#### Traffic

The neighbourhood is concerned about the number of vehicles entering the cul-de-sac as a result of the B&B. If there were six (6) guests permitted in a B&B and the owner as well as a housekeeper, this could result in five (5) cars coming and going (assuming that the 3-bedroom B&B units were couples travelling in pairs). Staff pointed out that in an extended family in a large house, there could also be five (5) people of driving age coming and going. The neighbours commented that the more transient nature of a B&B would mean that drivers would be unfamiliar with the characteristics of the short street, or they may be more inclined to speed or not be aware of children playing in the street. Even though permanent residents could also be careless in their driving habits, staff propose that the applicant be responsible for paying for the installation of a speed hump or similar traffic calming measure to slow down the traffic. Transportation staff will undertake a traffic and speed survey to determine the nature of the problem and potential solutions. Staff have also considered installation a sign that would caution drivers to slow as children were playing; however, Transportation Division cannot support this suggestion because signage of this nature encourages children play in the street, which is prohibited by our bylaws.

#### Parking

The applicant is proposing to mitigate the current parking situation by adding three (3) additional parking spaces onsite. This can be done by expanding the driveway to allow for vehicles to move in and out without the need to jockey cars, which adds to the neighbour's safety concerns. In response to staff concerns about the loss of front yard landscaping, screening of the new parking area is achieved with solid hedging that will be a condition of rezoning adoption.

#### Alternatives Explored

As a compromise between the applicant who wishes to proceed and the neighbours who oppose the B&B, staff proposed a lower intensity of B&B use for the site; for example, limiting the

number of guest bedrooms to two (2) and the number of guests to four (4). Under this scenario, the number of parking stalls required onsite would be reduced from five (5) to four (4) stalls, leaving more area in the front yard for landscaping. Improvements to the front yard, including new parking area, screening and landscaping, would still be required as a condition to rezoning. Staff discussed this option with the applicant, who did not support a lesser amount of people than that currently permitted by the bylaw in B&B zones. Staff also discussed this compromise with four (4) of the neighbours opposing this application. Reducing the intensity of use would not address their concerns and there is a lack of trust between the applicant and the neighbours as to whether the applicant would keep to the limited number. Therefore, staff propose only two (2) options as discussed below.

There is very little that staff can do to address the lack of trust that is evident between the applicant and his neighbours. We cannot mandate "neighbourliness" and this applicant needs to build bridges to the community in which he is located. Staff suggest that, should Council support the rezoning to allow the three (3) bedroom B&B, the applicant reach out to his neighbours, offering discounts or free stays for friends or family of the neighbours. He should offer to revise his web site and advertising material to remind potential guests that his is located in a quiet residential neighbourhood and they need to be mindful of the potential of off leash pets and children playing in the road. Perhaps in these ways, while the neighbours may never support his B&B operation, they will understand more about both the applicant's intent and the type of operation he runs.

## Options

### Option 1: Endorse the Proposed Rezoning (Recommended)

Under this option, a three (3) bedroom Bed and Breakfast that could accommodate up to six (6) guests would be allowed on site in conjunction with the single-family residential use.

#### Advantages of this option:

- parking concern raised by the neighbours will be addressed through the provision of onsite guest parking for the B&B use;
- additional landscaping will be provided to lessen the visual impact of automobiles at the end of the cul-de-sac;
- traffic calming measures would be provided;
- landscape buffer will be provided along the east property line to increase privacy for the neighbouring property;
- supporting small business; and
- supporting Richmond's tourism industry by providing a different type of accommodation.

#### Disadvantages of this option:

- introducing a land use that is not supported by the majority of the residents within the immediate neighbourhood; and
- escalating the number of visitors to this single-family neighbourhood.

### Option 2: Deny the Proposed Rezoning

Under this option, the applicant may continue a B&B operation onsite with two (2) guest bedrooms to accommodate a maximum of two (2) guests at any time.

Advantages of this option:

- maintaining a consistent zoning within the immediate neighbourhood.

Disadvantages of this option:

- none of the neighbourhood concerns related to a B&B operation would be addressed since boarding and lodging (up to 2 guests) is allowed under the current zone;
- B&B guests may continue parking their cars on the street when only tandem parking spaces are available onsite; and
- the City have no control on the landscaping on the subject site and whether a buffer would be installed along the east property line.

To proceed with Option 2, Council may consider the following motion, instead of the staff recommendation for approval:

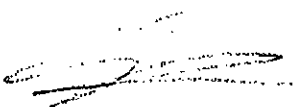
“That Bylaw No. 8621, for the rezoning of 3111 Springside Place from “Single Detached (RS1/E)” to “Single Detached (RS3/E)”, be denied.”

### **Financial Impact or Economic Impact**

None.

### **Conclusion**

This rezoning application is for a three (3) bedroom Bed and Breakfast accommodating up to six (6) guests. The proposal complies with the Bed and Breakfast Use Regulations contained within the Richmond Zoning Bylaw 8500. It is noted that compromise between applicant and the neighbours does not seem possible. Staff have attempted to address the traffic, security, and parking concerns of the neighbours by requiring additional onsite parking, new landscaping, and traffic calming measures. On this basis, staff support the application.



Edwin Lee  
Planning Technician – Design  
(605-276-4121)

EL:blg

Attachment 1: Location Map  
Attachment 2: Development Application Data Sheet  
Attachment 3: Map of Opposition Letters Received

Attachment 5: Bed and Breakfast Use Regulations  
Attachment 6: Proposed Landscaping Concept

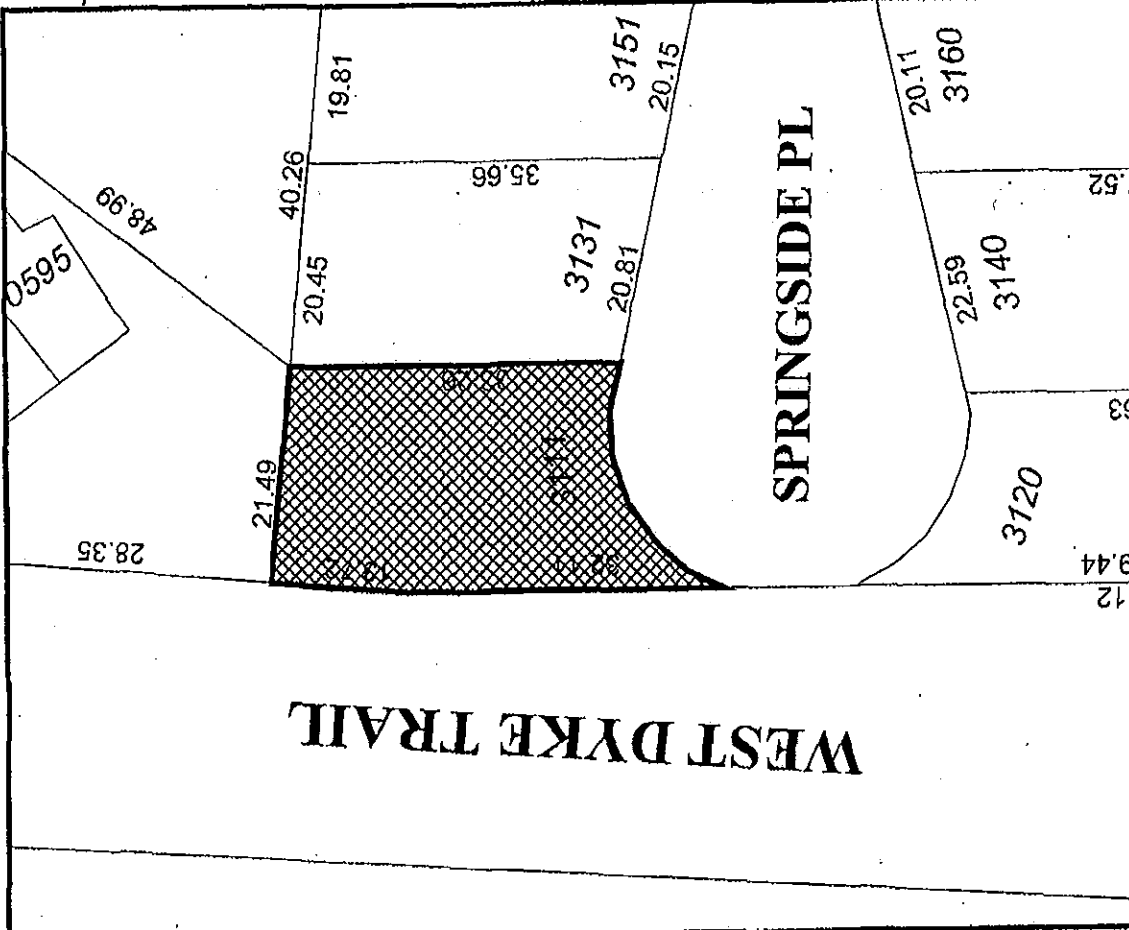
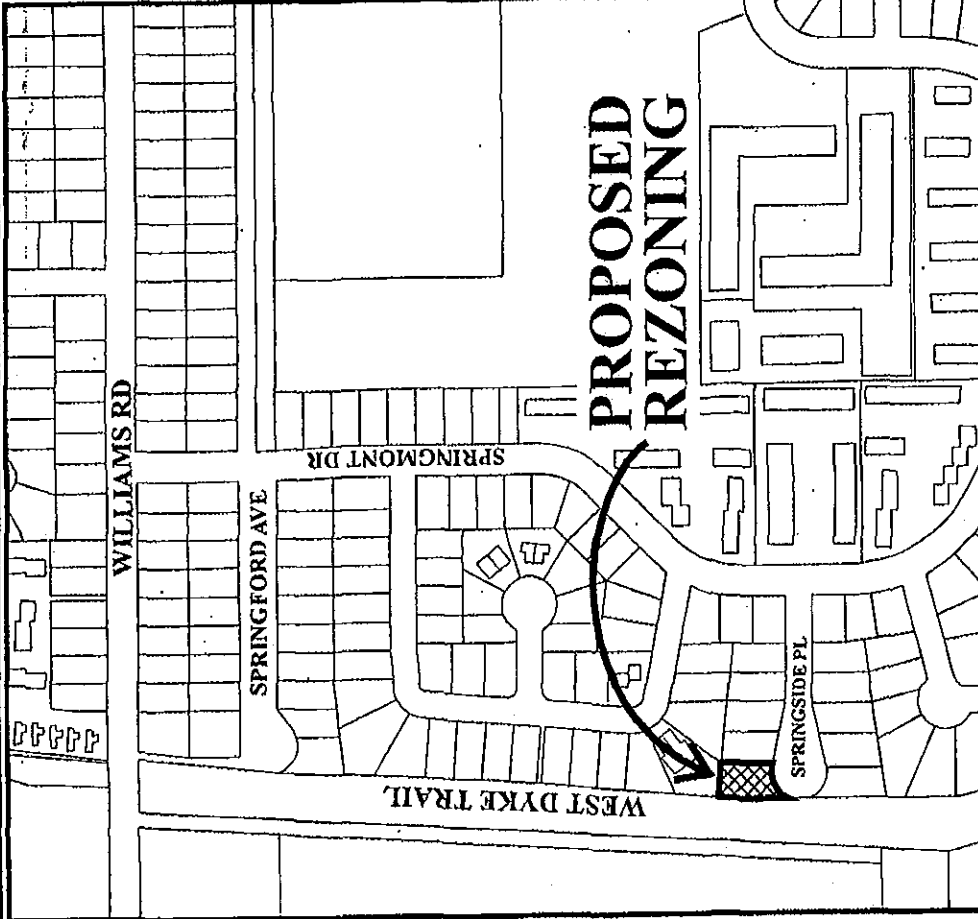
Appendix 1: Opposition Letters  
Appendix 2: Support Letters  
Appendix 3: Applicant's Application Package

There are requirements to be dealt with prior to final adoption:

1. Registration of a flood indemnity covenant on Title;
2. Submission of a landscape plan prepared by a registered landscape architect to the satisfaction of the Director of Development and deposit of a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan must illustrate how guest parking and associated screening will be accommodated on-site; and
3. Construction of a speed hump or similar Traffic Calming measure on Springside Place via a City Work Order, once Transportation staff have conducted a speed and traffic survey.



City of Richmond



RZ 10-511408

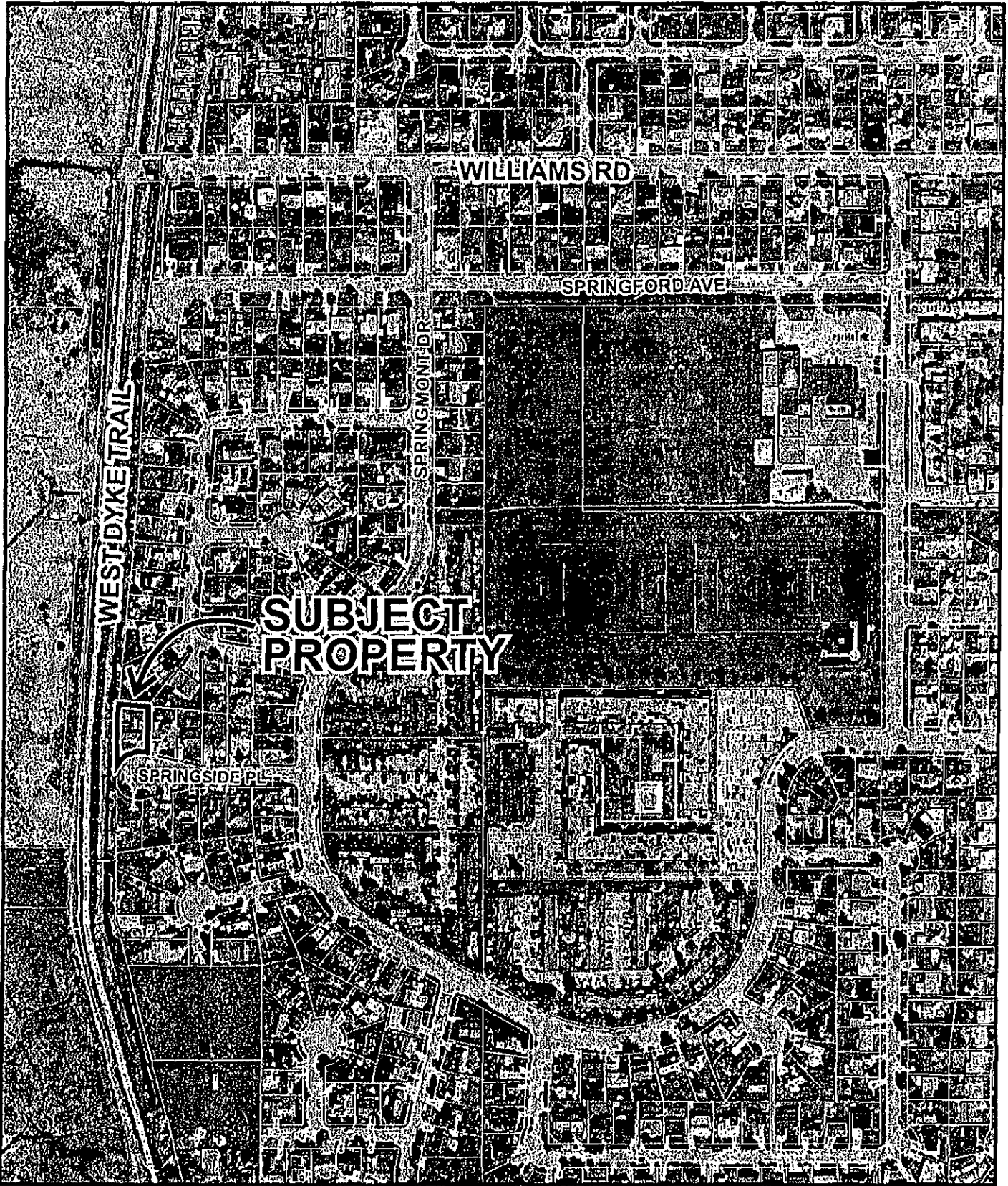
Original Date: 02/11/10

Revision Date:

Note: Dimensions are in METRES

ATTACHMENT 1





RZ 10-511408

Original Date: 02/11/10

Amended Date:

Note: Dimensions are in METRES



3111 Springside Place

Original Date: 06/14/10

Amended Date:

Note: Dimensions are in METRES



**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**

**RZ 10-511408**

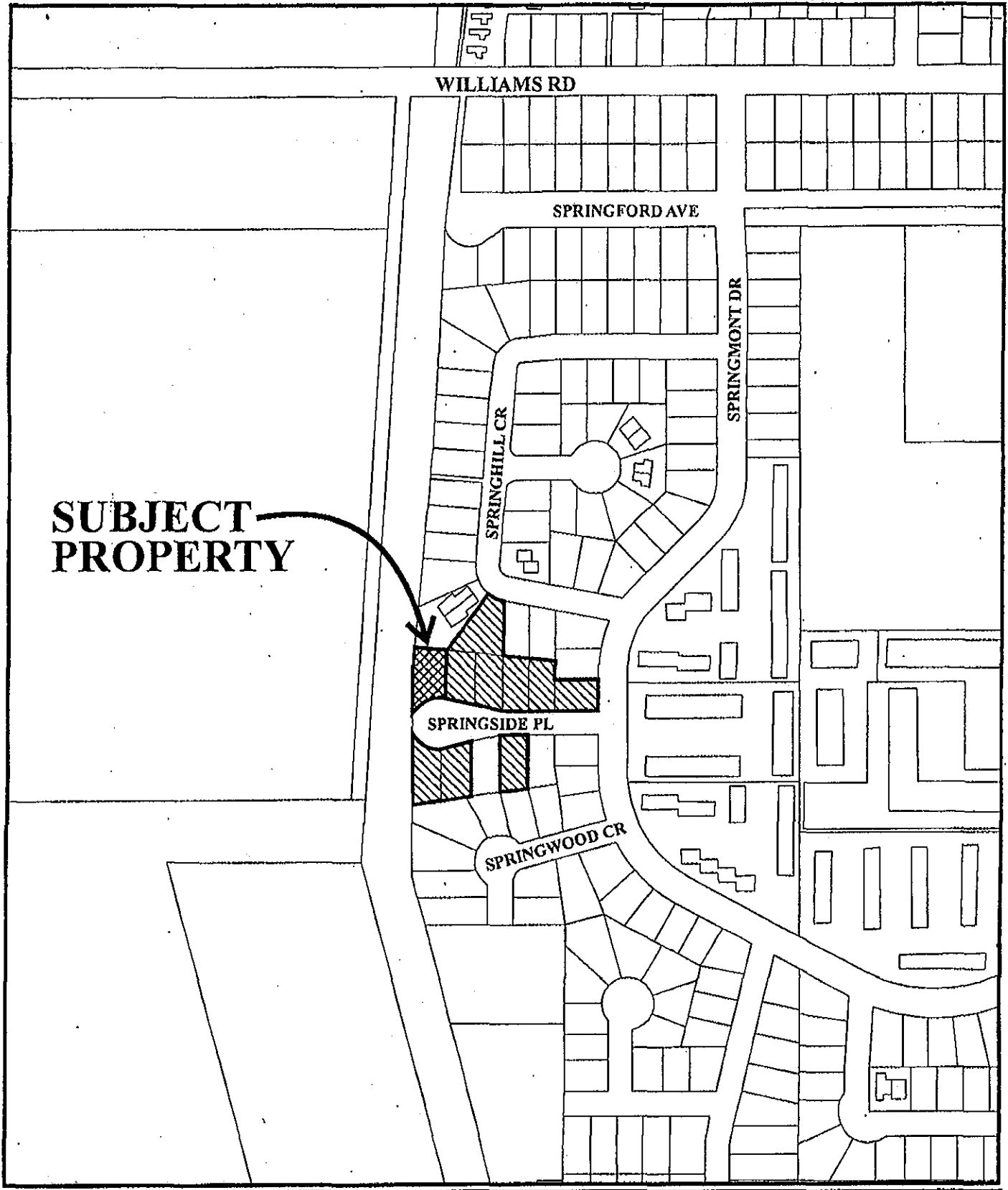
**Attachment 2**

Address: 3111 Springside Place

Applicant: John Falcus

	Existing	Proposed
<b>Owner:</b>	John G Falcus	No Change
<b>Site Size (m<sup>2</sup>):</b>	800 m <sup>2</sup>	No change
<b>Land Uses:</b>	One (1) single-family residential dwelling	One (1) single-family residential dwelling with a 3-bedroom Bed and Breakfast accommodating up to 6 guests
<b>OCP Designation:</b>	Generalized Land Use Map -- Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	N/A	No change
<b>702 Policy Designation:</b>	N/A	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS3/E)
<b>Number of Units:</b>	1	1
<b>Other Designations:</b>	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	800 m <sup>2</sup>	No Change	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none
Off-street Parking Spaces – Residential (R) / Visitor (V):	2 (R) and 3 (V)	2 (R) and 3 (V)	none
Off-street Parking Spaces – Total:	5	5	none
Tandem Parking Spaces:	permitted for residential-use only	Max. 2	none



**SUBJECT  
PROPERTY**

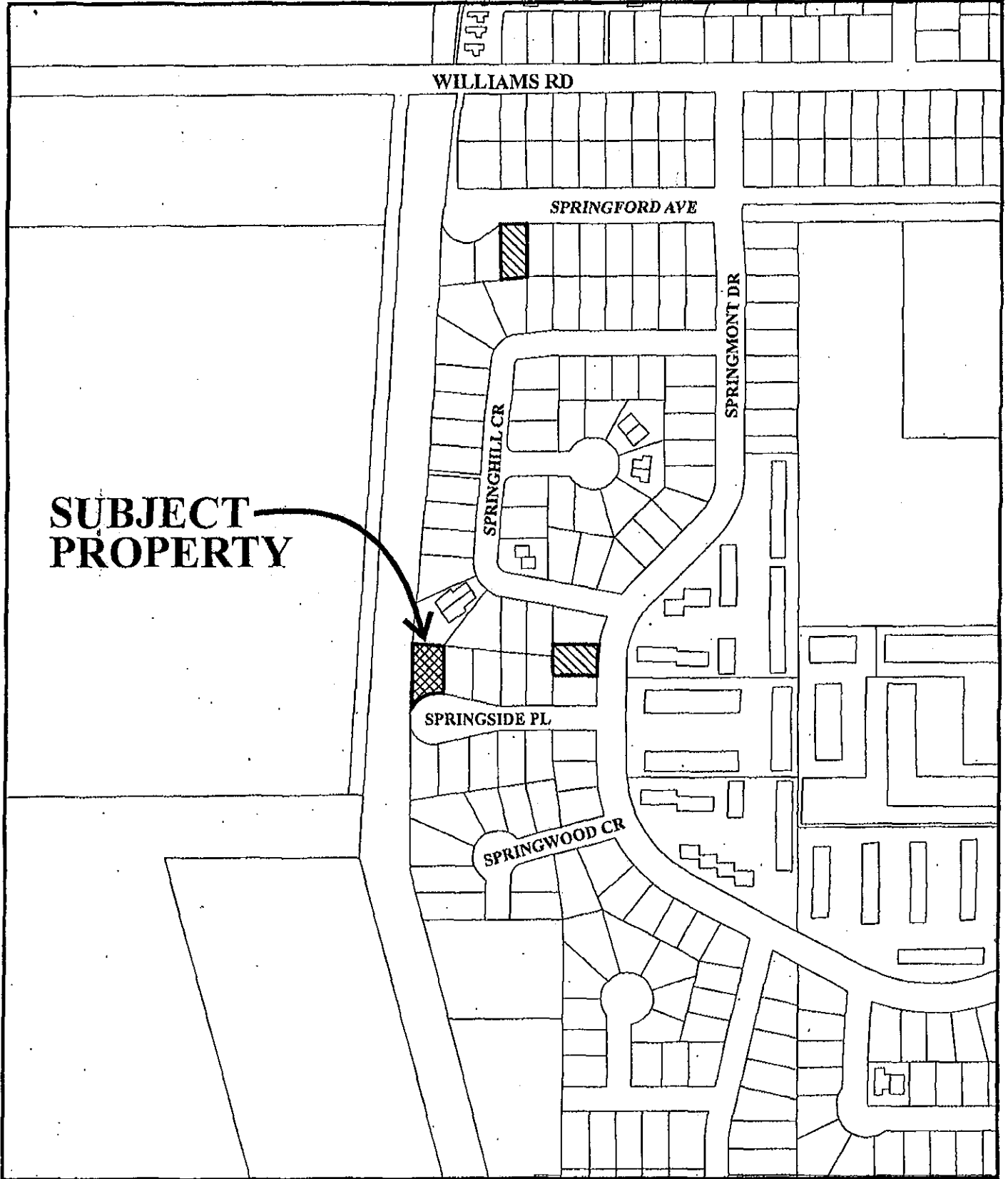


**RZ 10-511408**  
**Opposition Letters Received**

Original Date: 06/01/10

Amended Date:

Note: Dimensions are in METRES



**SUBJECT  
PROPERTY**



**RZ 10-511408**  
**Support Letters Received**

Original Date: 06/01/10

Amended Date:

Note: Dimensions are in METRES

## 5.5. Bed and Breakfast (Require Rezoning)

5.5.1. Approval of a **bed and breakfast** as a **secondary use** in the Single Detached (RS3/A-H and RS3/J-K; AG2) zones shall be subject to the rezoning application process.

5.5.2. Approved **bed and breakfasts** shall be subject to the following regulations and prohibitions:

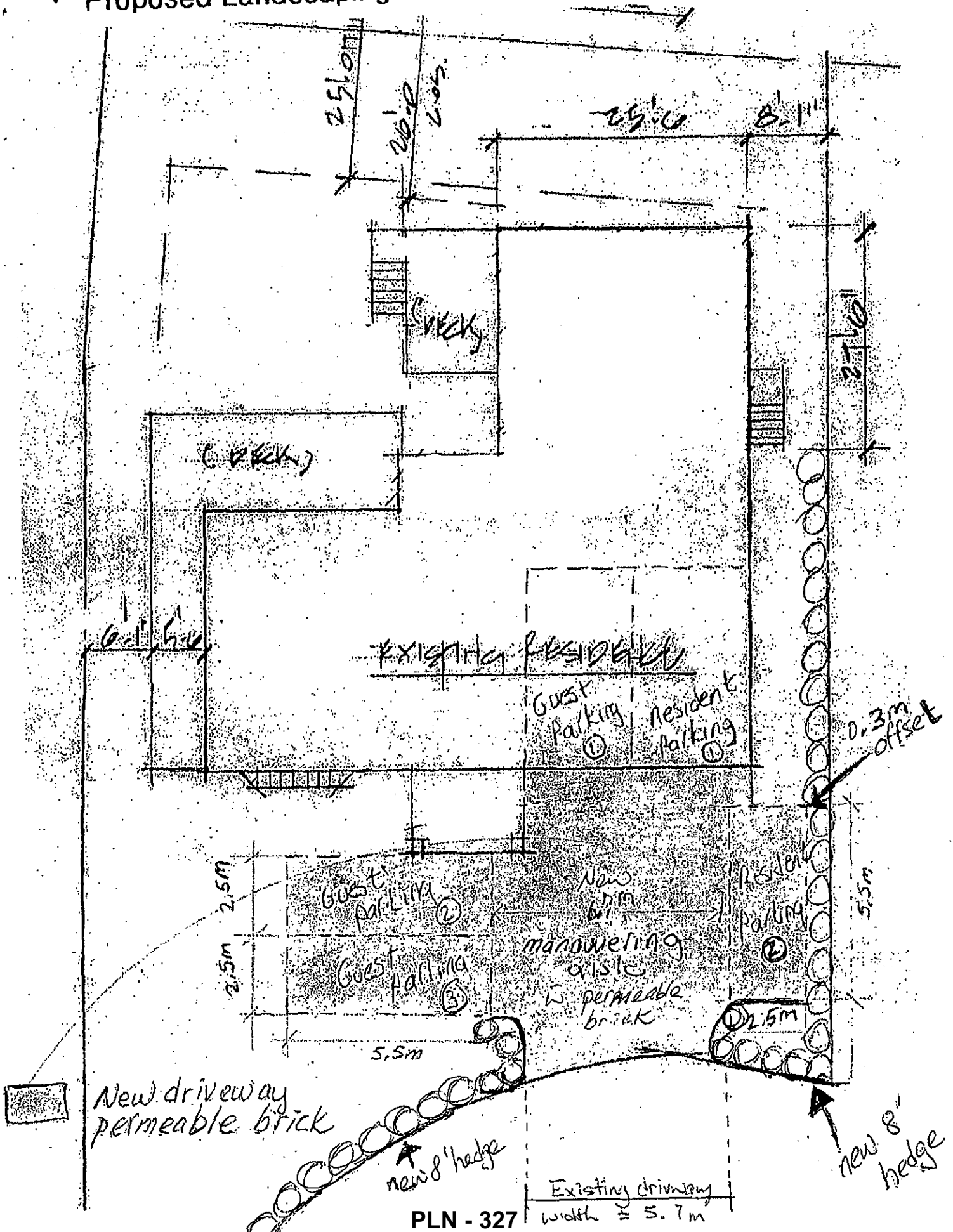
- a) must maintain the privacy and enjoyment of **adjacent** residences and the character of the neighbourhood;
- b) shall not change the principal residential character or external appearance of the **dwelling** involved;
- c) shall be operated as an **accessory use** only within the **principal building**;
- d) shall have a maximum three **sleeping units** with a maximum of two **guests** per **sleeping unit**, with the exception in the AG2 zone where a maximum of four **sleeping units** are permitted and the ZS11 zone where five **sleeping units** are permitted;
- e) shall not provide cooking facilities in the **sleeping units**;
- f) parking and open space areas to be used by the **guests** of a **bed and breakfast** shall be located on the subject lot, **screened** and oriented away from **abutting buildings** to minimize the impact of the operation on nearby properties, and must not reduce the amount of **landscaping** and porous surfaces required in the zone;
- g) shall be operated only by the permanent resident(s) of the **principal dwelling**;
- h) is not permitted in conjunction with an **agri-tourist accommodation, minor community care facility, boarding and lodging or secondary suite**;
- i) one sign to a maximum dimension of 0.3 m by 0.6 m will be permitted on the **site**, except in the AG2 zone and the ZS11 zone where two signs to a maximum dimension of 0.6 m and 1.2 m each are permitted on the **site**;
- j) must not produce noise detectable beyond the property boundary and must comply with the applicable noise regulations;
- k) shall not generate pedestrian or vehicular traffic to a greater extent than is normal in the neighbourhood;
- l) may be subject to the **City's Business License Bylaw and Municipal Ticket Information Authorization Bylaw** and amendments to these bylaws; and
- m) shall comply with the other provisions of this bylaw, the *Building Code* and other fire and health regulations.

5.5.3. Each **sleeping unit** used for the **bed and breakfast** shall:

- a) have a minimum area of 11.0 m<sup>2</sup>;
- b) have one on-site **parking space**, in addition to the required on-site parking for the **principal dwelling unit**, which must be located on the driveway and can be in a **tandem arrangement**; and
- c) not be designed to accommodate more than two **guests**.

5.5.4. A **single detached housing unit** that has a **bed and breakfast** shall not also have a **secondary suite**.

# Proposed Landscaping Concept



PLN - 327

# APPENDIX 1

## Opposition Letters

Mr. Wayne & Mrs. Rose Elvan  
3120 Springside Place  
Richmond, BC  
V7E 1X4  
March 29, 2010

City of Richmond Bylaws  
Attention: Wayne Craig  
Planning and Development Program Manager

RE: ZONING APPLICATION RZ10-511408 THE SEABREEZE BED & BREAKFAST

Dear Mr. Craig,

It has been brought to our attention that a rezoning has been applied by the property of 3111 Springside Place, Richmond BC from residential into a Bed & Breakfast operation. This is an alarming concern to us and we oppose to this operation. As a married couple that is about to bring a newborn into our family this summer, we are primarily concerned about the jeopardized safety, privacy & disruptive quietness of our neighbourhood should this application be approved.

Since we moved into our house in mid 2008, we have noticed excess traffic of different types of vehicles & people coming and going into our cul de sac area. After getting to know our other neighbours a little better, we were informed that 3111 Springside Place has been operating as a Bed & Breakfast without a license. Now that they have applied for this rezoning, we want to take this opportunity to express our discontentment.

Thank you for your time & attention and for your consideration of our concerns to this matter.

Sincerely,

Wayne & Rose Elvan  
Tel: 604-277-9512



John & Gloria Gausboel  
3131 Springside Place  
Richmond BC V7E 1X3  
March 10 2010

City of Richmond  
Bylaws Department  
Attention: Wayne Craig

Re: Zoning Application RZ10 - 511408

Dear Mr. Craig:

My husband and I strongly oppose rezoning the property at 3111 Springside Place to a Bed & Breakfast operation.

Last year we built a new home on this quiet residential street and soon after moving in discovered that next door, 3111 Springside Place, was a Bed and Breakfast operation named The Seabreeze Guest House. Over the past year, a steady flow of guests at the B&B have parked their cars in front of our home and along the street. Guests arrive at all times of the day and night by taxi or their own vehicles. The guests of the B&B are greeted outside and directed to a door at the side of the B&B, where we hear them coming and going at all hours.

The following is a list of our concerns about a B&B operation in our residential neighbourhood:

Excessive Traffic and Decreased Privacy

- The application is for six guests per evening this can result in six vehicles requiring parking or six taxi drop offs and pickups at any time of day.
- Traffic will also be generated by people driving into the cul de sac to investigate the B&B and by people visiting guests at the B&B.
- Owing to the location and openness of our property, we are constantly subject to the prying eyes of our neighbour's guests.

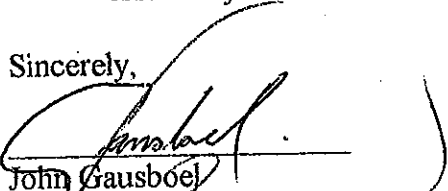
Security and Safety

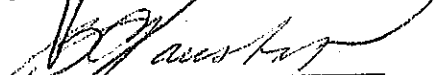
- Increased traffic brings with it increased risk of an accident on a street where children routinely play.
- Increased traffic brings with it increased exposure and with it a increased potential for property damage and crime. While we are sure the majority of the guests at the B&B are responsible people, the business cannot vouch for every one of its visitors.

Decreased Property Values

- Should the B&B application be approved, we are afraid the value of our new home will be adversely affected since few people able to pay what our home is worth will want to live next door to what is essentially a hotel.

Sincerely,

  
John Gausboel

  
Gloria Gausboel

Gloria Gausboel  
3131 Springside Place  
Richmond BC V7E 1X3  
April 7, 2010

Mr. Edwin Lee  
Planning  
City of Richmond  
elee@richmond.ca

Dear Mr. Lee,

Re Rezoning Application RZ10-511408

This is my second letter to indicate that I am strongly opposed to the above stated rezoning application. Springside Place is a quiet, single-family residential cul-de-sac and I want it to continue as such.

My husband and I moved to Richmond in January 1973 and have lived in three neighbourhoods since. Each one of these neighbourhoods changed from single-family residential to multi-family. Our first home was at Francis Road and No. 2 Road. When we moved there, cows grazed in the field across the street. Eventually this field was rezoned to multi-family. We moved to General Currie Road; six years later the neighbourhood was rezoned to multi-family and the property next door became a townhouse development. We moved to Ferndale Road; fifteen years later the whole neighbourhood was rezoned to multi-family. Now we find that our current street is up for rezoning.

These neighbourhoods were similar in that when we moved into them they did not have sewer or sidewalks. We chose to purchase our home at 3131 Springside Place because it appeared to be an established, single-family neighbourhood where the zoning was unlikely to change.

After moving into our home in January of 2009 we realized that the house at 3111 is a Bed & Breakfast operation. This B&B is a disruption to the quiet single-family cul-de-sac. The guests arrive by car or taxi and come and go from the B&B for meals and entertainment, significantly increasing the traffic in the cul-de-sac. Parking is a problem most days since the B&B needs space for at least five cars.

Over the past year I have tried to find out why this B&B is allowed to operate in this single-family residential area. In March of 2009 I enquired if the B&B had a business license and was informed that none was required. Last summer we endured the parking issues and the excess of cars and taxis servicing the guests at the B&B. In the fall of 2009 a local newspaper had an article about a B&B issue and Magna Laljee's at the City of Richmond Bylaws name came to my attention. Since then we have been registering our complaints about this illegally operating B&B to her. We do not want to live next door to a B&B operation. I do not feel that this B&B operation benefits our quiet, single-family residential cul-de-sac or the City of Richmond.

Sincerely,

Gloria Gausboel

05 April 2010

**From:** Mathieu Pilon and Arlene Mark  
3140 Springside Place  
Richmond (BC), V7E 1X4

**To:** City of Richmond  
6911 No. 3 Road  
Richmond, BC, V6Y 2C1

**Attention:** Edwin Lee, Planning & Development Department

**Reference:** **Objection to RZ10-511408**

This letter is to oppose the rezoning application made by 3111 Springside Place, application #RZ10-511408.

We are the owners of 3140 Springside Place, which we purchased in 1998 mainly due to its location on a large, quiet cul-de-sac with little street traffic. Prior to purchasing we verified the residential zoning of the neighbourhood and obtained copy of the YVR *Aeronautical Noise Management Annual Report* to confirm that we were buying in a neighbourhood that would remain quiet, residential and single family-oriented. This is also reflected in the Richmond Official Community Plan (OCP), both the 1999 version and the recently circulated "2041 Update", which clearly labels our area as "Single Family Residential".

We are satisfied with the current zoning and oppose a zoning change that would increase traffic and dilute the residential nature of our neighbourhood.

Over the years we have invested money and personal labour into improving our home, again based on the published City of Richmond plan to "protect single family neighbourhoods". We have also got to know our neighbours and appreciate the sense of safety that stems from a cul-de-sac environment where everyone knows each other, looks after each other, and where in-and-out traffic is pretty much limited to that of residents. Our family now includes two young children which we want to raise in this neighbourhood, where they can run or bicycle into the cul-de-sac without worrying about car traffic and strangers.

The proposed rezoning at 3111 Springside Place would sanction a daily inflow of cars and strangers that is much larger than what is expected from a purely residential cul-de-sac. We feel this constant flow of new comers would make it impossible to know who belongs in the area and who are intruders with possibly criminal intent We have not asked for, nor do we want such a rezoning on our street.

The operation of a Bed and Breakfast ("guest house") at 3111 Springside Place started in 2006 and has already introduced a surprisingly large disruption to the neighbourhood despite being subject to the current zoning bylaw. Specifically:

- Increased car traffic resulting from guests and visitors to 3111 Springside Place
- Decreased privacy resulting from guests arriving or leaving at various times, parking on the street, taking out their luggage and walking with their suitcases from their car to the Bed and Breakfast, all in plain sight.
- Increased pedestrian and bicycle traffic resulting from sightseers, from people coming to inquire about the B&B and from people looking for an access to the dyke via the bridge that was built over the ditch on the same property.

- Decreased neighbourhood cohesion and sense of safety resulting from the comings and goings of strangers, often out-of-province, which is atypical for a cul-de-sac where nearly all of the traffic is that of its permanent residents.
- Inconveniences associated to a few large “functions” held at 3111 Springside – at least two weddings and one “charity” event that involved:
  - Visits by caterer and other services (e.g., DJ, decorations, etc.) in the days that preceded the event
  - Cars parked everywhere on or around the cul-de-sac during the event
  - Noise and traffic from the guests arriving, attending and leaving the party
  - Loud music playing until 11 pm (way beyond our children’s bed time) and carrying far due to the residence opening to the dyke.

(We acknowledge that it is normal for households to occasionally entertain; however the initial website for the B&B offered the possibility to rent the whole venue and certainly the frequency of these large events has exceeded what we’ve seen from all our other neighbours)

Early inquiries and complaints were made to the City of Richmond, including a petition submitted by the former owner of 3171 Springside Place to the City of Richmond Community Bylaws (June 2006 – copy attached). A rezoning of 3111 Springside Place to officially allow up to 6 guests would only amplify the inconveniences that we have been experiencing to-date. As tax payers we rely on and request from the City of Richmond to prevent further deterioration of our environment, by rejecting the proposed rezoning application and by upholding the zoning and bylaws that were put in place to protect and maintain the (single family) nature of our cul-de-sac.

Considering the Specific Use Regulations, Section 5.5 Bed and Breakfast, against which the rezoning application is being made, we have the following objections:

- Section 5.5.2 a) *“must maintain (...) the character of the neighbourhood;”*  
As noted above, the existing operation of the B&B at 3111 Springside Place is already affecting the character of the neighbourhood, and approving the rezoning would only amplify the impact.
- Section 5.5.2 f) *“parking and open space areas to be used by the guests of a bed and breakfast shall be located on the subject lot, screened and oriented away from abutting buildings to minimize the impact of the operation on nearby properties (...);”*

Although there is technically sufficient parking space on the lot to accommodate 4 cars, the parking / driveway is clearly visible from our property. Furthermore, in practice guests have been parking on the street even after the rezoning sign was erected on the property. Due to the inconvenience of a tandem parking arrangement (which is the only way that sufficient parking spaces can be provided on the lot), parking on the street would clearly continue with the already-noted impact.

- Section 5.5.2 h) *“is not permitted in conjunction with (...), boarding and lodging or secondary suite;”*

In addition to the B&B rooms, there already appears to be a secondary suite at 3111 Springside Place.

- Section 5.5.2 k) *“shall not generate pedestrian or vehicular traffic to a greater extent than is normal in the neighbourhood;”*

As previously noted, the operation of the B&B under the current bylaw has already generated greater traffic than is normal for a cul-de-sac, where nearly all the traffic is otherwise from permanent residents.

- Section 5.5.4 *“A single detached housing unit that has a bed and breakfast shall not also have a secondary suite.”*

As previously noted, there appears to be a secondary suite at 3111 Springside Place, separate from and in addition to the B&B rooms.

We are also concerned that the requested rezoning would have the following additional impact to our property and environment:

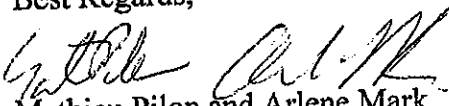
- Decreased property value; prospective buyers of property on the cul-de-sac would undoubtedly have second thoughts about purchasing a house near such a large B&B operation (defeating the purpose of buying on a cul-de-sac) which would drive the value down.
- Load on utilities, specifically water; we have very low water pressure in our house. We are concerned that the increased water demand stemming from an eventual 6-person B&B would further decrease the water flow available to us and further impact us.

Another point to consider is the need for additional B&B space in Richmond. A quick Internet search reveals that there more than 25 large hotels, along with at least 20 B&B located in Richmond. This provides visitors to our city ample supply and variety of accommodation during their stay; given the stated impact of the proposed rezoning on our residential cul-de-sac neighbourhood, there is no need nor justification for authorizing such a large B&B on our street.

Finally, as discussed with Edwin Lee (25 March 2010 phone conversation), we request to be notified (phone 604 278-3902 or e-mail [Mathieu.Pilon@telus.net](mailto:Mathieu.Pilon@telus.net)) of the planning committee meeting where this rezoning application will be reviewed or discussed.

We would also appreciate acknowledgement (e-mail preferred) of this letter.

Best Regards,

  
 Mathieu Pilon and Arlene Mark  
 3140 Springside Place  
 Richmond, BC, V7E 1X4  
 Tel. 604.278.3902  
 E-mail [Mathieu.Pilon@telus.net](mailto:Mathieu.Pilon@telus.net)



**PETITION**  
**COMMUNITY BYLAWS**  
 PH. 604-276-4345  
 Tel 604-276-4000  
 Fax 604-276-4029  
 info@centre@richmond.ca  
 FAX: 604-276-4052

**City of Richmond**

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

June 11, 2006

Dear Community By-Laws,

It has been recently brought to our attention that the home at 3111 Springside Place, Richmond, BC, V7E 1X3 is advertising itself as a B&B on the internet. You can review the web site at [www.theseabreeze.net](http://www.theseabreeze.net).

The home is in a residential area, operating as a B&B. This is against the local By-Law! This home is NOT zoned for a B&B! Some of the neighbours are also concerned the traffic on our quite small cul-de-sac has ALREADY increased and is dangerous for the children that play on the street.

We want the street to stay strictly residential. We appose a B&B on our street! Please investigate the future plans for this home.

Please contact Stacey Bogdanow at 3171 Springside Place at 604-271-2737.

Thank you,

Stacey Bogdanow  
 Lawrence Bendandi

Signatures and addresses of neighbours on Springside that appose of the B&B:

3191 SPRINGSIDE PL

---

S LAZARUK 3180 SPRINGSIDE PL

---

W, LAZARUK " "

---

LTH CHENG 3200 SPRINGSIDE PLACE

---

ANDY CHENG " "

---

Copy of Petition Submitted to Community Bylaws in June 2006

Stephen and Mary Fletcher  
3151 Springside Place  
Richmond, BC V7E 1X3  
March 12 2010

Mr. Wayne Craig  
Program Coordinator-Development  
City of Richmond  
6911 No 3 Road  
Richmond, BC  
V6Y 2C1

Subject: Rezoning application RZ10-511408

Dear Mr. Craig,

It has come to our attention that a family residence in our cul-de-sac, Springside Place, has applied for rezoning to a commercial hotel. Springside Place is a short, quiet cul-de-sac with 12 family homes with a number of children. We also receive visits from young grandchildren. Since 1984 we have enjoyed the peaceful environment and a great relationship with our neighbors. Over the past two years we have experienced increased traffic and taxis arriving at all times of the day due to the operation of a Bed and Breakfast at 3111 Springside Place.

We are not in favor of a commercial hotel being created in this street of single-family residences. We feel this would result in increased car and taxi traffic and perhaps even commercial delivery trucks in our quiet street. The constant flow of strangers has the potential to increase crime and reduce our security. It would certainly reduce the value of everyone's property in our street.

We cannot stress more strongly the importance of not granting commercial rezoning to this application and feel this would create a precedence which would result in the citizens of Richmond living in **any single family residential area** losing their peace of mind and security.

Yours Sincerely

A handwritten signature in black ink that reads "Mary Fletcher". The signature is written in a cursive style and is positioned to the right of the typed name "Mary Fletcher".

Stephen and Mary Fletcher

[stephen.fletcher@telus.net](mailto:stephen.fletcher@telus.net)  
604 272 7752

City of Richmond  
Attention: Wayne Craig  
Planning and Development  
6911 No 3 Rd  
Richmond, BC  
V6Y 2C1

March 23, 2010

**Re: Rezoning of 3111 Springside Place to a bed and breakfast**

Dear Mr. Craig,

I am writing to you in regards to the application for rezoning at 3111 Springside Place to a bed and breakfast ("B&B") operation. My husband and I strongly oppose to the application for a B&B applied for by the owner, John Fulcus.

We bought our home on Springside Place a year ago because the cul-de-sac offers privacy and safety. The bed and breakfast at 3111 Springside Place has been operating illegally without proper zoning; as a result, there has been increased street traffic, as well as additional cars parking along the street rather than in the driveway of the B&B. The level of privacy has decreased and will continue to do so as guests of the B&B come and leave in and out of the cul-de-sac. In addition, the level of safety has decreased as guests driving their own vehicles or being transported by taxis drive into the cul-de-sac at a faster speed than the permitted residential speed limit. In fact, on a particular incident, a guest staying at the bed and breakfast nearly hit our dog with their car because they were not paying attention and were driving fast into the cul-de-sac. Incidences such as these increase the risk of accidents on the street especially when there are children that often play in the cul-de-sac. This alarms us because my husband and I are planning to have children in the near future, and the privacy of the cul-de-sac would allow for our children to be safe while playing.

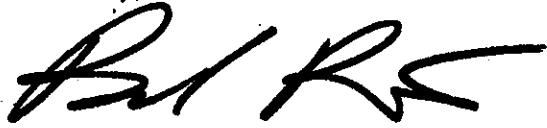
My husband and I also feel that our property value will be negatively impacted as the approval and future operation of a B&B would make our house a less desirable location due to the negative factors associated with a B&B as outlined above.

Overall, if the property on 3111 Springside Place is approved as a B&B we feel that there will be no benefits or positives gained to the other home owners on the street, and will only decrease our privacy, safety, and home values.



We strongly oppose a B&B on our residential street. Please contact us if you have any questions or if you would like to discuss any matters at further length.

Sincerely,

A handwritten signature in black ink, appearing to read 'BR/AR', written in a cursive style.

Brad and Amy Robin  
3171 Springside Place  
Richmond, BC  
V7E 1X3  
604-241-5966

**Lee, Edwin**

---

**From:** Craig, Wayne  
**Sent:** March 11, 2010 10:05 AM  
**To:** 'walt@activeaerospace.com'  
**Cc:** Mercer, Wayne; Lee, Edwin  
**Subject:** RE: 3111 Springside Place  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Hi Walt,

Thank you for taking the time to send in your email, however, I'm not sure whether your email was intended for Mr. Wayne Mercer - Manager, Community Bylaws or myself. By way of cc on this email, I am forwarding your email to Mr. Mercer so he is aware of your email as any issues related to Bylaw enforcement are handled by Community Bylaws.

In terms of the rezoning application for the property at 3111 Springside Place, this application is currently in the initial stages of the staff review process. Upon completion of the staff review, a staff report on the proposed rezoning will be forwarded to City Council for consideration. The staff report will provide City Council with a technical assessment of the application merits along with information regarding any comments/concerns received from the public in relation to the application. Please note your email will be added to the rezoning file so City Council will be advised of your concerns regarding the application. Should City Council decide to proceed with the rezoning application a statutory Public Hearing would be required. The Statutory Public Hearing process will enable you to address City Council directly regarding any concerns you have related to the proposed rezoning.

I will also ask the planner handling this rezoning application, Mr. Edwin Lee, to ensure you are advised as to when the rezoning application may proceed to Planning Committee and potentially a Public Hearing should you wish to attend these meetings. If you have any further questions, regarding the rezoning application please do not hesitate to contact Edwin or myself. Thanks

**Wayne Craig**

Program Coordinator - Development  
City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y-2C1  
Ph: 604-247-4625 Fax: 604-276-4052  
email to: [wcraig@richmond.ca](mailto:wcraig@richmond.ca)

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**From:** Walt Lazaruk [mailto:[walt@activeaerospace.com](mailto:walt@activeaerospace.com)]  
**Sent:** March 10, 2010 11:16 PM  
**To:** Craig, Wayne  
**Subject:**

Mr Wayne Craig  
Bylaws Manager  
City of Richmond Bylaws

Dear Sir;

I reside at 3180 Springside Place here in Richmond and would like to oppose the application RZ10-511408

04/13/2010

PLN - 338

RE: 3111 Springside Place Richmond for the following reasons:

We have been a resident here since 1982 and have enjoyed quiet and peaceful enjoyment until "John" moved into the neighborhood ( 3111 Springside Place)

We have witnessed:

1. over 30 cars on the street at one time
2. continuous overnighers in excess of 10 to 20 people
3. speeding vehicles over the speed limit on our street where young children live
4. pot smoking friends of his
5. Police visits numerous times because of his loud parties into the late nights

I am to understand that he is legal to have one family in his home at one time and at no such time have I ever seen just one family. Its normally at least 3 families.

This place at 3111 Springside is totally out of control and I feel its your responsibility to shut him down. (the police can only do so much)

If you have any questions in this regard please call or email me directly

Yours truly

Walt Lazaruk  
Owner  
EM: walt@activeaerospace.com  
Cell: 7782378000

3191 Springside Place, Richmond, B.C. V7E 1X3

April 23, 2010

Attn.: Edwin Lee, City of Richmond  
Supervisor Community Bylaws

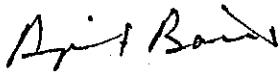
Re.: RZ 10-511408 – 3111 Springside Place

Dear Edwin,

Further to our telephone conversation and as per your direction I am writing this letter to you to show my disapproval for the proposed bylaw change to change the residential status of the said property to Bed and Breakfast.

We moved onto this street considering it's quite atmosphere and being a dead end street. I along with my family would like to keep on enjoying the pleasant residential environments.

Thanking you.



Ajit Bains

**Lee, Edwin**

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**From:** Craig, Wayne  
**Sent:** April 27, 2010 8:48 AM  
**To:** 'Debbie Landry'  
**Cc:** Lee, Edwin  
**Subject:** RE: zoning application RZ10-511408 @ 3111 Springside Place  
**Follow Up Flag:** Follow up  
**Flag Status:** Red

Hi Mr & Mrs Fleming,

Thank-you for taking the time to write regarding this rezoning application. A copy of your letter will be placed in the rezoning application file and City Council advised of your concerns should the application proceed to them for consideration.

If you have any further questions or concerns regarding this application, please contact Edwin Lee as he is the planner handling this rezoning application.

**Wayne Craig**  
Program Coordinator - Development  
City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y-2C1  
Ph: 604-247-4625 Fax: 604-276-4052  
email to: [wcraig@richmond.ca](mailto:wcraig@richmond.ca)

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**From:** Debbie Landry [mailto:[dlandry@texpro.net](mailto:dlandry@texpro.net)]  
**Sent:** April 22, 2010 9:39 AM  
**To:** Craig, Wayne  
**Subject:** zoning application RZ10-511408 @ 3111 Springside Place

Dear Mr. Craig:

My husband and I would like to let you know that we are very opposed to the Rezoning of the property at 3111 Springside Place to a commercial B & B.

We have lived on this street for five years and it had been a pretty quiet residential street  
But that has been changing.

Initially we had heard that the property in question was a small b&b in a very large house.  
The traffic we saw and heard coming and going certainly seemed much more than that.  
Essentially, they have been operating as a small hotel in a residential neighbourhood.  
I understand that this has been brought to the city's attention on numerous occasions  
By residents on the street. Why should that property owner's disregard for the City bylaws trump the concerns of the neighbourhood?

We worry that if this rezoning is approved, there will be even MORE traffic and

potentially

Crime on our quiet street to say nothing of a potential decrease in property values

Please reconsider this application – I am pretty sure that most of the neighbourhood is not in favor of this.

Al and Debbie Fleming  
3211 Springside Place  
Richmond, BC V7E 1X3  
Tel 604-274-3341

Mr E. Lee  
Planning Dept  
City of Richmond  
69 11 90th St Road  
V6Y 2C1

Dear Sir.

Please refer to Rezoning application  
R210-511408

The Building in Question has been almost totally rebuilt several years ago which includes a second story and a good portion of the existing yard.

Our view of the Dyke etc, has been reduced by this oversized addition which may affect our property value.

We are therefore not in favour of a Bed and Breakfast operation in this Residential area.

Jaune Keller  
10611 Springfield Crescent  
Richmond BC  
V7E 1W7

# APPENDIX 2

## Support Letters

**Lee, Edwin**

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**From:** Craig, Wayne  
**Sent:** March 16, 2010 10:37 AM  
**To:** Lee, Edwin  
**Subject:** FW: application RZ10-511408

FYI

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**From:** John Caruso [mailto:johnuso@telus.net]  
**Sent:** March 16, 2010 10:23 AM  
**To:** Craig, Wayne  
**Subject:** Re: application RZ10-511408

Hi Craig,

My Address is:

3180 Sprinford Ave  
Richmond BC V7E 1T9

I have lived here since 1980.

Regards,

John

----- Original Message -----

**From:** Craig, Wayne  
**To:** John Caruso  
**Cc:** Lee, Edwin  
**Sent:** Tuesday, March 16, 2010 8:43 AM  
**Subject:** RE: application RZ10-511408

Hi John,

Thank you for your letter regarding this rezoning application. We will put your information in the planning file so City Council will be advised of your support. If you could please provide your address for the record it would be appreciated. Thanks.

**Wayne Craig**  
Program Coordinator - Development  
City of Richmond  
6911 No. 3 Road, Richmond, BC V6Y-2C1  
Ph: 604-247-4625 Fax: 604-276-4052  
email to: [wcraig@richmond.ca](mailto:wcraig@richmond.ca)

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**From:** John Caruso [mailto:johnuso@telus.net]  
**Sent:** March 13, 2010 2:23 PM  
**To:** Craig, Wayne  
**Subject:** application RZ10-511408



Mr. Wayne Craig  
City of Richmond

I am in favor of the application to rezone 3111 Springside Place to Commercial B&B.

I live nearby and pass by on the dyke at least twice a day on average, since before they opened. Unless you had local knowledge you would never know it is a B&B. There is seldom more than one car there and often none, as the owner's car is in their garage. Before they opened it was a very quite cul-de-sac and it still is.

My sister stayed there for a week during the Olympics and really enjoyed it. They did not raise their prices for the Olympics.

I think that having these local places for people to stay in the neighborhood is a great idea.

Regards,

John Caruso  
604-271-5753

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No virus found in this incoming message.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 9.0.790 / Virus Database: 271.1.1/2750 - Release Date: 03/16/10 00:33:00

**Lee, Edwin**

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**From:** Nadine Katz [nadeskatz@gmail.com]  
**Sent:** May 16, 2010 9:01 AM  
**To:** Craig, Wayne  
**Cc:** John Falcus  
**Subject:** FILE # RZ 10-511408

Dear Mr Craig

I live a few houses away from the Sea Breeze B&B, on Springmont drive.

There has been absolutely NO CHANGE in the security or traffic in this area since the Sea Breeze came into existence.

I am not sure who are the complainants and exactly what their complaints are, but I can surely say that these complaints are unfounded on that basis.

It is appropriate that the Sea Breeze gets certified as an official B&B, and I welcome such a great B&B in our area.

Sincerely  
Nadine Katz  
10751 Springmont Drive.

**Lee, Edwin**

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**From:** Craig, Wayne  
**Sent:** April 12, 2010 8:25 AM  
**To:** Lee, Edwin  
**Subject:** FW: B & B

FYI, for you file. Probably time to start working on some form of map related to these letters...Thanks

Wayne

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**From:** Maria Tobia [mailto:mctobia@att.net]  
**Sent:** April 8, 2010 8:02 PM  
**To:** Craig, Wayne  
**Subject:** B & B

Dear Mr.. Craig,

I am writing to you regarding zoning application RZ 10-511408. During the recent Olympics a friend and I stayed at the Seabreeze (3111 Springside Place) in Richmond for eight days. It is managed by John Falcus who is very pleasant and helpful. We were happy with our location, the rooms, the breakfasts, and the cleanliness of of the B & B. The other guests were quiet and also seemed pleased with the accommodations. We used public transportation. John Falcus asked us if we had any guests with cars to request that they park on the driveway or in front of his house. I asked Mr. Falcus for a business card so that I can recommend his place to any relatives or friends who are travelling to the Vancouver Area. Incidentally, my brother lives in Richmond, and he advised me to send this letter to you.

By the way, my friend and I enjoyed the the Olympic Games and the time we spend in Richmond and Vancouver. Everyone was helpful and friendly.

Here is my address, phone number, and email address in case you wish to contact me:

Maria Tobia  
5832 "O" Street  
Sacramento, Ca 95819  
USA

Phone> (916) 455-7332  
Email: [mctobia@att.com](mailto:mctobia@att.com)

Sincerely,  
Maria Tobia.

**Lee, Edwin**

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**From:** Martha Oleson [moleson@shaw.ca]  
**Sent:** May 14, 2010 5:57 PM  
**To:** John Falcus  
**Cc:** Craig, Wayne  
**Subject:** Re: Hello from the Seabreeze Guest House!

Hello John,

We only stayed once with you but found the experience just fine. I will definitely email Wayne Craig to let him know. There is certainly no problem with noise, privacy or safety, and the setting is certainly lovely. I would definitely recommend you to friends. Our daughter lives in Richmond so most of the time we will stay with her but there will be the odd occasion when we need a place and we will certainly try to stay at your place. We are academics and appreciated the quiet atmosphere for reading. Best of luck with your application to be a licensed residential B & B!

Cheers,  
Martha Oleson

On 2010-05-14, at 5:48 PM, John Falcus wrote:

Dear Martha,

Hope you are doing well. The weather here in Richmond is sunny and we are all very excited about summer coming!

I have some good news - I've just submitted an application to become the first licensed residential bed and breakfast in Richmond! Nothing is changing - it's still three rooms, but now it will be official! It's an exciting process but I could use your support.

Some of my neighbours have voiced concerns to the City about safety, security, traffic and decreased privacy. If you enjoyed the guest house and agree that it's quiet, private, safe & secure and generates very modest traffic, I'd appreciate it if you could let the City know. If you have any local friends or family that feel the same way it would be great if they could speak up too! You can email letters of support to Wayne Craig at [wcraig@richmond.ca](mailto:wcraig@richmond.ca) - just refer to file # RZ 10-511408.

Hope to see you at the Seabreeze again soon!

John.

<image001.jpg>

Martha Oleson  
2929 Mt. Bakerview Rd.  
Victoria BC V8N 1Z6  
250-477-6455

[moleson@shaw.ca](mailto:moleson@shaw.ca)

Lee, Edwin

---

From: Martha Oleson [moleson@shaw.ca]  
Sent: May 14, 2010 6:06 PM  
To: Craig, Wayne  
Cc: John Falcus  
Subject: file # RZ 10-511408.

Although we don't really understand the ratings of B & Bs, we have stayed at the Seabreeze Guest House in Richmond and found it to be a very satisfying experience. It was totally quiet, there was no traffic at all, it is right on the dyke walkway and the owners were responsible and attentive. The place was safe, secure and quiet which is what we like. My husband and I are both academics and usually spend our evenings reading; hence; we appreciate the quiet atmosphere of the Seabreeze Guest House. There was a place for our car to park and we enjoyed an early morning walk along the dyke. My daughter lives in Richmond and so we will probably stay at this guest house again when her house is full. Having travelled and worked all over the world (Europe and the Middle East), I can easily say that this B&B ranks right up there with the very best places.

Sincerely,  
(Mrs.) Martha Oleson  
Victoria, BC

-----  
Martha Oleson  
2929 Mt. Bakerview Rd.  
Victoria BC V8N 1Z6  
250-477-6455

moleson@shaw.ca

**Lee, Edwin**

---

**From:** Irene Gateson [gatesonid@shaw.ca]

**Sent:** May 14, 2010 6:00 PM

**To:** Craig, Wayne

**Subject:** Seabreeze

We would like to voice our support re the residence of Seabreeze as a licensed residential bed and breakfast. We were there for 2 nights and found it very quiet (at most 3 cars) and unique in it's location.

On trying to find an overnight lodging for Steveston, we were surprised at the lack of such accommodations. It is a very restful, interesting little town and great for walking. There should be more such places available.

Doug & Irene Gateson

**Lee, Edwin**

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**From:** Irene Gateson [gatesonid@shaw.ca]

**Sent:** May 14, 2010 6:03 PM

**To:** Craig, Wayne

**Subject:** <no subject>

In my last email re Seabreeze, I neglected to mention File #RZ10-511408

Thank you,  
Irene Gateson



**Lee, Edwin**

---

**From:** R.D. Berger [rdberger@oberon.ark.com]  
**Sent:** May 14, 2010 6:14 PM  
**To:** Craig, Wayne  
**Subject:** Seabreeze Guest House

I just wanted you to know that our recent stay at the Seabreeze Guest House was terrific. It was our first time there - I was impressed by everything about it - particularly that it was in a wonderful neighborhood right on the dike- but was so quiet, private, safe & secure. Us and our fellow guests respected the fact that it is in a residential area-

It's wonderful to see a business like this one thrive!

Shara Berger  
Campbell River, B.C.

In Campbell River, more & more B & B's are popping up in neighborhoods with absolutely no adverse effects.

**Lee, Edwin**

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**From:** Adams/Clews Family [adamsclewes@q.com]  
**Sent:** May 14, 2010 6:31 PM  
**To:** Craig, Wayne  
**Subject:** file # RZ 10-511408.

Dear Mr. Craig,

My family and I have been guests of the Seabreeze Bed and Breakfast many times. I'd like to submit my support for John Falcus' application for a full license.

John's establishment is exceptionally quiet. I have young children and would not return were it not for that specific attribute. We look for a centrally located, quiet, family-friendly B&B specifically because our children go to bed early and need to get 10-12 hours sleep. We've always appreciated that about Seabreeze. Nor would we accept anything less than the most secure facility. John is an exceptional host who informs all guests of the neighborhood and the need to be respectful of both the quiet and the parking restrictions. We have always been delighted with the intimacy (just three guest rooms) and the neighborhood atmosphere. We've never, ever experienced another guest who has been obtrusive to the neighborhood or the other guests. Seabreeze is a very integrated neighborhood home that one would never suspect of being a B&B because of the lack of traffic and the respectful nature of the guests and John himself. I cannot imagine objecting to this facility in my own neighborhood and I'm a very sensitive homeowner.

Please accept this as a most heartfelt and sincere testimony to the quiet, unobtrusive and secure facility operated by John Falcus.

Should you wish to talk to me personally, please feel free to call.

Kelly Adams  
Olympia, WA  
360-870-1485

(Former homeowner in Surrey BC)

**Lee, Edwin**

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**From:** MIKE MACDONALD [easytaxes@msn.com]  
**Sent:** May 14, 2010 7:03 PM  
**To:** Craig, Wayne  
**Subject:** RZ 10-511408

Wayne Craig,

My wife and I have stayed at John Falcus' guest house on 3 occasions. The reason that we are repeat guests is because it is very quiet, peaceful, relaxing and an excellent location. The Seabreeze is a quality facility and the owner John Falcus goes out of his way to maintain the local flavor and neighborhood. Feel free to contact me: (951) 677-9831 is my office number.

Sincerely,

Mike MacDonald

**Lee, Edwin**

---

**From:** nykola@nykola.net  
**Sent:** May 14, 2010 7:10 PM  
**To:** Craig, Wayne  
**Subject:** file # RZ 10-511408.

To whom it may concern: Re Seabreeze

This past winter I enjoyed a most pleasant and peaceful stay at Seabreeze. I can assure my stay was quiet, secure and literally no traffic ensued as a result. I walked to visit local friends. My traveling companion only used her vehicle to drive 'in and out' of our 3-day visit to Steveston.

We will definitely come again because the accommodation was **superb**; quiet, safe, there was literally NO traffic and it was private as could be.

Couldn't recommend it more highly. I'll be back.

Sincerely,

Nykola Dubenski

Communications inter alia  
287 Cambridge Street  
Winnipeg, Manitoba  
R3M 3E7

**Lee, Edwin**

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**From:** Allan Chernov [chernov4@tx.rr.com]  
**Sent:** May 14, 2010 7:22 PM  
**To:** Craig, Wayne  
**Subject:** Seabreeze Guest House application to be a Licensed Residential B&B (File RZ10-511408)

I am writing in support of an application by John Falcus to obtain Licensed Residential Bed and Breakfast status for *The Seabreeze Guest House*.

I now live in Irving, Texas but I was born and raised in Vancouver. I visit Richmond frequently because my 95-year old father lives in Richmond (with my sister, in his own condominium apartment) and I have a large extended family throughout the Lower Mainland.

Over the past several years I've stayed at the Seabreeze every time I visit. Since my visits often last 7 to 10 days, I have a good perspective on the environment Mr. Falcus has created at The Seabreeze and how it affects his neighbourhood. Aside from Mr. Falcus being a friendly, gracious and accommodating host, the most attractive aspect of The Seabreeze is how peaceful and quiet it is. I have NEVER experienced any loud, boisterous or otherwise untoward behaviour by a Seabreeze guest. Also, I have NEVER had problems with parking. That's probably because with only 3 rooms to occupy, there would be a maximum of only 3 additional vehicles parked in a large, roomy cul-de-sac. At most times, there's just one or two cars.

To me, The Seabreeze is a beautiful property that enhances its neighborhood. It's occupancy as a B&B is proportionate to its size. And as I've described — based on my own extensive experience as a guest — Mr. Falcus and The Seabreeze are solid citizens and respectful of its neighbours and its neighbourhood.

I unequivocally support granting a Residential Bed and Breakfast license to *The Seabreeze Guest House*. Please feel free to write or call if you have questions.

Thank you.

Allan Chernov  
8719 Broken Point Drive  
Irving, TX 75063-4800  
972-556-0146 (Home) or 214-536-4700

**Lee, Edwin**

---

**From:** joseph mangione [joseph.mangione2001@rogers.com]  
**Sent:** May 14, 2010 7:57 PM  
**To:** Craig, Wayne  
**Subject:** Sea Breeze

*We wish to acknowledge our support of the Sea Breeze Bed & Breakfast as a very secure, safe & pleasant accommodation. We have enjoyed several stays there over the past few years & have always been treated kindly & with respect. Pat & Joe Mangione, Ottawa, Ontario*

**Lee, Edwin**

---

**From:** Doreen Sommerfeld [wdsomm@shaw.ca]

**Sent:** May 14, 2010 8:31 PM

**To:** Craig, Wayne

**Subject:** file # RZ 10-511408

Dear Sir,

I am writing to let you know that my experience of visiting Seabreeze Bed & Breakfast has always been a positive one.

The location is superb; quiet and relaxed. All the decks are facing the dyke/ocean side. I can't imagine this could cause any

privacy or noise issues with the surrounding neighbourhood. The traffic is minimal and I know the owner upholds all bylaws required. I have the utmost respect for Mr. Falcus and I think his Bed & Breakfast is an acceptable and valuable

service in our community.

Thank you for allowing me to comment on this subject,

Sincerely,

Doreen Sommerfeld

**Lee, Edwin**

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**From:** anita gallagher [steger2@shaw.ca]

**Sent:** May 14, 2010 9:28 PM

**To:** Craig, Wayne

**Subject:** file RZ 10-511408

To whom it may concern :

I had the pleasure to stay at the sea breeze B&B last month. I enjoyed it very much, everything was just perfect. Very clean, very quiet. The most relaxing place where I ever stayed.

It was a wonderful experience and I will recommend it to all my friends and I am looking forward to my next stay.

Yours truly

Anita Gallagher ( Mrs.)



**Lee, Edwin**

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**From:** Sharon Wiener [sharonw27@shaw.ca]  
**Sent:** May 14, 2010 9:54 PM  
**To:** Craig, Wayne  
**Subject:** Seabreeze B&B license

RE: File # RZ 10-511408

Hello Mr. Craig: I am writing regarding the application of the Seabreeze B&B in Richmond to become an officially licenced B&B. I have been a guest at the Seabreeze and was very impressed and pleased to have had the opportunity to stay there. I found it to be extremely quiet and safe, tucked away as it is, and it certainly didn't seem to attract any more traffic than any of the neighbouring larges homes. I believe it would not detract at all from the street or the surrounding neighbourhood, and that it would be a valuable asset to the city of Richmond.

Sincerely,

Sharon Wiener  
Naramata, B.C.  
(250)496-4100.

quiet, private, safe & secure and generates very modest traffic

**Lee, Edwin**

---

**From:** james chick [jchick@onetel.com]

**Sent:** May 15, 2010 12:15 AM

**To:** Craig, Wayne

**Subject:** file # RZ 10-511408. Seabreeze guesthouse

My wife and I stayed at the Seabreeze guesthouse and found it to be a very quiet and peaceful place, John is an excellent host and a good ambassador for all that Richmond and Vancouver has to offer, I think that most if not all guests are of a similar type and looking for a relaxing time. They would not be the sort to be making a noise late at night or causing trouble to the neighbours. I think his ambitions are to be applauded and supported.

Regards Jim Chick.  
Wiltshire, England UK

**Lee, Edwin**

---

**From:** Wilma Vander Waal [wvanderwaal@rainbow.ca]  
**Sent:** May 15, 2010 5:29 AM  
**To:** Craig, Wayne  
**Subject:** File #RZ 10 -511408 Seabreeze B & B

May 15, 2010

To: Wayne Craig

Regarding the Seabreeze Bed & Breakfast

My husband and I would like to offer our support for the Seabreeze Bed & Breakfast license application. Steveston is an absolutely wonderful town that we love to visit and we have made several day trips there to get away from the stresses of our business. We enjoyed it so much and wanted to spend more than 1 day there, so we looked for a B & B in the area. We stayed at this B & B in the past year and found it to be a beautiful place. We specifically enjoyed the quiet relaxing atmosphere. There were no problems with noise, security or safety. I would think that the modest amount of traffic generated by guests of this B & B would be minimal enough as to not cause disruption in the neighborhood.

We would like to encourage you to support Mr. Falcus' application.

Sincerely,

Stan and Wilma VanderWaal  
43830 South Sumas Rd.  
Chilliwack, BC, V2R 4L6

**Lee, Edwin**

---

**From:** Kirby Dunn [kirby@burlingtontelecom.net]

**Sent:** May 15, 2010 8:03 AM

**To:** Craig, Wayne

**Subject:** letter of support

RE: file # RZ 10-511408

Dear Mr. Craig,

I am writing a letter of support for the Seabreeze guest house to become a licensed residential bed and breakfast in Richmond.

I stayed at this home for a week, two years ago and am hoping to return sometime. It was very quiet, relaxing and peaceful. As a single female traveller I am always concerned about safety and this home and neighborhood were very safe. The owner of the property is very professional and runs a lovely home. I hope you approve this license application.

Sincerely,

Kirby Dunn  
35 Oakland Terrace  
Burlington, Vermont  
USA

Lee, Edwin

---

**From:** Thomas Kaschuba [thomas@kaschuba.tk]  
**Sent:** May 15, 2010 8:53 AM  
**To:** Craig, Wayne  
**Subject:** Regarding # RZ 10-511408

Hello Wayne,

John Falcus asked me to tell you, how our stay at his B&B was.  
In May 2009 we stayed twice at John's B&B. Once for three nights, the other time two nights. At both stays other guests were also present.  
All were well over 40 and very well situated. My Wife and I had absolutely no concerns regarding our security or comfort. All of the guests including ourselves, left each day after brakefest and came back past dinner quietly. John himself is a very good B&B host. We considered him knowledgeable about Vancouver and very helpful with us as tourists.

We consider take another vacation in BC soon, and we'd be very disappointed if we couldn't stay at Seabreeze B&B any more.

Best regards,  
Thomas Kaschuba  
Vienna  
Austria

**Lee, Edwin**

---

**From:** JOHN OUGH [jjrough@gmail.com]  
**Sent:** May 15, 2010 3:45 PM  
**To:** Craig, Wayne  
**Subject:** file RZ10-511408

Just wanted to let you know that we stayed at See Breeze and enjoyed our stay. We had no problem with parking, security or noise. Our room faced on to the dyke and we did not hear people on the dyke nor did we hear the guests in the two other rooms during our 3 day stay so I am sure no one in the neighbourhood did either.

Being at the end of a street with no other access makes this location ideal for a B&B.

As there are only only 3 rooms the B&B generates very little traffic.

John runs a very professional operation and deserves to have the designation granted to him.

Should you have any further questions please do not hesitate to contact us.

Sincerely,

--

Julie & John Ough

**Lee, Edwin**

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**From:** John Cummings [johncummings@sympatico.ca]  
**Sent:** May 15, 2010 5:01 PM  
**To:** Craig, Wayne  
**Cc:** jfalcus@shaw.ca  
**Subject:** # RZ 10-511408

Dear Mr Craig:

I have stayed at the Seabreeze guest house. I feel sure that the addition of a license will add to the attractiveness of the place, without annoying neighbours. I therefore support John Falcus's application for a license.

John Cummings  
202 Wychwood Ave  
Toronto, ON  
M6C 2T3  
416-651-2955

Lee, Edwin

---

From: Ted and Shirley Kirk [shirlted@telus.net]  
Sent: May 15, 2010 7:30 PM  
To: Craig, Wayne  
Cc: John Falcus  
Subject: Reference: RZ 10-511408

Hello Wayne Craig,

Re: Reference file: RZ 10-511408

My husband and I stayed over at John Falcus's at his Seabreeze B and B located in Steveston in December, 2009 and later in February, 2010.

We found it to be very quiet, and unobstrusive to neighbours. We parked in his driveway and stayed at his place for 1 night; my husband stayed for a night a month before on route to his work overseas. There was one other guest staying at the B and B and she was also very quiet. The Band B is at the end of a road with little traffic. John is very quiet living and enjoys his privacy, is respectful of others' need for privacy and so it would follow that John is respectful of his neighbours.. I think that he has every right to continue with his business in this lovely location near the water. Quiet, modest, safe, secure and low traffic volume. We think that John is running an excellent business and deserves the right to make a living running a bed and breakfast, respecting the needs of neighbours and guests.

Please contact us for further information as needed.

Yours sincerely,

Shirley and Ted Kirk  
shirlted@telus.net

--  
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**Lee, Edwin**

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**From:** Shirley [ssteg@shaw.ca]  
**Sent:** May 15, 2010 8:05 PM  
**To:** Craig, Wayne  
**Cc:** John Falcus  
**Subject:** License application Seabreeze B&B

*I am writing regarding the Seabreeze B&B application to become licensed.  
The file # is RZ10-511408.  
I have stayed at this wonderful B&B in Richmond and found it to be extremely quiet and safe environment for women travelling alone.  
I would prefer to stay at a B&B any day rather than a hotel.  
This one is situated in a cull de sac , at the end of the street has at the most 1-3 cars parked when fully occupied with ample space for others to park. Not every guest even has a car.  
The city of Richmond needs more of these small establishments to encourage affordable lodging and tourism.  
It is difficult to imagine any logical reason a neighbor might object to this arrangement.*

*Please consider approving this application for the Seabreeze B&B.*

*Sincerely,*

*Shirley Steg*

**Lee, Edwin**

---

**From:** Jo Macfadyen [jomacfad@bigpond.com]

**Sent:** May 16, 2010 2:06 AM

**To:** Craig, Wayne

**Subject:** Sea Breeze B & B

My sister and I are from Australia and spent a very pleasant week at the Seabreeze Bed & Breakfast towards the end of 2009. We found the place very comfortable, and the best part was that it is located in a quiet corner of the street, with very little traffic generated. We enjoyed the security of the place and not once did we feel unsafe. I would recommend this B & B to anyone in the sure knowledge that that they would enjoy a quiet environment and without any security risks.

Kind Regards

Joan Macfadyen

**Lee, Edwin**

---

**From:** Bill Myles [billmyles@allt2.se]  
**Sent:** May 16, 2010 5:08 AM  
**To:** Craig, Wayne  
**Subject:** File #RZ 10-511408

Hi from Sweden!  
just wanted to say on behalf of John's B&B, that we found things private, quiet, safe and with almost no traffic to speak of. We've recommended it to friends and plan to stay again on our next trip. It's one of the reasons we'll visit Vancouver again!

Bill Myles  
Krikonv 1  
S-80636 Gavle  
Sweden  
tel + 46 26 108788

**Lee, Edwin**

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**From:** Jytte Seifert [jyted@sympatico.ca]  
**Sent:** May 16, 2010 6:21 AM  
**To:** Craig, Wayne  
**Cc:** jfalcus@shaw.ca  
**Subject:** file No. RZ 10-511408

Re: neighbours' concerns about safety, security, traffic and decreased privacy at Seabreeze Guest House.

Dear Wayne Craig,

We have stayed at the above mentioned guest house on two occasions: one for a period of two weeks and the other for a week. We are seniors visiting relatives in the area. We have recommended and had other family members stay there because it is so well run, private and safe. The owner, who resides on the premises is a fine host. This remodelled house is one of the finest on the street with well maintained grounds in keeping with all the other homes. Being a dead end street and being one of the houses at the end, there is ample parking for three vehicles with no hindrance to the neighbours.

As to any decreased privacy, the only traffic on the street is entering the building at the side entrance and this is well screened by a large cedar hedge and a six foot solid fence. All other use areas by the guests and owner: balconies and decks face the water and are screened by the house from both the street and any of the houses on the street.

There is no noise pollution problem and since there are only three rooms available, the traffic is the equivalence of any of the other large homes on the street. Any late returners during our stays were extremely quiet.

The guests we met (young and old) during our stays were very nice people. We might also add in closing that we will stay at the Seabreeze again. We have just recently recommended it to some friends in our neighbourhood.

Sincerely,

Jytte and Edward Seifert  
29 Veery Pl.  
Don Mills, Ontario.

05/27/2010

PLN - 372

**Lee, Edwin**

---

**From:** Ivor Davies [ivor@piratemanagement.com]

**Sent:** May 16, 2010 8:06 AM

**To:** Craig, Wayne

**Subject:** file # RZ 10-511408

Dear Mr Craig

I understand that Mr John Falcus has applied for licensed registration of his "Seabreeze" establishment at Richmond. Having stayed with my family at Seabreeze in August 2009, I can confirm that Mr Falcus organized a most pleasant stay in what proved to be a convenient location to enjoy the benefits of Richmond, within reasonable reach of the airport and downtown Vancouver. Although Seabreeze's location is in a residential district, because it has (from memory) only 3 rooms, I cannot imagine that there would be any negative impact on traffic, privacy or security of local residents; and yet it would make a small contribution to the commercial welfare of the area.

Consequently, I am happy to support any application submitted by Mr Falcus for a licence.

Yours sincerely

Ivor Davies  
58 Friary Road, London N12 9PB, England.

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**Lee, Edwin**

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**From:** Lynne [lynnekloot@heatpump.co.za]  
**Sent:** May 16, 2010 9:14 AM  
**To:** Craig, Wayne  
**Subject:** The Seabreeze

Dear Mr Craig

RE: File # RZ 10-511408

As regular guests at The Seabreeze, we are well able to confirm that the guesthouse provides quiet, safe accommodation, and that guest traffic is extremely limited. I would go so far as to say that there are generally more vehicles parked outside the houses on the other side of the turning circle than outside The Seabreeze.

Yours sincerely

Dave and Lynne Kloot  
South Africa

Lynne Kloot  
Tel: 021 786 3567  
Cell: 082 435 1933  
Email: [lynnekloot@heatpump.co.za](mailto:lynnekloot@heatpump.co.za)

**Lee, Edwin**

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**From:** Anton deRidder [antonderidder@virginmedia.com]  
**Sent:** May 16, 2010 10:22 AM  
**To:** Craig, Wayne  
**Subject:** file # RZ 10-511408.

Dear Mr Craig,

I am writing in support of the application by John Falcus, under the above reference number, regarding his three room bed and breakfast accomodation.

I have just returned to England following another stay at his property with my wife - and plan to visit again. The bed and breakfast is in an excellent location, vey quiet and peaceful and is managed to a very high standard. We enjoy the location as it is in a quiet cul-de-sac and seems to attract fellow travellers like us who enjoy the uniqueness and peace and quiet that the location provides . I am not attracted to the high rise hotels and noise of downtown Vancouver. The seabreeze is truly a 'home from home' which is why we like it and we treat the local environment as if we lived there ourselves.

The guest house is perfectly located and, along with other guests that we have met, we are always resepectful of the location and others around us. Typically, we go out in the morning to sightsee and shop, returning tin the afternoon. Often we walk along the dyke in the evening into Steveston for dinner. The location also provides a safe environment for us in which to enjoy our stay.

The idea of a licensing scheme is a good one and will ensure that well managed and excellent accomodation, such as that offered by the Seabreeze, will continue to provide peaceful and restful holiday experiences for people like us.

I hope that the application is successful. If you would like further information or input, please let me know.

Kind regards,

Anton & Ruth de Ridder

**Lee, Edwin**

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**From:** Nancy Willis [nkwillis@bis.midco.net]

**Sent:** May 16, 2010 10:22 AM

**To:** Craig, Wayne

**Subject:** re: The Seabreeze and Jon Falcus

Mr Wayne Craig,

We stayed at John Falcus's Seabreeze B & B in September of '07. It is a wonderful place. We had first class accommodations. John was there to show us our quarters, to serve breakfast, to tell us of the best places to eat, acquire bikes for rental, etc.

We found his place to be extremely clean, quiet, and the scenery beautiful. We weren't on a beach, but it was the next best thing, as there was a wonderful walking, biking path to water and eateries and shopping.

We were in a quiet neighborhood, saw many people on the path during the day, and felt relaxed and enjoyed John and his Seabreeze.

We'd love to return and stay and would certainly recommend this place to others. We had the trip of a lifetime to Canada and enjoyed your Vancouver and Victoria so very much.

Sincerely,

Nancy Willis  
414 Ryan Drive  
Bismarck, ND 58501

701-255-4985  
[nkwillis@bis.midco.net](mailto:nkwillis@bis.midco.net)



**Lee, Edwin**

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**From:** Julia Kiss [juliakiss75@yahoo.de]  
**Sent:** May 16, 2010 11:08 AM  
**To:** Craig, Wayne  
**Subject:** Seabreeze Guest House (file # RZ 10-511408)

Dear Mr. Craig,

this is a letter of support for John Falcus's B&B "The Seabreeze" (referring to file # RZ 10-511408).

We stayed there a few days and we were very impressed by the wonderful location of the guesthouse, which is quietly situated with free view over the sea. And we appreciated the very modern and clean rooms and the warm hospitality.

So we agree, that the guest house is quiet, private, safe & secure and generates very modest traffic.

Kind regards  
Julia & Greg Kiss  
Munich, Germany

**Lee, Edwin**

---

**From:** jflorman2@aol.com  
**Sent:** May 16, 2010 12:54 PM  
**To:** Craig, Wayne  
**Subject:** Seabreeze Guest House

Dear Mr. Craig,

My grown children and I had the distinct pleasure of staying at the Seabreeze Guest House several years ago and hope to return again sometime. We are veteran B&B patrons, and I must say, this was one of the loveliest, quietest, and most welcoming places we've ever enjoyed.. As you probably know, B&Bs tend to attract people who are looking for a place that is quiet, safe, and away from the hub-ub of traffic noise and crowds. Seabreeze was all that and more.

I understand the propietor is attempting to become licensed, and I hope his application is approved. (# RZ 10-511408). Since his B&B caters to a small number of people and attracts people who are looking for a quiet, safe, and beautiful location, I hope the neighbors support his application. (By the way, there was one other person who stayed there the night we did, and we didn't see or hear him, eve inside the house).

Kind regards,  
Jean Florman

**Lee, Edwin**

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**From:** PETER KWAN [papakilo@eastlink.ca]  
**Sent:** May 16, 2010 1:40 PM  
**To:** Craig, Wayne  
**Cc:** John Falcus  
**Subject:** file # RZ 10-511408

This letter is in support of John Falcus, Seabreeze Guest House. As former British Columbians we travel from Nova Scotia at least annually to visit friends and relatives, particular my mother who resides in a senior's residence nearby. We have always found John the perfect host, and the location excellent with the ocean view and the quiet neighbourhood.

We have never experienced any noise or disturbances from any other guests, as a matter of fact in most cases we would not even know that there are other guest until we meet them at breakfast. Parking has not been a problem and security was never a concern. The guest house is ideally situated to visit all that Richmond has to offer.

Peter & Anne Kwan  
32 Cochrane Rd.  
Enfield, NS  
B2T 1G9

**Lee, Edwin**

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**From:** bamguidi.bluewin [bamguidi@bluewin.ch]  
**Sent:** May 16, 2010 1:43 PM  
**To:** Craig, Wayne  
**Subject:** file RZ 10-511408 - Seabreeze Guest House

Hello Mr. Craig

Greetings from Switzerland!

Some time ago on our trip to Vancouver my son and I stayed for a couple of nights at John Falcus' Seabreeze Guest House.

We were so exited about this beautiful B&B that I decided to stay 3 days longer than planned: John is a great host; his B&B was so perfectly quiet, private and safe, that we felt very secure - I recommend it to all my friends from Switzerland planning to spend their vacations in Vancouver. My son also was welcomed very generously - it was a great experience to him too.

Next time we'll visit Vancouver, we surely will stay at John Falcus' Seabreeze Guest House again! It's the best choice.

Best regards  
Alice Guidi-Fischer  
Switzerland

**Lee, Edwin**

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**From:** Brigit Navarro [brigit@ivancorp.com]  
**Sent:** May 16, 2010 2:02 PM  
**To:** John Falcus  
**Cc:** Craig, Wayne  
**Subject:** Ref RZ10-511408

Hi John,

CONGRATS. That is a very big job to do.

Some people have nothing else to do but complain..

Your place is lovely. People dont go to a B&B to party, they go to relax and enjoy the quietness of the area. Exactly what you provide. It is wonderful to have a place like yours so close in our neighbourhood. Best part is they enjoy the beautiful view you have to offer them. As for traffic, please...maybe if you are full you will have 3 cars at your place. Please...they should be more worried about the speed limit that people fly around in our area at over 70km. Even the buses are over 60km. They should not be worried about parked cars.

HOpe to have more family and friends stay at your place again soon. Keep up practicing German! :o)

I wish you all the best.

Navarro family.  
Williams Road

---

**From:** John Falcus [jfalvus@shaw.ca]  
**Sent:** May 14, 2010 5:47 PM  
**To:** Brigit Navarro  
**Subject:** Hello from the Seabreeze Guest House!

Dear Brigit,


Hope you are doing well. The weather here in Richmond is sunny and we are all very excited about summer coming!

I have some good news - I've just submitted an application to become the first licensed residential bed and breakfast in Richmond! Nothing is changing - it's still three rooms, but now it will be official! It's an exciting process but I could use your support.

Some of my neighbours have voiced concerns to the City about safety, security, traffic and decreased privacy. If you enjoyed the guest house and agree that it's quiet, private, safe & secure and generates very modest traffic, I'd appreciate it if you could let the City know. If you have any local friends or family that feel the same way it would be great if they could speak up too! You can email letters of support to Wayne Craig at [wcraig@richmond.ca](mailto:wcraig@richmond.ca) - just refer to file # RZ 10-511408.

Hope to see you at the Seabreeze again soon!

John.

 Seabreeze Footer.jpg

**Lee, Edwin**

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**From:** jo hummel [jdhummel@hotmail.com]

**Sent:** May 16, 2010 6:02 PM

**To:** Craig, Wayne

**Subject:** re: File #RZ 10-511408

Dear Mr. Craig,

My husband and I with another couple and their adult son spent a week at the Seabreeze Guesthouse B&B and had a wonderful and quiet relaxful time. The location was perfect for our daily walks and bike rides. John was a considerate and thoughtful host. We completely recommend that you approve his application # RZ 10-511408. We look forward to staying with John again sometime in the future.

Thank you for favorably considering his application.

Phil and Jo Hummel - Fountain Hills Arizona 85268

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The New Busy think 9 to 5 is a cute idea. Combine multiple calendars with Hotmail. Get busy.

**Lee, Edwin**

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**From:** Rick, Patti & Lana Pidde [rpidde@shaw.ca]  
**Sent:** May 16, 2010 7:16 PM  
**To:** Craig, Wayne  
**Cc:** jfalcus@shaw.ca  
**Subject:** support for file rz10-511408

To Wayne Craig,

re file rz10511408

My wife, daughter and I spent a few nights at the Seabreeze bed and breakfast on two different occasions and were very, very impressed with the beautiful home, beautiful scenery and quiet and peaceful atmosphere. The owner John Falcus was absolutely first class. I am convinced that the Seabreeze is a wonderful benefit to Richmond. There is no doubt that it was a safe and secure place and that there was minimal traffic generated and that John would be a credit to any neighborhood.

Please spend one night there and you will see what I mean.

Our family loves the place and sure hope it continues!

Thank-you for your attention to this matter.

Sincerely,  
Dr Rick Pidde  
Edmonton, Alberta  
780-267-8768

**Lee, Edwin**

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**From:** Penny Allport [pennyallport@gmail.com]  
**Sent:** May 30, 2010 9:50 AM  
**To:** Craig, Wayne  
**Subject:** Seabreeze Guest House

Hello,

I am writing to support John Falcus in his efforts to legalize and legitimize his lovely guest house in Steveston. As a resident of Steveston for 20 years (have recently moved to the Sunshine Coast) and an owner of a business in Steveston for many years, it is important to the village to have clean, beautiful, affordable places to receive guests. I have used this guest house for colleagues and friends for several years. John runs a quiet and convenient operation that I feel can only contribute to the beauty and capacity to share it with others that Steveston offers.

Thanks for considering this when making your decision,

Penny Allport  
604 803 4607

Penny Allport  
[pennyallport@gmail.com](mailto:pennyallport@gmail.com)

"To have the radiant calm and unswayed balance of mind that we call equanimity is to be like the earth. This is to be at home in our own lives. We see that this universe is much too big to hold on to, but it is the perfect size for letting go." Sharon Salzberg



23 Faraday Road  
Farnborough  
Hants  
GU14 8BW  
United Kingdom

29 May 2010

Dear Sir,

Ref File# RZ 10-511408

My wife and I stayed at Seabreeze Guest House in 2008.

We felt thoroughly at home in a quiet, safe neighbourhood with little traffic and complete privacy.

We feel sure that granting a licence to this establishment would not be detrimental in any way to the local population.

Yours faithfully

Alan R Smith

**Lee, Edwin**

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**From:** Patti Colaizzo [plcolaizzo@wavecable.com]  
**Sent:** May 29, 2010 6:46 PM  
**To:** Craig, Wayne  
**Subject:** RZ 10-511408

Dear Mr. Craig,

My husband and I are regular customers of The Seabreeze Bed and Breakfast in Richmond, BC. We understand that there may be some concerns from neighbors regarding this business. We have thoroughly enjoyed this guest house and feel it is a business that is quiet, private, safe & secure and generates very modest traffic. There are only three guest rooms and it is located at the end of an oversized cul-de-sac so that the occasional overnight car does not negatively impact the neighbor's driveways or cause a guest to park in front of a neighbor's home. It is actually one of the nicer, more well maintained homes on the street so we would imagine that it would increase property values as well as add a lovely aesthetic to the area.

We hope that we will be able to enjoy this establishment for many years to come. Kind Regards, Patti and Paul Colaizzo, Camano Island, WA, USA

May 28, 2010

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

Attn. Mr. Wayne Craig

**Re: file # RZ 10-511408**

Dear Mr. Craig,

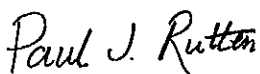
I am writing in support of John Falcus, owner and operator of The Seabreeze Guest House at 3111 Springside Place in Richmond. During my past trips to the GVRD I have looked for accommodations that are more secluded and offer a location that is quiet. After much research I located the Seabreeze facility run by Mr. Falcus. It truly exceeded every expectation in regards to my above mentioned criteria. The location next to the Richmond seawall and in a very private cul de sac was exactly what I was looking for.

I live in a very quiet neighbourhood in Calgary and the only way for me to recharge after the hustle and bustle of the Vancouver area is to "go home" to a peaceful place like The Seabreeze. The traffic is minimal. There is ample on street parking. There are three Bed and Breakfast rooms available and since not everyone would arrive with their own car; there is more than enough parking to accommodate the guests. I have on two of my own stays parked my small Volkswagen off street in the driveway. I cannot see how the guests of the Seabreeze would generate any annoyance in this regard as I can assume that the Seabreeze attracts a certain type of clientele that is looking for a classy, quiet place to relax. Certainly the guests would behave in a manner that contributes to the peace and quiet of the location and the facility. If not their stay would be cut short, no doubt.

I have found that on a number of occasions I was quite happy to stay "home" all day and perhaps only take a walk or two around the area. Not driving anywhere. The most traffic noise I heard was the sound of the local residential traffic and the bus passing a block or two away. My personal safety and security were non issues as I was immediately at ease after checking in and meeting Mr. Falcus.

The Seabreeze Guest House and Mr. John Falcus bring to the face of Richmond a refreshing touch of class and I will continue to support them whenever I come to Richmond. Recommendations have gone out to many and I am 100% confident in the continued success of the facility. It has been rightly earned.

Regards,



Paul J Rutten  
Calgary , Alberta

**Lee, Edwin**

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**From:** Terry klassen [tbk120@hotmail.com]  
**Sent:** May 27, 2010 5:55 PM  
**To:** Craig, Wayne  
**Subject:** RZ 10-511408

Hello Wayne

I just wanted to write and give my support for John Falcus. I have stayed at his bed and breakfast on three different occasions and have always found it very peaceful. The other guests I have met are the ones seeking the beauty and tranquility that John has created. In talking with John over the years he is very atuned to the concerns of his neighbors and endeavors to satisfy them. I feel any concerns over increased traffic, safety and security is misplaced.

sincerely  
Terry B. Klassen  
of Victoria BC  
250-893-9450

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**Lee, Edwin**

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**From:** Jane [jeclona@tiscali.co.uk]

**Sent:** May 27, 2010 6:13 AM

**To:** Craig, Wayne

**Subject:** The Seabreeze - License Ref: # RZ10-511408.

Dear Wayne,

I hope I'm not too late to support John Falcus' application for a license.

We stayed at the Seabreeze last year and it is a quiet, safe and secure location at the end of a cul-de-sac.

We enjoyed a super few days there and I hope John is able to acquire this license - it really is a great B & B!

with kind regards Jane Cove

**Lee, Edwin**

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**From:** peter en marjo [petermarjo@planet.nl]  
**Sent:** May 26, 2010 11:47 AM  
**To:** Craig, Wayne  
**Subject:** file # RZ 10-511408 - Seabreeze guest house

Dear Mr. Craig,

We would like to express our support for the Seabreeze guest house to become the first residential bed and breakfast of Richmond. During our cycling holiday on Vancouver Island in 2006 we stayed before and after our bicycle tour in this beautiful guesthouse. We enjoyed the accommodation and hospitality of John Falcus and also the surroundings of the guesthouse. Most of all we enjoyed the quietness of this place with its wonderful views, making it very private, safe and relaxing holiday address. We believe the Seabreeze is a valuable asset for the Richmond tourist business and is surely worthwhile to become a official bed and breakfast.

Best regards,  
Marjo Cox and Peter Peeters  
Blauwververstraat 61  
5961 KH Horst  
The Netherlands

**Lee, Edwin**

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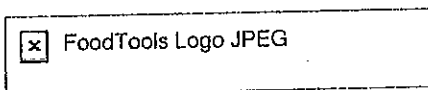
**From:** Brad Miller [bradm@foodtools.com]  
**Sent:** May 25, 2010 2:05 PM  
**To:** Craig, Wayne  
**Subject:** file # RZ 10-511408

Dear Wayne,

I would like to recommend that the Seabreeze be allowed to operate a B & B in his current location. It attracted me and others because it is a quiet, low key destination and it feels like you are coming home after a long day in Vancouver. John is very good at letting his guests know what is expected and to respect the neighbors property, parking and noise level. I have stayed there often and find the neighborhood a great one for quite walks in the evening along the bank into Steveston where I have dinner every night of my stay which is usually 4 nights.

Please let me know if you have any questions.

Best regards  
*Brad T. Miller*



**315 Laguna Street - Santa Barbara, CA 93101**  
**Phone: 805.962.8383 / Fax: 805.966.3614**  
[bradm@foodtools.com](mailto:bradm@foodtools.com)  
[www.foodtools.com](http://www.foodtools.com)



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(20100525)

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

**Lee, Edwin**

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**From:** Frederic Sage [fsage@tiscali.co.uk]  
**Sent:** May 24, 2010 1:42 PM  
**To:** Craig, Wayne  
**Cc:** 'John Falcus'  
**Subject:** file # RZ 10-511408

Dear Wayne,

We had the pleasure to stay at Seabreeze in April and had a brilliant time. The standing of the B&B is excellent and certainly scores top marks for comfort, amenities and style. The house only has 3 rooms all looking out to sea and, as it is at the end of the cul de sac, it feels very secluded and private as you cannot see the neighbours. In fact it is so private that we only found out in the morning that all rooms had been occupied that night. I think our car was the only one in the carport and quite possibly in the cul de sac too!!

John the owner was very welcoming and directed us to the local shopping area where he indicated a few good restaurants. He also gave us some useful advice when we thought our flight back to the UK might be cancelled. It was great for us to discover a quiet and restful part of the Vancouver area which is also very conveniently close to the airport.

We would certainly come back if our travels, hopefully, bring us back to BC.

Best regards

Frederic and Amanda Sage  
Reigate UK



**Lee, Edwin**

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**From:** Terry Hughes [terihus@ben192.wanadoo.co.uk]

**Sent:** May 24, 2010 9:15 AM

**To:** Craig, Wayne

**Subject:** Seabreeze guest house

Dear Mr Craig, ref. file number RZ 10-511408 Seabreeze Guest House.

I am contacting you in support of a drink license for the above guest house.

Myself and another couple came from England to visit friends in Richmond in June/July last year. We found it on the internet, even our friends would walk the dyke most nights and not realise that it was a guest house. We were really impressed by the place and will certainly recommend it most strongly. John and his staff were extremely friendly and very professional. The place was very quiet and extremely clean. The food was first class. We did think the only thing we missed was being able to sit on the balcony with a drink and watch the sunset. This may seem a small thing but after an exhausting day out it makes all the difference and would be the icing on the cake.

I can understand the concerns of near neighbours but there are only three rooms and the clientel, because of it's isolation from the seafront restaurants, would I believe mainly be our age group (50's and 60's) or people who like the peace and quiet of it's location. John is a very stolid type of person and I would certainly trust him in his application. We hope to visit our friends again in the future and would certainly stay with him again.

Best regards, Terry Hughes and Mr & Mrs F. Gamble

=

**Lee, Edwin**

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**From:** Amy & David [amydavid@aapt.net.au]  
**Sent:** May 23, 2010 7:57 PM  
**To:** Craig, Wayne  
**Subject:** File RZ10-511408

My husband, David and myself spent two delightful days with John Falcas at the Seabreeze late 2008. The area is very quiet, with very little traffic in the area and little traffic generated by the Seabreeze B & B. We appreciated the privacy, security and scenic outlook at Seabreeze and enjoyed the family atmosphere that John provided. We feel that a licensed Seabreeze would be an added bonus to the comfort and geniality Seebreeze offers, and wish John every success in this venture.

Yours faithfully

Amy and David Girdler  
60 Brentwood Road  
Wattle Grove  
Perth WA  
AUSTRALIA  
pH 08 94533261

**Lee, Edwin**

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**From:** cindy grassmick [cindygrass@shaw.ca]  
**Sent:** May 22, 2010 11:35 AM  
**To:** Craig, Wayne  
**Subject:** Seabreeze Bed and Breakfast

Dear Mr. Craig

I am sending you a short note to let you know that we had a wonderful stay with John at his B&B. It was recommended from a co-worker and we loved it. We found it very quiet, beautifully decorated and the location is fabulous. We are avid seafood lovers and the walk from the B&B to Steveston Village is only 15 minutes.

We had no trouble finding parking and found it easy access to all amenities.

We have stayed in many B&Bs and have found this one to be outstanding. John is a gracious host and was helpful in locating restaurants, shopping and anything else we needed to know.

We have recommended Seabreeze to many other friends and even people that we have met in other B&Bs who were going to be in the Richmond area.

We look forward to seeing John again very soon,

Regards

James and Cindy Grassmick

**Lee, Edwin**

---

**From:** Bill Prescott [billprescott@shaw.ca]

**Sent:** May 21, 2010 1:57 PM

**To:** Craig, Wayne

**Cc:** jfalcus@shaw.ca

**Subject:** File RZ 10-511408

I have written a letter in support of the application for a Bed & Breakfast place by John Falcus.

Bill Prescott

**Lee, Edwin**

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**From:** Jean & Gordon Nowicky [gjnnow@mts.net]  
**Sent:** May 21, 2010 6:59 AM  
**To:** Craig, Wayne  
**Cc:** jfalcus@shaw.ca  
**Subject:** Re: File # RZ 10 - 511408

Dear Mr. Craig;

We are writing in support of Mr. Falcus' application for the establishment of a bed and breakfast in Richmond.

We have had the pleasure of a stay at Seabreeze Guest House a number of times over the past couple of years and believe

Mr. Falcus operates the establishment with high standards. We have noticed the clientele to be professionals in nature

lending to a quiet environment which we also appreciate. The bed and breakfast has 3 guest rooms overlooking the water, giving each of us nice privacy, and also does not compromise in the privacy of the neighbours. The impact of traffic is minimal with the low number of guests, and makes parking ample being located at the end of a cul de sac.

Mr. Falcus' bed and breakfast over the last couple of years has established itself as a quiet, private and reputable place in our opinion,

Mr. Falcus' application is a proactive effort to work with the city in simply maintaining the status quo. We hope the city will approve his application, allowing us to stay here again, and enjoy the beauty of Richmond.

Sincerely,

Jean and Gordon Nowicky  
95 Woodgreen Place  
Winnipeg, Manitoba

Phone: (604) 448-0200 EXT 3 Fax (604) 448-9294  
email: [lmcleman@wldtax.com](mailto:lmcleman@wldtax.com) web [www.wldtax.com](http://www.wldtax.com)

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**Lee, Edwin**

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**From:** Laura McLeman [lmcleman@wldtax.com]  
**Sent:** May 20, 2010 7:14 AM  
**To:** Craig, Wayne  
**Subject:** RZ10-511408 - Letter of Support

Mr. Craig

I am writing this letter in support of the application put forth by John Falcus for the Seabreeze Guest House in Richmond BC.

Mr. Falcus asked that I write a letter as a user of the Guest House, I also am a Richmond area employer who practices with two other CAs from our Steveston office location. I, however, do not reside in Richmond, in fact, I live in Ottawa and travel to Richmond approximately 6-8 times a year. A significant issue I had, when travelling to work in Steveston, was finding accommodation in Richmond close to Steveston and was surprised at the lack of accommodation near such a significant tourist location. I was staying at the Holiday Inn at Riverport which was less than ideal as it was a significant distance to my office and required me to rent a car for the hours at which I prefer to be at the office.

I was pleased when my business partner, Warren Dueck, who used to live 3 doors down the path from Seabreeze and now lives in the village of Steveston proper, recommended that I try the Seabreeze. It is the perfect location in that it is private, close to Steveston and right on the Levy with the path to Steveston. John is very respectful of his neighbours, asking the guests of the location to please park in certain spots and be mindful of any "noise" we may create (with luggage wheels rolling on concrete at late night arrival). Frankly, any noise created by the guesthouse would be minimal in comparison to the extremely noisy dog in the yard next to it.

For many of the times I've stayed at the Seabreeze, I was the only guest or there was another couple staying at the Seabreeze. The couples that have stayed there have typically been older couples who enjoy the location and the Bed and Breakfast atmosphere, not tour groups, not rowdy teenagers and not large families that have 12 people and 6 cars to park.

As a business person, I would think that the residents of Richmond who live in the Steveston area would be pleased to see this lack of accommodation addressed through quiet, lazy Bed and Breakfasts vs larger, more imposing corporate style accommodations...which are perfectly suited for areas like Riverport.

**Laura**

Laura L. McLeman, CA

W.L. Dueck & Co  
Practice Limited to US and Canadian Cross-Border Tax Matters  
#355-3866 Bayview St, Richmond, BC V7E 4R7

05/27/2010

**PLN - 399**

**Lee, Edwin**

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**From:** Stefan Herburg [st.herburg@augenoptiker-service.de]  
**Sent:** May 20, 2010 5:59 AM  
**To:** Craig, Wayne  
**Subject:** file RZ 10-511408, Seabreeze

Dear Mr. Craig,

We are writing to support the application for licensing the Seabreeze bed and breakfast in Richmond.

My wife and I stayed at the Seabreeze back in the Summer of 2006. The guest house was very quiet and we felt very safe and secure. There was plenty of space for parking and the house has a nice private backyard right to the ocean.

The Seabreeze is located close to the village and has great views of the water. So we were able to walk a lot, for example visiting the harbours.

We really liked the quiet location at the end of the cul-de-sac. John was a very nice host and we enjoyed our stay very much. It was a perfect end of our trip starting in Calgary and ending near Vancouver. We have definitely planned to come to the seabreeze back in the near future.

Best Regards,

Stefan Herburg

Rormart 5, 58762 Altena, Germany



Lee, Edwin

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**From:** Timesbuyer [timesbuyer@hotmail.com]  
**Sent:** May 19, 2010 9:56 PM  
**To:** Craig, Wayne  
**Subject:** Re: RZ10-511408

*Dear Mr Craig,*

*I am writing regarding The Seabreeze B & B in RCHMD.*

*We had stayed there 3 times now. It's a very nice & quiet house. Also it's a safe & secure bldg.*

*We found the guests who stay there are very pleasant & quiet people. We definitely will be back for our vacation.*

*Rgds,  
Cynthia Cheng*

**Lee, Edwin**

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**From:** Domenic Cinanni [Ind@sympatico.ca]

**Sent:** May 19, 2010 5:14 PM

**To:** Craig, Wayne

**Subject:** file @RZ10-511408

Have stayed at the Seabreeze. Lovely quiet spot. Little traffic due to the bed and breakfast, after all , only 3 rooms.

Nice cul-du-sac that offers parking if necessary. No traffic in and out. Very Quiet.

Lee, Edwin

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**From:** David Butts [dsbutts@shaw.ca]  
**Sent:** May 19, 2010 3:45 PM  
**To:** Craig, Wayne  
**Cc:** John Falcus  
**Subject:** Seabreeze Guest House

Dear Wayne Craig,

I thought that you should know that my wife and I have stayed at the Seabreeze and loved it very much. It is so well situated that it is difficult to imagine that anyone in the neighborhood could be or should be concerned about noise, privacy or safety. This is a high class outfit that could only be a plus for the neighborhood. I will certainly be using this bed and breakfast again. John is a great host.

Sincerely,

David Butts

9415 Paliswood Way S.W.  
Calgary, AB  
T2V 3R1

403 2813077

**Lee, Edwin**

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**From:** Hermesh Chaim [hermesh5@netvision.net.il]  
**Sent:** May 19, 2010 12:40 PM  
**To:** Craig, Wayne  
**Cc:** jfalcus@shaw.ca  
**Subject:** Seabreeze Guest House - file # RZ 10-511408

Dear Mr. Wayne Craig,  
We are living in Israel, and at 2007 we visited Canada.  
We stayed at several good Guest Houses, but Seabreeze had topped them all!

What impressed us the most were:  
Mr. John Falcus - The Host who opened before us his house with all its facilities (refrigerator, washer & dryer etc.)  
The Guest House, which is quite, private, safe & secure and generates very modest traffic

To any member of our family and friends, that are visiting Vancouver area, we strongly recommend to visit the Seabreeze.

Sincerely,  
Judith & Chaim Chermesh

**Lee, Edwin**

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**From:** Ralphs, Bryan [Bryan.Ralphs@aa.com]  
**Sent:** May 19, 2010 12:37 PM  
**To:** Craig, Wayne  
**Cc:** jfalcus@shaw.ca  
**Subject:** File RZ10-511408

Dear Mr. Craig

I wanted to express to you today our support for the application of the Seabreeze Bed and Breakfast to become a licensed property.

We have been recommending the Seabreeze bed and breakfast to our arriving American Airlines passengers at YVR for a few years. I can assure you we would not be recommending this accommodation if we felt it was not safe and secure. The majority of our passengers come from large cities in the U.S.A. and Latin America and their first question when we recommend the Seabreeze is about safety and security, which we assure them is not an issue. The feedback has always been positive and how much they enjoyed their stay at the Seabreeze.

I would think that the City of Richmond in conjunction with Tourism Richmond should be working to encourage Bed and Breakfast establishments in Richmond. They are quiet establishments and will give a boost to the local merchants and restaurants in Steveston village and the community.

As far as traffic concerns, it has to be minimal. The majority of visitors would go out after breakfast and return in the evening. I would think that if a family of 5 or 6 was living in that property, it would generate far more traffic than a bed and breakfast. A family would have commitments to work, school, sports and activities and these comings and goings would be significantly more than a bed and breakfast establishment.

I encourage the City of Richmond to support this application for local business and tourism to our city.

Yours truly

Bryan Ralphs  
Operations Supervisor  
American Airlines  
Vancouver International Airport

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**Lee, Edwin**

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**From:** Queenie Baker [qbaker@yahoo.com]  
**Sent:** May 19, 2010 9:31 AM  
**To:** Craig, Wayne  
**Subject:** File#: RZ 10-511408 Seabreeze Guest House



Dear Mr. Craig:

This is a letter of support for Mr. John Falcus of Seabreeze Guest House.

Seabreeze is me and my husband's home away from home. Just like our home, it's in a great location and a wonderful neighborhood. We love the privacy, the peacefulness and walking the path outside the house. We travel a lot so we always remember to come back to special places like Seabreeze. Seabreeze is that place for us when we visit Richmond.

We are aware the Owner is applying for a license to run a full-fledge bed and breakfast. We endorse Mr. Falcus as a responsible, courteous business owner who understands the right way of doing things. He is a responsible person who has always respected his neighbors wishes for security and privacy by notifying all his tenants of the rules and regulations of Seabreeze Guest House.

Should you have any questions please do not hesitate to contact us.

Sincerely,  
Queenie Baker &  
Mickey Richardson  
Renton, WA

**Lee, Edwin**

---

**From:** Keith Morris [keithmorris@xtra.co.nz]  
**Sent:** May 19, 2010 3:46 AM  
**To:** Craig, Wayne  
**Subject:** file # RZ 10-511408 Seabreeze- Richmond

Hi there

I would just like to say that we enjoyed our stay at Seabreeze as it was a quiet and friendly location which was the main reason why we chose it. As a New Zealander I value my quiet space in the big cities and believe this B&B is not going to be a detriment to the neighbourhood. Generally speaking I would imagine guests are similar to ourselves: they taxi in to the house in the afternoon, stay one or two nights, visit the local restaurants by foot, and taxi out in the morning. Most guests would be quiet and respectful of the neighbourhood as that is the type of clientele that generally enjoy B&Bs. The louder partier types prefer motels/ hotels.

Cheers Keith Morris, Auckland, New Zealand

**Lee, Edwin**

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**From:** Susanne.Meis@bmw.de  
**Sent:** May 19, 2010 1:44 AM  
**To:** Craig, Wayne  
**Subject:** file # RZ 10-511408

Dear Mr. Craig,

I learned that John Falcus, owner of the Seabreeze Guest House, applied to become the first licensed residential bed and breakfast in Richmond and that some neighbors have voiced concerns.

I stayed at John's B&B two years ago together with my father and we enjoyed the place very much. The service John offered was just perfect. The rooms we occupied offered a view to the ocean and were very clean and nicely decorated. The guest house and the area around was very quiet and had a private atmosphere. There was no traffic at all beside our car and the garden as well as the house itself was very well maintained. We felt safe and secure at any time and we really cannot understand the concerns.

I will be in BC again this summer for a longer stay together with my spouse. And we certainly would have chosen John's place again. But as we bring our dog and John does not allow pets (and that we fully understand) we unfortunately had to chose another place.

We cannot think about a reason why the Seabreeze Guest House should not get the license and fully support John's application.

Best regards

Dr. Susanne Meis

Dr. Susanne Meis

BMW Group  
Konzernkommunikation und Politik  
Konzernaussagen, Unternehmenspublikationen, Nachhaltigkeit (AK-11)  
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<http://www.bmwgroup.com/ir>

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[www.bmwgroup.com/responsibility](http://www.bmwgroup.com/responsibility)

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Bayerische Motoren Werke Aktiengesellschaft  
Vorstand: Norbert Reithofer, Vorsitzender,

05/27/2010

PLN - 408



**Lee, Edwin**

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**From:** Natascha Daiminger [Natascha.Daiminger@gmx.de]  
**Sent:** May 18, 2010 9:09 PM  
**To:** Craig, Wayne  
**Subject:** Seabreeze Guesthouse

Dear Wayne,

I just heard from John Falcus, the owner of the Seabreeze guesthouse, that his guesthouse might become a licensed residential bed and breakfast here in Richmond and I think that is a wonderful idea! I am a resident here in Richmond and I always book my friends and family who are coming over from Europe in the Seabreeze. I love it because of the wonderful and quiet area and the great hospitality and amicability of the owner. All my friends enjoyed their stay very much and they had a great time there. Since they have just three rooms it's a luxurious quiet place to relax and get some rest. We never really noticed any of the other guests there.

Since I'm very thankful to have such a great place where my friends can stay, I very much hope that you will support his plans!!

Thank you very much and have a nice day!

Natascha Daiminger

**Lee, Edwin**

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**From:** Mary Gilbert [mdgilbert42@yahoo.com]  
**Sent:** May 18, 2010 6:16 PM  
**To:** Craig, Wayne  
**Subject:** File # RZ 10-511408

Dear Craig,

I understand that John Falcus has applied for official recognition for his Bed and Breakfast business 'Seabreeze Guest House' in Richmond. I had a wonderful holiday in Vancouver, and a lot of that is thanks to The Sea Breeze Guest house and its proprietor, John. The accommodation was comfortable and John was was a welcoming and hospitable host. The area was quiet, with very little traffic and we were able to use public transport as there is a bus stop at the end of the cul de sac. We felt very safe, and John had a coded door lock which enabled us to enter at any time and ensured our safety while inside. The guest house was full on many occassions while I was there and at no time was there any disturbance or noise, traffic or otherwise that might upset the neighbours.

We stayed at the Sea Breeze Guest House on and off during May/June 2008.

I fully recommend the Sea Breeze Guest House for favourable consideration of his licence application.

Yours Sincerely,

Mary Gilbert  
PO Box 233  
Scarborough, Queensland  
Australia.  
PH: +617 3880 1296

**Lee, Edwin**

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**From:** Terralee Seafoot [ktseafoot@hughes.net]  
**Sent:** May 18, 2010 3:15 PM  
**To:** Craig, Wayne  
**Subject:** Seabreeze Guest House Richmond  
**Importance:** High

To whom it may concern;

We would like to express our views as to the wonderful time we had in the city of Richmond last Aug/09. One of our especially favorite times was spent at the Seabreeze Guest House with owner John Falcus.

We found John to be a very pleasant business man and one who cared about his neighbors, as he did ask that we not park in front of the neighbors homes as there was plenty of parking in front of his home. We thought that was very kind of him and that we didn't have a car so it did not effect us until one day, one of our company had parked in front of the neighbor to the east of John's and we didn't realize this until the neighbor interuded right into our private outside entrance demanding that the this vehicle be moved. We were alarmed at this stranger who was obviously very distressed at the fact someone had parked in his parking area on the public street. John was not at home at this time and that is why the neighbor came to our door demanding something be done now.

Here in Manitoba no one in any city owns a piece of the public street to be able to demand that no one parks in it! I am sure that if this neighbor had company with a few vehicles that this man would have to eat his words and allow his guests to park in front of his neighbors homes, of course not blocking their driveways.

Otherwise, being from a rural area in Manitoba we were very comfortable staying at the Seabreeze Guest House and we're especially glad to feel safe, secure and away from the heavy traffic that we are not used to here. (other than the angry neighbor incident)

By what we noticed as well, John only has three rooms to rent out and to us that is maybe 3 vehicles, now if the house was to be sold to a family that had a few teenagers....well then I could only imagine what the neighbor to the east would do with all that noise, loud music, vehicles from the family as well as the many friends popping in!

We would think that the Seabreeze Guest House would be a perfect neighbor to have. If one does not want to be bothered by his neighbors then he should move to a cabin in the mountains! not live in a city.

The City of Richmond should be proud to have such a beautiful B & B that everyone tells their friends and family to go and stay there, we have.

Thanks for allowing us to voice our support to John Falcus owner of the Seabreeze Guest House in the beautiful City of Richmond and we hope to visit your lovely City and John in the near future.

Keven & Terralee Seafoot

ktseafoot@hughes.net

05/27/2010

PLN - 411

**Lee, Edwin**

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**From:** Owen G. [G.Owen@swansea.ac.uk]  
**Sent:** May 18, 2010 9:04 AM  
**To:** Craig, Wayne  
**Subject:** RZ 10-511408 Seabreeze Guest House

Dear Mr Craig

I understand from John Falcus that he is applying for licensed status for Seabreeze Guest House; he has asked if I would be willing to provide a letter of support.

I have visited Steveston for the last few years as part of a geography field course from Swansea University. My wife and I came to Vancouver for our summer holiday in August 2009. Our second week was spent on Vancouver Island and we were flying out from Vancouver airport in the early afternoon, so Steveston seemed to be an ideal - and idyllic - place to spend our last night. I was delighted when I found Seabreeze on the internet and even more delighted when there was a vacancy. Seabreeze and Steveston lived up to our expectations.

We arrived at Seabreeze mid afternoon. John was most welcoming. After we had had a rest, we walked along the sea dyke in to Steveston, where we had a meal and strolled back to Seabreeze. We had a relaxing evening looking out towards Vancouver Island. The next morning we drove our rental car in to Steveston, where we had time to hire bikes for a couple of hours and explore the cycle-ways before returning to the airport.

John says there are some concerns over traffic, safety, noise and privacy. In our case, we added very little to traffic congestion and nothing to noise. We felt the area was perfectly safe. In terms of privacy, we walked along the dyke-top path, where many other people walk. I do not think Seabreeze markets itself in a way that would attract people who would add significantly to traffic or noise - the website promotes Seabreeze as a place to relax and wind down. On the plus side, the opportunity to stay at Seabreeze benefits the economy of Steveston and Richmond. If we come back to Vancouver for a holiday - and I hope we will - we will certainly try to stay in Richmond again, and we were so impressed with the opportunities for quiet walking and cycling that we might try and spend a couple of days there. It is so handy for the airport. If we had not been able to stay at Seabreeze, we would probably have stayed somewhere nearer Downtown Vancouver, which would have been a lot less convenient, relaxing and comfortable for us, and less beneficial to Richmond.

I hope John is successful in his application.

Yours sincerely  
Geraint Owen

Geraint & Wendy Owen  
11 Penmaen Terrace  
Swansea SA1 6HZ

[owen.gw@tiscali.co.uk](mailto:owen.gw@tiscali.co.uk)  
[g.owen@swansea.ac.uk](mailto:g.owen@swansea.ac.uk)

05/27/2010

PLN - 412

**Lee, Edwin**

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**From:** KEVIN VAILLANT [kvaillant14@rogers.com]

**Sent:** May 18, 2010 7:22 AM

**To:** Craig, Wayne

**Subject:** Reference: RZ10-511408

Please find attached a letter in support of John Falcus' application to license his Bed and Breakfast.  
Kind Regards,  
Lenore Vaillant

05/27/2010

PLN - 413

**Lee, Edwin**

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**From:** frankinoakham@aol.com  
**Sent:** May 18, 2010 7:11 AM  
**To:** Craig, Wayne  
**Subject:** Fwd: File#RZ 10-511408

-----Original Message-----

**From:** frankinoakham@aol.com  
**To:** wrcraig@richmond.cs  
**CC:** jfalcus@shaw.ca  
**Sent:** Tue, 18 May 2010 15:07  
**Subject:** File#RZ 10-511408

Dear Sir,

I write to indicate my strong support for the proposal to "license" the Seabreeze guest house.

I can think of no better welcome to a Canadian or Overseas guest than to be offered a glass of excellent British Columbia wine on the terrace of the "Seabreeze" It would certainly encourage me and my contacts to return to this area. A tiny three bedroom guesthouse would not develop into a noisy late night drinking den. Visitors who like that kind of experience would not stay in this environment. As there would only be three cars at maximum, there would be no increase in traffic. Most guests would take a sundowner and then walk into Steveston, to contribute further to the local economy.

I know from my contacts and meeting with John that he has a strong sense of duty to his own establishment and his neighbours. He does not want or encourage the sort of guests who would cause problems. He was careful to explain politely to our party about respecting the peaceful neighbourhood.

Yours sincerely, Dr. Frank Jones, Mrs. Chris Jones J.P. Oldbury, UK

05/27/2010

PLN - 414

My husband and I recently had the pleasure of staying at the Seabreeze Bed and Breakfast for three nights. We were very impressed with the safe and quiet location, the clean accommodation, wonderful views, fresh baking at breakfast and most especially, the friendly staff! The Seabreeze is one of the best B&B's we've ever been to. I truly hope you grant John Falcus' application to license his B&B soon so we can enjoy future visits to the Seabreeze!

Sincerely,

Lenore Vaillant

14 Country Creek Drive,

Baden, Ontario

N3A 2V2

519 634-9790

May 17, 2010

Reference: RZ10-511408

Dear Wayne Craig,

I am writing this letter in support of John Falcus' application to be the first licensed residential Bed and Breakfast in Richmond.

My husband and I travel quite frequently both in North America and Europe. We often choose a Bed and Breakfast experience over hotel accommodation for several reasons.

First of all, a Bed and Breakfast is much quieter and more private than a hotel. The guests that stay in a Bed and Breakfast are friendly and very respectful of your privacy. We have never stayed at a Bed and Breakfast that had guests that are excessively noisy or choose to party all night. Sometimes it is so quiet at a Bed and Breakfast, you don't even know that there are guests in the room next door until you see them in the morning at breakfast! In a hotel, you do not know what kind of people are staying next to you. We have often had to call hotel security in the middle of the night to quiet noisy guests so we could get a good night's sleep. We always get a good night's sleep at a B&B.

We also like the security of staying in an established neighborhood and that's what a B&B experience provides. We have never had our car vandalized while staying at a B&B. We have had damage done to our car while parking in hotel lots though.

We have never been concerned with safety either while staying at a B&B. Most B&B's are in quiet areas with minimal traffic flow. It is our experience that guests staying at B&B's usually arrive between 4 p.m. and 8 p.m. and leave right after breakfast each day. Most B&B's provide some off-street parking or parking in front of their accommodation so that guest's cars cause minimal disturbance to neighbors.

Finally, we choose Bed and Breakfasts because we love to meet and chat with other people. It is so nice to wake up to the smell of coffee and fresh baking in the morning. When we come down for breakfast, we always meet other guests and enjoy their company. The atmosphere is relaxed and very homey; an experience you will never get while staying at a hotel. Guests who choose to stay at a Bed and Breakfast are always friendly!



403-240-4582

**Lee, Edwin**

**From:** Glenn Soares [writetome@shaw.ca]

**Sent:** May 17, 2010 3:43 PM

**To:** Craig, Wayne

**Subject:** File # RZ 10-511408

To: Wayne Craig

Re: File # RZ 10-511408, Seabreeze Guest House

Dear Mr. Craig,

I understand that Mr. John Falcus has recently applied to become the first licensed residential B&B in Richmond.

Both my wife and I have stayed at the Seabreeze over the past few years and have found the peaceful setting and view of the ocean to be one of the main reasons we have done so.

Seabreeze's good size rooms with en-suite bathrooms, the location at the end of a quiet and safe cul-de-sac, and the easy access to the boardwalk are some of the other reasons we elect to stay in Richmond while visiting our daughters during their studies at UBC in Vancouver.

I am surprised that some neighbours are voicing concern over John's B&B; on the contrary, it is good advertising for this location and Richmond as a destination of interest!

My wife and I would be extremely disappointed if Seabreeze does not get its license to operate what we consider to be a first class and well run B&B - the City of Richmond should be proud of having citizens like John Falcus!

Sincerely,

Glenn and Rosamund Soares  
5001 21 Street SW  
Calgary, AB  
T2T 5B9

05/27/2010

PLN - 418

Kelowna, BC, V1X 2C1

**Richmond:** #150-4611 Viking Way  
Richmond, BC, V6V 2K9

**Office:** (604) 273-5776

**Fax:** (604) 273-5779

**Lee, Edwin**

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**From:** Amy-Marie Tomlins [atomlins@geotility.ca]  
**Sent:** May 17, 2010 1:46 PM  
**To:** Craig, Wayne  
**Cc:** John Falcus  
**Subject:** RZ 10-511408

Hello,

I am writing to you today regarding the Seabreeze Guest House and their application for licensing.

For starters I wish to say that John is one of the best B&B operators that I have ever met. As a kid and now as an adult, I have been to hundreds of B&B's from Lunenburg Nova Scotia to Tofino, Vancouver Island and continue to use this type of accommodation wherever my travels take me. I have been to licensed B&B's and to those that are not and had to take this opportunity to let you know my experience and feelings in regards to this particular application.

I found the Seabreeze last year and booked it for my parents who were here for a week visiting from Ottawa, Ontario in July 2009. Not only is John's property in amazing condition, John has policies and guidelines in place to govern the activities of his guests. Such policies/guidelines allow visitors/guests to enjoy the privacy, safety, beauty and peaceful nature of the Seabreeze location, neighborhood and amenities. All the while preserving this atmosphere for future visitors to enjoy!

John is diligent in all matters pertaining to his business and I believe that he would be an ideal candidate to receive a license. Being such an accountable, professional and neighborly individual, in addition to the atmosphere and theme of the Seabreeze, I find it appropriate for him apply for licensing and am in support such.

I am a resident of Richmond and the location of the Seabreeze is in a very family oriented neighborhood; one that I frequently spend time with friends within. I do not feel that this licensing would bring any additional traffic that birthdays/graduations/anniversaries/weddings/moving/etc, etc bring to the neighborhood itself. Some days the streets are sleepy and some days there are people and cars to and fro. There are many other B&B's in the area and it is truly the owner that makes the difference. Some owners let their guests do whatever they choose, regardless of any negative impact that results. John is not one of those owners.

Therefore, I feel that the application for licensing of this establishment will not impair the safety, security, traffic volume or privacy in the area and feel that the City would be making a great decision in granting this license to John and the Seabreeze B&B.

Regards,

**Amy-Marie Tomlins**  
Office Administrator  
Accounts Receivable

**GeoTility Geothermal Installations Corp**  
Kelowna: #200-1649 Cary Rd

05/27/2010

PLN - 420

**Lee, Edwin**

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**From:** Alison Tomlins [atomlins@simplysurf.net]  
**Sent:** May 17, 2010 10:16 AM  
**To:** Craig, Wayne  
**Subject:** file # RZ 10-511408.

Dear Mr. Wayne Craig,

This email is in support of Seabreeze, we stayed with John in 2009 and had the most enjoyable stay; the house is located at the end of the street so traffic certainly is not an issue as there was plenty of parking available. We found the location very private, we certainly enjoyed the walks on the pathway dyke that led directly from the house and felt that the neighborhood was a very safe and secure area. We will certainly be returning in the future to stay with John at Seabreeze.

Yours truly,  
Dale & Alison Tomlins  
Ottawa, Ontario  
K0A 1L0

05/27/2010

PLN - 421

Lee, Edwin

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**From:** Colleen Hamilton [Colleen.Hamilton@uregina.ca]  
**Sent:** May 17, 2010 8:46 AM  
**To:** Craig, Wayne  
**Cc:** jfalcus@shaw.ca  
**Subject:** File #RZ 10-511408

Hello,

I am writing regarding the license application for the Seabreeze Bed and Breakfast. My husband and I stayed at the Seabreeze in the spring of 2008 and very much enjoyed our stay. We are from a farm in Saskatchewan and found it to be much like staying with family. The residence is in a beautiful setting that was quiet and secure and attracts people who are interested in just that. We, of course, understood and respected that the premises are located in a residential area. We had one vehicle, and found that there was ample space to park without crowding the street. I think the Seabreeze and its proximity to Steveston is a great attraction in the City of Richmond.

Sincerely,

Colleen Hamilton  
Box 51  
Christopher Lake, Saskatchewan  
S0J 0N0  
(306) 961-6986

**Lee, Edwin**

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**From:** Kim Howell [kimhowell@shaw.ca]  
**Sent:** May 17, 2010 8:42 AM  
**To:** Craig, Wayne  
**Subject:** # RZ 10-511408 - Seabreeze Guest House

Hi Wayne,

John has asked that we provide feedback to you on our stay at the B & B. In 2007 I stayed at this B & B for 2 weeks and found the accommodations to be excellent. The location accommodated parking, I felt secure and the neighborhood and accommodations were very quiet. It is an accommodation I would recommend to others.

Kim Howell

**Lee, Edwin**

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**From:** Bruce Webster [webster@roxborocapital.com]  
**Sent:** May 17, 2010 8:13 AM  
**To:** Craig, Wayne  
**Subject:** file number # RZ 10-511408.  
**Sensitivity:** Private

Hello Mr Craig

I just wanted to write to you concerning Seabreeze Guest House. I have stayed there many times and it was professionally run. It was very quiet, private, and safe. I never noticed traffic or parking issues. The other guests I ran into during my stays were professionals. During my stay I took public transport and was thrilled at how easy it was to get around.

Please contact me if you have any questions.

Thanks

Bruce Webster  
403 836 3875



**Lee, Edwin**

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**From:** Cheryl Goff [Cheryl.Goff@durham.ca]  
**Sent:** May 17, 2010 6:54 AM  
**To:** Craig, Wayne  
**Cc:** jfalcus@shaw.ca  
**Subject:** file # RZ 10-511408

I understand that John Falcus has applied to be a licensed B & B and that neighbours are voicing some concern.

I spent a few days at the Seabreeze last summer and had a wonderful time. As well I have stayed at B & B's in Niagara on the Lake, Kingston, Canmore, Edmonton, and Hope BC and all have been located within community neighbourhoods.

The Seabreeze was fully booked during my stay, and other than a few moments of seeing the other guests, it felt like we had the house to ourselves. The ability to come and go through the security system, the privacy of the property with mature trees, the quietness of the establishment as well as the neighbourhood all contributed positively to the experience. I have never had a bad experience at a B & B (rowdy patrons etc.) and plan to continue to use them during my trips (hopefully the Seabreeze again at some point in the future). They are a great alternative to a hotel with a more like home feel. Tourism is great for our economy and B & B's are a big part of that industry.

I would not have any objections to a B & B in my neighbourhood.

Sincerely,

Cheryl Goff  
Oshawa, ON

**Lee, Edwin**

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**From:** Bruna Buonocore [bbuonocore@niagaracollege.ca]  
**Sent:** May 17, 2010 6:15 AM  
**To:** Craig, Wayne  
**Cc:** falcus@shaw.ca  
**Subject:** RZ 10-511408.

Dear Sir

I would like to express my support that Seabreeze should be granted Bed & Breakfast status. We stayed there and it was great. Private and safe. We would stay again.

Andrea

**Lee, Edwin**

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**From:** Bruna Buonocore [bbuonocore@niagaracollege.ca]  
**Sent:** May 17, 2010 6:10 AM  
**To:** Craig, Wayne  
**Cc:** jfalcus@shaw.ca  
**Subject:** Letter of Support Seabreeze B & B # RZ 10-511408.

Mr Craig

This email is in support of John Falcus' application for to have The Seabreeze certified a B&B. I would like you to know that my husband and I have stayed at the Seabreeze several times when visiting BC. I have a daughter in Steveston would can't accommodate us and the proximity to her place is wonderful. We feel the Seabreeze is private, safe and quite with amenities that some B&B's don't offer such as a private TV room in the main area and laundry facilities. I understand there is issue with traffic, but we did not find any traffic problems at all. We often wondered if people lived on the street because we have never meet anyone during our comings or goings suggesting there no traffic gridlock.

John, has been a professional and friendly host.

Bruna Buonocore  
Technology Division  
ext. 7890

05/27/2010

PLN - 427

**Lee, Edwin**

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**From:** Linda Young [lindawyoung@shaw.ca]  
**Sent:** May 16, 2010 8:48 PM  
**To:** Craig, Wayne  
**Cc:** 'John Falcus'  
**Subject:** File # RZ 10-511408

May 15, 2010

Mr. Wayne Craig  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1  
Phone: 604.276.4625  
Email: wcraig@richmond.ca

Subject: File # RZ 10-511408

Dear Mr. Craig:

I am writing you in support of Mr. John Falcus' (File # RZ 10-511408) application for a residential bed and breakfast license for the Seabreeze Guest House at 3111 Springside Place, Richmond, BC V7E 1X3.

I have had the pleasure of recommending international family and friends to stay at the Seabreeze. My out of town guests were delighted with their stay at the Seabreeze, particularly the quality and security of the property, Mr. Falcus' helpful nature, and the surrounding charm and tranquility of Steveston.

The Seabreeze is truly a home away from home for my discerning visitors who greatly appreciated the quiet family-like locale, superb service, and the unique tourist attractions just steps away.

I endeavour the City of Richmond to issue Mr. Falcus' bed and breakfast license in a timely fashion, and provide its ongoing support to the Seabreeze to ensure the establishment's continued success and presence in the community.

Sincerely yours,

Ms. Linda Young

2743 Charles Street  
Vancouver, BC V5K 3A6  
Phone: 604.761.0580  
Email: lindawyoung@shaw.ca

cc. Mr John Falcus

05/27/2010

PLN - 428

**Lee, Edwin**

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**From:** Al Blewett [ablewett@cogeco.ca]  
**Sent:** May 16, 2010 7:44 PM  
**To:** Craig, Wayne  
**Subject:** File # RZ 10-511408

Dear Mr. Craig;

My wife and I had the pleasure of staying with John Falcus at the Seabreeze Bed and Breakfast for 4 days last October. It was a wonderful experience and it was obvious that John's main concern was the comfort and privacy of his guests. I do not believe that he would begin any activity that would do anything to disturb that. It was equally obvious that John was concerned with operating the B & B with minimal disturbance to his neighbours. He gave us instructions on where we could park, where we couldn't park and when we should be careful of noise. All reasonable and in keeping with operating a business in a residential neighbourhood.

I feel John would be a good candidate for the license and he would do his best to run the establishment within any parameters that the City of Richmond sets. The only thing that would improve the Seabreeze experience would be able to have a drink on the patio in the late afternoon while watching the boats go up and down the Coast.

Sincerely,

Alan and Pat Blewett  
570 Westman Avenue  
Peterborough, Ontario  
K9K 2H3

(705) 740-9846

05/27/2010

PLN - 429

# APPENDIX 3

## Applicant's Application Package

John Falcus  
3111 Springside Place  
Richmond, BC V7E 1X3  
May 6, 2010

Edwin Lee  
Planning Technician - Design  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Edwin,

**Re: Application for Bed & Breakfast rezoning at 3111 Springside Place, Richmond BC – File RZ10-511408**

Thank you for your initial comments & request for further information on my application for rezoning. Please find written responses and relevant supporting documents and/ or plans to confirm and demonstrate how the Seabreeze Guest House complies with the regulations listed in Sections 5.5.2 and 5.5.3 of Richmond's Zoning Bylaw 8500. A written response is also included addressing the concerns of the immediate residents in the neighbourhood.

I look forward to working with you through the rezoning application process. You can reach me by telephone at 604.274.9693 or by email at [jfalcus@shaw.ca](mailto:jfalcus@shaw.ca).

Thank You,

John Falcus.

Zoning Compliance Issues:

1. As per Section 5.5.2 or Richmond's Zoning Bylaw 8500, approved bed and breakfasts:

a. must maintain the privacy and enjoyment of adjacent residences and the character of the neighbourhood;

i. **The style of the building is residential and is consistent with the craftsman style homes now being built in the surrounding area.** The Seabreeze guest house was built approximately six years ago in a neighbourhood comprised largely of older single story, split level and two story homes. There are also a number of duplexes and townhouses in the area including a 32 unit townhouse complex just five doors down from the Seabreeze. There are a variety of building styles on the street with three new homes built in the past 10-15 years. See attached Neighbourhood Photos in Appendix 1.

ii. **The separation of the Seabreeze from surrounding residences is much greater than other homes in the neighbourhood due to its unique location and provides a lot of privacy for both guests and neighbours.** The Seabreeze is located at the end of a large cul de sac facing the West Dyke walking trails. This unique location maximizes the distance from neighbouring houses while allowing guests to enjoy great views of the west dyke and the ocean. There are no neighbours west of the Seabreeze, one neighbour 25 meters North, one neighbour located 50 meters South and one neighbour located three meters east. See attached Aerial View of Property Relative to Neighbours in Appendix 2.

iii. **The site design of the Seabreeze provides a lot of privacy for guests and neighbours.** Guests have access to the lower north west deck and the upper balcony located in the back yard. Neither the deck nor the balcony are visible from the street, nor the neighbour's houses located east or north of the property. Shrubs and trees provide privacy for the neighbour's located north of the property.

iv. **Guests have very little opportunity to come into contact with the neighbours and disrupt privacy.** Guests are generally out for the day visiting friends and family or taking in the local sites. If they elect to stay at the house they primarily reside inside the building or sit quietly outside on the deck.

- v. **Trees and hedges will be planted around the front yard and along the east side of the property to provide additional privacy for neighbours and guests.** A low fence currently provides little separation between the front driveway of the Seabreeze and the neighbor on the east side of the property. In addition, the front yard is fairly exposed with a few shrubs lining the sidewalk.
- b. shall not change the principal residential character or external appearance of the dwelling involved;
  - i. **The Seabreeze is a residential home and no major changes are planned to change the external appearance of the building.**
- c. shall be operated as an accessory use only within the principal building;
  - i. **The primary use of the principal building is a single family residence.**
- d. shall have a maximum three sleeping units with a maximum of two guests per sleeping unit, with the exception in the AG2 zone where a maximum of four sleeping units are permitted and the ZS11 zone where five sleeping units are permitted;
  - i. **Each of the three guest rooms at the Seabreeze has a queen-size bed that can only accommodate two guests.** The Seabreeze is a five bedroom house with three rooms designated for guest use and two rooms used by the permanent residents. See attached Bed and Breakfast Guest Room Pictures in Appendix 3.
- e. shall not provide cooking facilities in the sleeping units;
  - i. **There are no cooking facilities in the sleeping units.**
- f. parking and open space areas to be used by the guests of a bed and breakfast shall be located on the subject lot, screened and oriented away from abutting buildings to minimize the impact of the operation on nearby properties, and must not reduce the amount of landscaping and porous surfaces required in the zone;
  - i. **There are four parking spots located on the lot in the front driveway for guest use.** See attached Aerial View of Property Relative to Neighbours in Appendix 2.



- ii. The amount of landscaping and porous surfaces required were approved in November 2004 when the building permit for the house was issued.
  - iii. The lower north west deck and the upper bedroom balconies are designated for guest use and are oriented away from abutting buildings. Neither the deck nor the balcony are visible from the street nor the neighbour's house located east of the property. Shrubs and trees provide privacy for the neighbour's located north of the property.
- g. shall be operated only by the permanent resident(s) of the principal dwelling;
  - i. The Seabreeze is operated by the two permanent residents of the property - John Falcus and Liza Cross.
- h. is not permitted in conjunction with an agri-tourist accommodation, minor community care facility, boarding and lodging or secondary suite;
  - i. The Seabreeze Guest House is not being operated in conjunction with an agri-tourist accommodation, minor community care facility, boarding and lodging or secondary suite.
- i. one sign to a maximum dimension of 0.3 m by 0.6 m will be permitted on the site, except in the AG2 zone and the ZS11 zone where two signs to a maximum dimension of 0.6 m and 1.2 m each are permitted on the site;
  - i. There are no signs currently posted on the site.
- j. must not produce noise detectable beyond the property boundary and must comply with the applicable noise regulations;
  - i. No noise is detectable beyond the property due to guests. The Seabreeze is located in a quiet cul-de-sac in Steveston North facing the west dyke walking trails. One of the reasons this location was chosen was because of the peaceful environment that it provides for guests. Maintaining a quiet environment is crucial to the successful operation of the guest house as one noisy guest may disrupt another. Guests come here to relax and are very respectful of one another and the neighbours.
  - ii. The Seabreeze bed and breakfast is now in its fifth year of operation and there have been no noise complaints.

iii. **Any noise detectable beyond the property is due to personal events and unrelated to the Guest House.** Over the past few years, a few family events such as weddings and birthday parties were hosted at the house. These were personal events and unrelated to the guest house. For these kind of events, a courtesy note is typically sent out to surrounding neighbours to let them know what is going on and for how long. This approach was recommended by the RCMP.

k. shall not generate pedestrian or vehicular traffic to a greater extent than is normal in the neighbourhood;

- i. **With an average of four guests and a maximum of six, who typically travel by car, the Seabreeze generates modest pedestrian traffic and is well within what is normal for the neighbourhood.** The Seabreeze is located at the west end of Springside Place on a large cul de sac that borders the West Dyke trails. Six houses run along each side of the street and the east end intersects Springmont Drive where there are two bus stops. There is frequent pedestrian traffic running adjacent to both ends of the street due to the popularity of the dyke side trails on one end and bus stops on the other. Although, Bed & Breakfast rezoning will permit up to three rooms with two people in each, keeping three rooms full will be very difficult due to scheduling conflicts between guests. As such, two rooms are expected to be occupied on average with a total of four guests. See Appendix 4 - Neighbourhood Traffic Map.
- ii. **With an average of two guest cars and a maximum of three travelling to and from the Seabreeze once or twice a day, the Guest House generates very modest vehicular traffic and is well within what is normal for this neighbourhood.** There are five houses between the Seabreeze and Springmont Drive which is a major bus route and a thorough fare between Williams Road and Steveston Highway. The east side of the intersection at Springside Place is also the entrance to a 32 unit townhouse complex. With cars coming and going from the townhouse complex, buses running as often as every ten minutes during rush hour and traffic running between Steveston Highway and Williams Road, there is frequent vehicular traffic at the east end of Springside Place. See Appendix 4 - Neighbourhood Traffic Map.
- iii. **Pedestrian and vehicular traffic from up to eight residents in one home is permitted in this neighbourhood; this is consistent with the traffic generated by the Seabreeze.** Current

zoning in this neighbourhood permits one household of up to six persons who are not related by blood. In addition, a secondary suite of up to 90m<sup>2</sup> (969 ft<sup>2</sup>) is also permitted; this could comfortably house two more people. With up to six guests and two permanent residents, the Seabreeze will not have more than eight occupants. See Specific Use Regulations for Secondary Suites in Zoning Bylaw 8500 5.4.1 d in Appendix 5 and Definition of Household in Zoning Bylaw 8500 in Appendix 6.

- iv. **The traffic patterns of guests at the Seabreeze are within neighbourhood norms.** Guests at the Seabreeze are asked to check-in between 4 & 6 pm on the guest house website ([www.theseabreeze.net](http://www.theseabreeze.net)). They usually go out for the day and come back after dinner. This is consistent with when the working people in the neighbourhood typically come and go to work and more modest compared to the comings and goings of some of the retirees living on the street.
- i. may be subject to the City's Business License Bylaw and Municipal Ticket Information Authorization Bylaw and amendments to these bylaws;
  - i. **Application for a business license will be made if necessary upon approval.**
- m. Shall comply with all provisions of Section 8.1 (Single Detached) of Richmond's Zoning Bylaw 8500; and
  - i. **A building permit for the construction of the house was obtained from the City of Richmond on November 12, 2004 and no significant changes to the building have been made since that time.** At that time building plans were submitted to ensure dwelling density, lot coverage, yards & setbacks, building height, landscaping & screening and on-site parking met the requirements of the Single Detached residential zone. The plans were approved by Abert Hui. See Appendix 7 – Building Permit for the Construction of the House
- n. shall comply with the other provisions of this bylaw, the Building Code and other fire and health regulations.
  - i. **A final building inspection along with prior building inspections were done to ensure that the building met all provisions of the BC Building Code.** The house was built in 2005/2006 and a final building inspection was successfully completed on Sep 5, 2006. See Final Building Inspection in Appendix 8.

- ii. John Falcus successfully completed the Food Safe Course August 17, 2007. See attached Statement of Completion of Food Safe Course in Appendix 9.
  - iii. The Seabreeze was inspected and approved by an Accomodation Advisor from Tourism BC on August 1, 2007. This inspection evaluated the sleeping units, bathrooms and the overall cleanliness/ state of repair of the guest house. See attached Inspection Approval Form from Tourism BC in Appendix 10.
  - iv. A preliminary on-site fire safety inspection was conducted prior to the 2010 Olympics. Both fire extinguishers were upgraded and emergency contact numbers were added to exit drawings as per Forrest Weissler, Fire Prevention Officer. A written report was not issued. Forrest can be contacted by telephone at 604.303.2706 or by email at fweissler@richmond.ca.
2. As per Section 5.5.3 or Richmond's Zoning Bylaw 8500 each sleeping unit used for the bed and breakfast shall:
- a) have a minimum area of 11.0 m<sup>2</sup>;
    - a. Each guest room is greater than 11 m<sup>2</sup> or approximately 118 ft<sup>2</sup>. The Deluxe Ocean View room is 10' x 14' = 140 ft<sup>2</sup>, the Ocean View is 10' x 12' = 120 ft<sup>2</sup> and the Garden room is 11 x 11 = 121 ft<sup>2</sup>. See attached Guest Room Floor Plans in Appendix 11.
  - b) have one on-site parking space, in addition to the required on-site parking for the principal dwelling unit, which must be located on the driveway and can be in a tandem arrangement; and
    - a. There are two parking spots in the garage and four parking spots in the driveway; the driveway is not currently wide enough to facilitate an in-tandem arrangement. The driveway can be widened using the garden space west of the driveway to meet the in.tandem parking requirements if necessary. See attached Aerial View of Property Relative to Neighbours in Appendix 2 and Garage photos in Appendix 12.
  - c) not be designed to accommodate more than two guests.
    - a. Each room contains one queen-size bed to accommodate up to two adults. See attached Guest Room Photos in Appendix 3.

Public Input:

Many of the issues raised by the public are addressed in the zoning requirements and have been answered above. These responses are referenced and further explained as appropriate.

1. Disruption to the quietness in a single-family cul-de-sac including:

a) overall quietness;

- i. No noise is detectable beyond the property due to guests. See Zoning Compliance 1. j) i. above.
- ii. The Seabreeze bed and breakfast is now in its fifth year of operation and there have been no noise complaints. See Zoning Compliance 1. j) ii. above.
- iii. Any noise detectable beyond the property is due to personal events and unrelated to the Guest House. See Zoning Compliance 1. j) iii. above.

b) Security and safety;

- a. The vast majority of guests are not complete strangers to the neighbourhood and pose little risk around security and safety. Most of the guests who visit the Seabreeze are here visiting friends and families of people who live in the area and many are repeat visitors who have stayed at the Seabreeze before. There are some regular weekly and monthly business travelers and a small portion of tourists who come from overseas.
- b. Measures taken to ensure safety & security include:
  - i. obtaining contact info from all guests so that they can be reached if there are any problems after they leave;
  - ii. obtaining a credit card number and expiry date as security for any damages to the property;
  - iii. providing guests with emergency contact information for police, ambulance as well as cell phone numbers for both of the permanent residents; and
  - iv. ensuring that one of the permanents is available onsite as often as possible to address issues as they may arise.

c) excessive traffic;

- i. Although traffic may have increased, it is not excessive and remains within neighbourhood norms. The Seabreeze is located at the end of a large cul-de-sac where four houses border its circumference. The property was purchased in 2004 and the property directly across from it was purchased in 2007. Prior to the sale, the house across the street was owned by an elderly couple and this house was owned by a young couple with a daughter and a husband who travelled quite extensively. The traffic coming and going to these homes was likely very modest. A noticeable increase in traffic is very likely due to the new owners on both ends of the cul-de-sac. The house opposite the Seabreeze now has three to five cars coming and going and the Seabreeze has anywhere from two to five.
- ii. With an average of four guests and a maximum of six, who typically travel by car, the Seabreeze generates modest pedestrian traffic and is well within what is normal for the neighbourhood. See Zoning Compliance 1. k) i. above.
- iii. With an average of two guest cars travelling to and from the Seabreeze once or twice a day, the Guest House generates very modest vehicular traffic and is well within what is normal for this neighbourhood. See Zoning Compliance 1. k) ii. above.
- iv. Pedestrian and vehicular traffic from up to eight residents in one home is permitted in this neighbourhood; this is consistent with the traffic generated by the Seabreeze. See Zoning Compliance 1. k) iii. above.
- v. The traffic patterns of guests at the Seabreeze are within neighbourhood norms. See Zoning Compliance 1. k) iv. above.

d) parking;

- a. There will typically be four cars parked at the Seabreeze and as many as five; this is within neighbourhood norms. Guests typically arrive by car and have one car per room. With an average occupancy of two rooms, there will be two guest cars on site. In addition, each of the permanent residents has one car. One of these will be kept in the garage while the driveway will be available for the others. There are twelve houses located on Springside Place; each appears to have anywhere from one or two and as many as five vehicles parked either in front of their house or in their driveways. See attached Vehicle Counts for Homes on Springside Place in Appendix 13.

- b. **Bed and Breakfast zoning requires that one parking space is available on-site for each of the three sleeping units in a Bed and Breakfast as well as the required parking for the dwelling unit – this is more restrictive than what is permitted under the current zoning of the property.** Current parking bylaws permit anyone to park on Springside Place between the hours of 3pm and 11am as long as they are not within approximately 5 ft. of a driveway and they are facing the direction of traffic. Owners have more leeway as they are permitted to park in front of their own homes for up to 48 hours in this fashion. See attached Bylaw No. 5870 Sections 12.3 and 12.4 (d&l) in Appendix 14.
- c. **The driveway will be widened to meet the in tandem parking requirements if necessary.** There are two parking spots in the garage and four parking spots in the driveway. There is garden space just west of this driveway which could be utilized for its expansion. See attached Aerial View of Property Relative to Neighbours in Appendix 2 and Garage photos in Appendix 12.
- e) decreased privacy; and
- i. **The separation of the Seabreeze from surrounding residences is much greater than other homes in the neighbourhood due to its unique location and provides a lot of privacy for both guests and neighbours.** See Zoning Compliance 1. a) ii. above.
  - ii. **The site design of the Seabreeze provides a lot of privacy for guests and neighbours.** See Zoning Compliance 1) a) iii. above.
  - iii. **Guests have very little opportunity to come into contact with the neighbours and disrupt privacy.** See Zoning Compliance 1. a) iv. above.
  - iv. **Trees and hedges will be planted around the front yard and along the east side of the property to provide additional privacy for neighbours and guests.** See Zoning Compliance 1. a) v. above.
- f) decreased property values.
- a. **The development of the Seabreeze has likely helped drive up property values in the neighbourhood rather than down.** The Seabreeze is the third new home to be built on Springside place over the past 14 years. As a realtor, I can say that the addition of new homes to a street tends to drive property values up as buyers generally tend to hold the neighbourhood in higher regard as it is developed.

- b. **Well maintained bed and breakfasts keep guests coming back and help maintain and add value to the neighbourhood.** *The impact of poorly kept rental properties with noisy tenants, where lawns are not cut and absentee owners spend as little as possible on maintenance can certainly negatively impact neighbourhood property values. On the other hand, a bed and breakfast requires ongoing maintenance to ensure that guests are happy and want to keep coming back. As such, the Seabreeze is frequently pressure washed and painted, and the building and gardens are well maintained. This attention to the property shows and helps maintain and add value to the neighbourhood.*
- c. **The Seabreeze is not deterring anyone from purchasing in the neighbourhood or from paying full price.** *The Seabreeze is now in its fifth year of operation. During that time, four homes were purchased on Springside Place, each in close proximity to the Seabreeze bed and breakfast; this includes the property adjacent to the east side of the Seabreeze which was purchased at full asking price in six days and the property opposite the Seabreeze which sold for \$50,000 over the asking price in nine days. See Sales Comparisons on Springside Place in Appendix 15.*



*Appendix 1 - Neighbourhood Photos*



*3120 Springside Place*



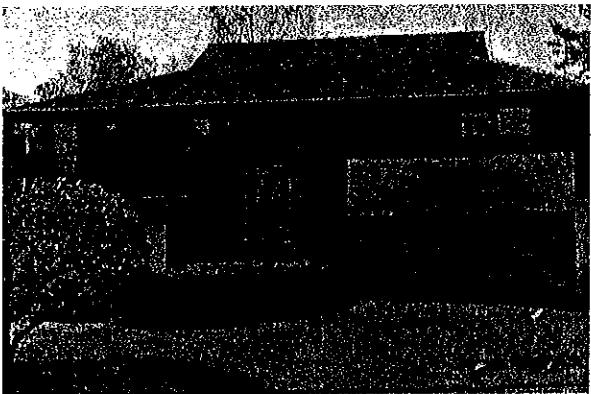
*3111 Springside Place*



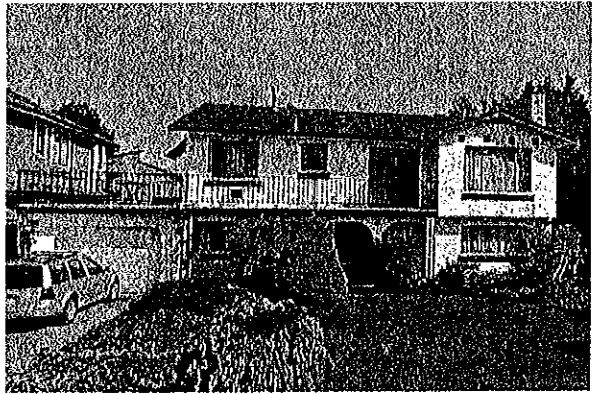
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*3131 Springside Place*



*3160 Springside Place*



*3151 Springside Place*



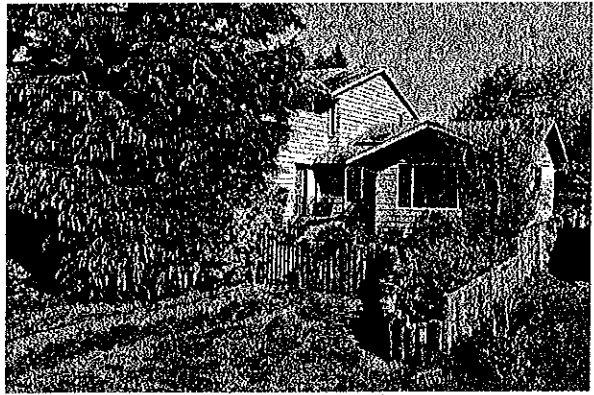
***3180 Springside Place***



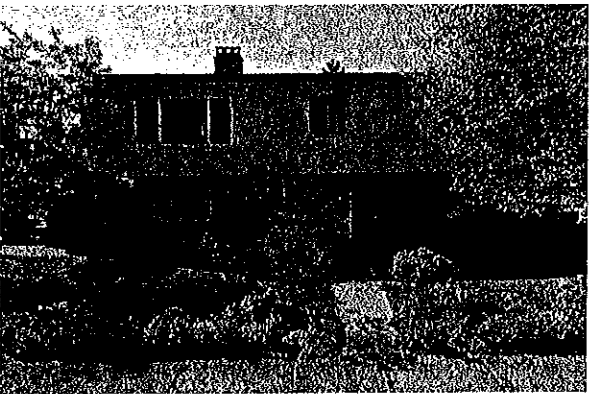
***3171 Springside Place***



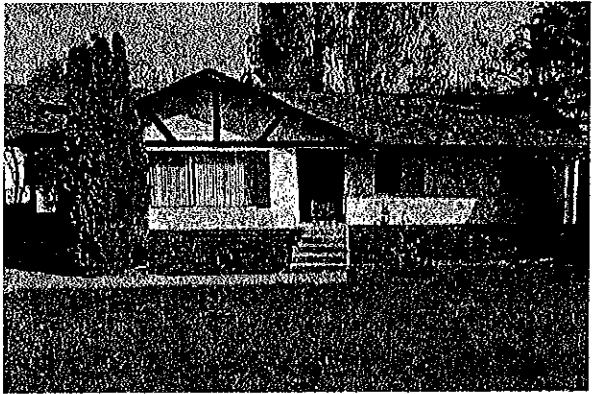
***3200 Springside Place***



***3191 Springside Place***

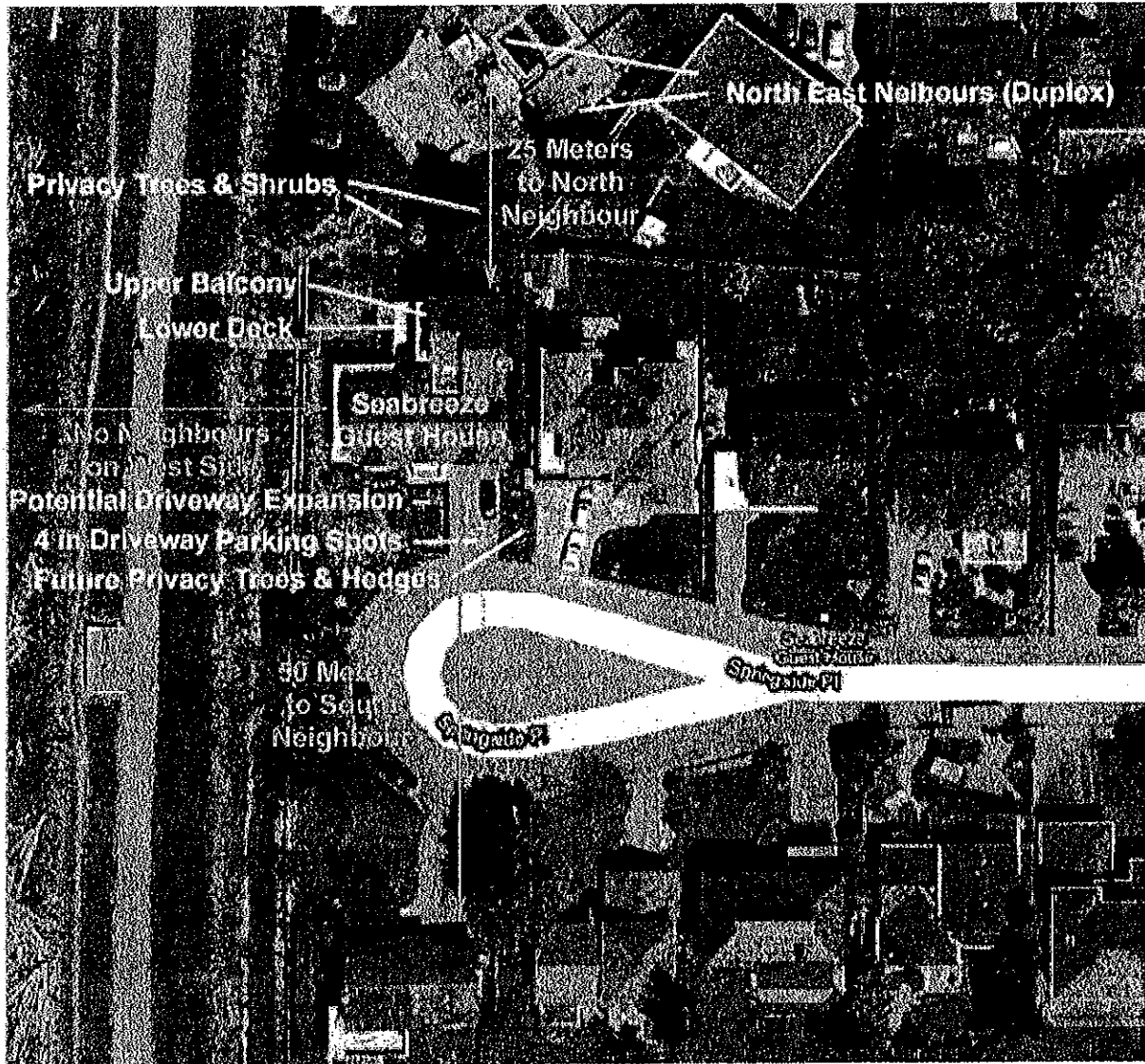


***3220 Springside Place***



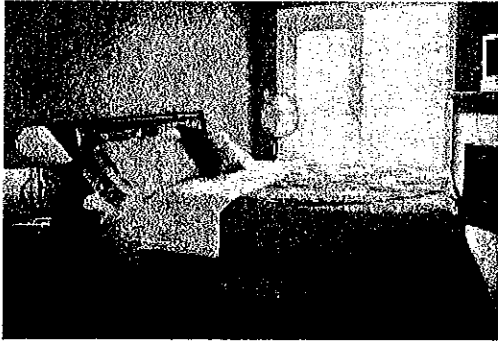
***3220 Springside Place***

Appendix 2 - Aerial View of Property Relative to Neighbours



**Appendix 3 – Guest Room Photos**

**Upper North West Bedroom**



**Ensuite Bathroom**



**Upper South West Bedroom**



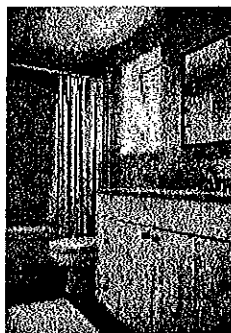
**Ensuite Bathroom**



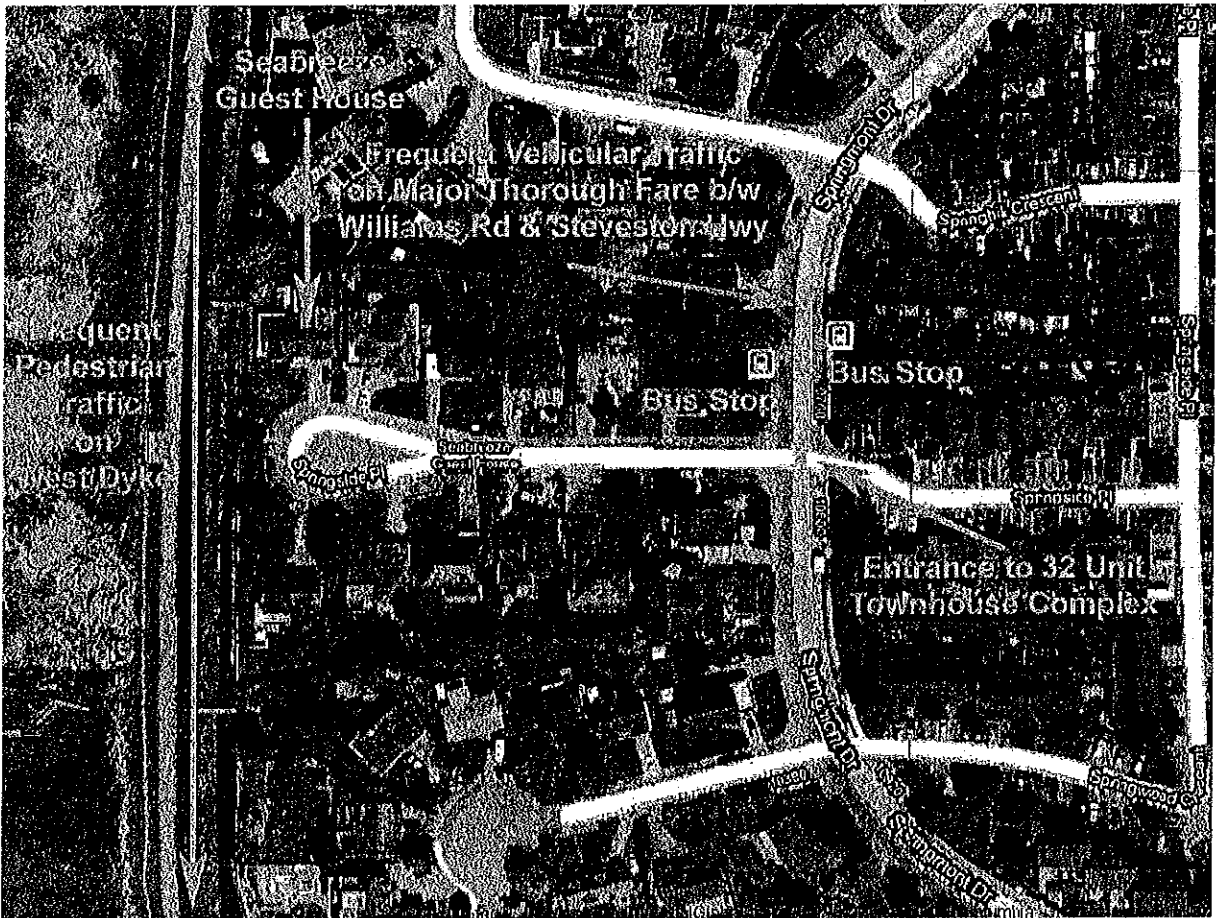
**Lower South West Bedroom**



**Ensuite Bathroom**



Appendix 4 – Neighbourhood Traffic Map



## Appendix 5 – Zoning Bylaw 8500 – Definition of Household

### Specific Use Regulations

#### 5.4. Secondary Suites

5.4.1. The following regulations and prohibitions apply to every **secondary suite** permitted in a zone:

- a) the **secondary suite** must be completely enclosed within the same **building** as the **dwelling unit** and not in a detached **accessory building**;
- b) the **secondary suite** must be incidental and integrated with the **dwelling unit** so as not to externally appear as a separate unit;
- c) a **City** water meter must be installed on the lot on which the **secondary suite** is located;
- d) the **secondary suite** must have a minimum **floor area** of at least 33.0 m<sup>2</sup> and must not exceed a total **floor area** of 90.0 m<sup>2</sup> in **single detached housing**;
- e) the **secondary suite** must not exceed 40% of the total **floor area** of the **dwelling unit** in which it is contained;
- f) **home business uses** (i.e., **licensed crafts and teaching**; **licensed residential registered office** and **licensed residential business office**), but not **child care programs**, may be carried out within a **secondary suite**;
- g) **boarding and lodging** and **minor community care facilities** are not permitted in a **secondary suite**;
- h) a **secondary suite** is not permitted in conjunction with a **bed and breakfast**;
- i) the **building** must be inspected by the **City** for compliance with the *Building Code*, this bylaw and other applicable enactments;
- j) where a **secondary suite** is on a lot fronting an **arterial road** as shown in Diagram 1 below, one additional on-site **parking space** must be provided for the exclusive use of the **secondary suite**, and the required on-site **parking spaces** for the **single detached housing** may be provided in a **tandem arrangement** with one **parking space** located behind the other; Diagram 1: **Arterial Roads Where Additional On-Site Parking Space Required For Secondary Suites**
- k) no more than one **secondary suite** shall be permitted per **principal dwelling unit**; and
- l) **internal access** must be maintained between the **secondary suite** and **single detached housing** except for a locked door.

## Appendix 6 – Zoning Bylaw 8500 – Specific Use Regulations for Secondary Suites

### 3.4. Use and Term Definitions

#### Household means

- a) a person;
- b) two or more persons related by blood, marriage or adoption; or
- c) a group of not more than 6 persons, including **boarders**, who are not related by blood, marriage or adoption;

all living together in one **dwelling unit** using the same cooking facilities shared in common, and unrelated persons may include **owners**, renters, tenants, **boarders**, paid domestic servants or foster children.

# Appendix 7 – Building Permit for the Construction of the House

Permit Centre  
Telephone 278-4111

City of  
RICHMOND

## BUILDING PERMIT APPLICATION/PERMIT

6911 No. 3 Road  
RICHMOND, B.C. V6Y 2C1

### RESIDENTIAL C

Site Address:	3111 Springside Pl	Permit #: <b>04 279189</b>
Folder Name:	3111 Springside Pl	Issued: November 12, 2004
Legal:	Plan: 38969 Lot: 158 Sec/BN/RW: 33/4/7	
Zone:	R1/E	Work Proposed: Addition
Sub Type:	One Family Dwelling	
Description:		

Owner: Steven Azpiri  
222 17th Ave W VANCOUVER BC V5Y 1Z6  
Owner: John G Falcus  
3111 Springside Pl RICHMOND BC V7E 1X3  
Contractor: John Falcus  
3111 SPRINGSIDE PL RICHMOND BC V7E 1X3 (604) 274-9693

Area of 1st storey	98.3	Area of 2nd storey	55.7	Area of docks or por	87.3
Construction Value	135504.33	Using Registered Prc No		Rear	6.0m (R/W 3.0m)
Lot Size	800.7168	Zone	R1/E	Inspector Area	B3

AH-1998 BCBC, FAR @ max, UPO is ok, No Secondary Suite Permitted, Site Service Permit # 04 279206

By granting this permit, the City of Richmond assumes no responsibility whatsoever for opening roads and lanes or providing water or any other service for or in connection with the property concerned.  
Where a professional engineer or architect, registered as such under provincial legislation, has certified that the plans comply with the current BC Building Code and any other applicable enactment, it should be expressly understood that the City has relied on such certification in issuing this permit and is not liable, directly or vicariously, for any damage, loss or expense caused or contributed to by an error, omission or other neglect in relation to its approval of the plans submitted. The issuance of a permit, the review of plans and supporting documents, or inspections by the building inspector or a registered professional are not a guarantee that the development complies with the BC Building Code or other applicable enactments and do not in any way relieve the owner, or his or her agent, from the responsibility of carrying out construction in substantial compliance with the requirements of the BC Building Code, this bylaw and other applicable bylaws of the City.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Signature: \_\_\_\_\_ Issued By: JD

John Falcus



City of  
RICHMOND

89:1 No 3 Road  
RICHMOND, B.C. V6Y 2C1

Permit Centre  
Telephone 278-4111

**SITE SERVICE PERMIT  
APPLICATION/PERMIT**

**RESIDENTIAL C**

Site Address: 3111 Springside Pl  
Folder Name: 3111 Springside Pl  
Legal: Plan: 38969 Lot: 158 Sec/BN/RW: 33/4/7  
Zone: R1/E  
Sub Type: One Family Dwelling  
Description:

Permit #: **04 279206**  
Issued: November 12, 2004

Work Proposed: New

Owner: Steven Azpiri  
222 17th Ave W VANCOUVER BC V5Y 1Z6  
Owner: John G Falcus  
3111 Springside Pl RICHMOND BC V7E 1X3  
Contractor: John Falcus  
3111 SPRINGSIDE PL, RICHMOND BC V7E 1X3

(604) 274-9693

Storm (meter) 30  
Inspector Area P3

TO BE ISSUED WITH 04-279189

By granting this permit, the City of Richmond assumes no responsibility whatsoever for opening roads and lanes or providing water or any other service for or in connection with the property concerned.  
Where a professional engineer or architect, registered as such under provincial legislation, has certified that the plans comply with the current BC Building Code and any other applicable enactment, it should be expressly understood that the City has relied on such certification in issuing this permit and is not liable, directly or vicariously, for any damage, loss or expense caused or contributed to by an error, omission or other neglect in relation to its approval of the plans submitted. The issuance of a permit, the review of plans and supporting documents, or inspections by the building inspector or a registered professional are not a guarantee that the development complies with the BC Building Code or other applicable enactments and do not in any way relieve the owner, or his or her agent, from the responsibility of carrying out construction in substantial compliance with the requirements of the BC Building Code, this bylaw and other applicable bylaws of the City.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Signature: \_\_\_\_\_ Issued By: 50

John Falcus

Appendix 8 – Final Building Inspection



BUILDING APPROVALS DIVISION

SITE VISIT NOTICE \_\_\_\_\_

Where a registered professional engineer or architect has been retained to carry out professional design and/or field reviews and has certified that the plans comply with the BC Building Code, the City relies on such certificate in issuing the applicable permit and is not liable for any losses arising out of or contributed to by an error or omission in relation to its approval of the plans submitted. The issuance of a permit does not guarantee compliance with the BC Building Code which remains the responsibility of the owner.

Owner: S. Azpizi  
Address: 3111 SPRINGSIDE PL  
Permit No: B 04279189

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
FINAL OK  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Re-Inspection Required

To schedule an inspection, call the 24 hour request line at:  
604-276-4111

Permit number and address are required to schedule an inspection. Inspections requested prior to 8:00 p.m. will be scheduled for the next working day.

Sept 5/06      B CARAWAY  
Date                      Inspector                      Tel. No.

## Appendix 9 – Food Safe Course Statement of Completion



RICHMOND HEALTH DEPARTMENT  
Environmental Health Department  
7000 Westminster Highway  
Richmond, BC V6X 1A2  
Phone (604) 233-3147 Fax (604) 233-3175

August 17, 2007

John Falcus  
3111 Springside Place  
Richmond, BC V7E 1X3

Dear John:

Congratulations! You have successfully completed the FOODSAFE Level 1 course. Your examination mark was 92%.

Please find enclosed your certificate and wallet card. Your name will be included in a central registry kept by the Ministry of Health in Victoria.

Yours truly,

A handwritten signature in cursive script that reads 'Albert Wong'.

Albert Wong, B.Sc., C.P.H.I.(C)  
Environmental Health Officer

AW:rl

E0199152/c0100278

*Promoting wellness. Ensuring care. Vancouver Coastal Health Authority*



# STATEMENT of COMPLETION

This is to certify that  
JOHN G FALCUS

has successfully completed the  
----- Basic -----

## SANITATION PROGRAM FOR FOOD HANDLERS

*Albert Wong*  
for the ~~FOODSAFE~~ Regional Council of  
Vancouver Coastal Health - Vancouver/Richmond

This 22nd day of July, 2007

Vancouver Coastal  
**Health Authority**  
Supporting a Healthy Community Through Safe Food



**BCRFA**  
BRITISH COLUMBIA RESTAURANT  
FOODSERVICE ASSOCIATION



BC Centre for Disease Control  
Prevention and Health Promotion

Appendix 10 – Inspection Approval form from Tourism BC



ROUTING #: \_\_\_\_\_

ACCOMMODATION ADVISOR REPORT

PROPERTY NAME: Sea Breezes B+B NUMBER OF UNITS: 3  
 ADDRESS: 3111 Springside COMMUNITY: Richmond  
 CONTACT NAME: John Falous INSP. DATE: Aug 1/07  
 ADVISOR: Monique Rogers CATEGORY: B+B  
 AA SIGNS (LARGE \_\_\_\_\_ SMALL \_\_\_\_\_) CANADA SELECT SIGNS (LARGE \_\_\_\_\_ SMALL \_\_\_\_\_)

**BEDROOMS:** Demerit Points Cleanliness: \_\_\_\_\_ State of Repair: \_\_\_\_\_

#1 missing pillow protectors  
 @ Bed

#2 missing pillow protectors  
 @ Bed

#3 requires shelf/dresser for clothes, can be a hanging shelf  
 Both have fireplaces @ large closet space  
 Outdoor patio (seated space)  
 missing hotel list, exit plan @ name/# to identify

**BATHROOMS:** Demerit Points Cleanliness: \_\_\_\_\_ State of Repair: \_\_\_\_\_

#1 missing clothes hook

#2 missing clothes hook

#3 missing clothes hook

Both have Jacuzzi tubs

**KITCHENS/LIVING ROOMS:** Demerit Points Cleanliness: \_\_\_\_\_ State of Repair: \_\_\_\_\_

Common kitchen - items not appropriate to be removed  
 - missing scouring pad, dish det, cutting board, pot  
 - cutlery tray dirty

*Seabreezes BvB*

**PUBLIC AREAS:** Demerit Points \_\_\_\_\_ Cleanliness: \_\_\_\_\_ State of Repair: \_\_\_\_\_

*outdoor deck for guests overlooking the lake*

*Common lounge/dining with drk Extra Room*

*with nice 2-bed @ 1/2M bathroom*

*Note: Not allowed to add sign on property*

**DINING/LOUNGE/CONVENTION:** Demerit Points \_\_\_\_\_ Cleanliness: \_\_\_\_\_ State of Repair: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**RECREATION:** Demerit Points \_\_\_\_\_ Cleanliness: \_\_\_\_\_ State of Repair: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**GENERAL COMMENTS:**

*1328 guestrooms. Missing items as noted*

*Common kitchen plus common LR & DR*

*Breakfast served in dining room - continental*

*Wilson & wife owners host.*

*J & Rita Taborski to add missing items*

**LISTING CHANGES REQUIRED:** *as noted by Aug 31/07 plus*

*Remove items not inspected*

ACCOMMODATION UNITS	C	SOR	PUBLIC FACILITIES	C	SOR
TOTAL POINTS	0	0	TOTAL POINTS	0	0
MAXIMUM ALLOWABLE	20.00	35.75	MAXIMUM ALLOWABLE	36.00	42.00

APPROVED       NOT APPROVED       NOT APPROVED (Does not meet minimum requirements)

CLEANLINESS

STATE OF REPAIR

**RE-INSPECTION PROCEDURE**

The operator of an accommodation that has not been approved may request a re-inspection in writing to the Coordinator, Quality Assurance, Tourism BC, Box 9830 Stn Prov Govt Victoria, BC V8W 9W5. Phone 250-387-3023/ Fax 250-356-8246. Re-inspection will be subject to travel arrangements and weather conditions.

**The following are required for inspection:**

- must respond within 14 days of date on this report;
- letter/fax/e-mail indicating deficiencies have been addressed; and
- \$106 non-refundable fee payable to Tourism British Columbia prior to re-inspection. The fee will be increased by \$50 for each subsequent re-inspection.

© 1996 Tourism BC. All rights reserved. For more information, contact Tourism BC at 250-387-3023.

of the Canadian Tourism Human Resources Council. For further details contact go2 at (604) 633-9787 or [www.go2hr.ca](http://www.go2hr.ca).

Courtesy is a minimum requirement in the Approved Accommodation Program. Courtesy is as important as cleanliness and state of repair. Tourism BC expects management and/or employees to provide hospitable service to guests. Management and the staff shall present a good appearance to the guest, operate on an ethical, business-like basis and provide conscientious attention to guest service. Rude, indifferent, or ineffective service is unacceptable and can be cause for losing the Approved Accommodation status.

#### SLEEPING UNITS

- 10% non smoking;
- all entrance doors (including patio doors); must have 2 locking devices (dead bolt recommended) - 1 lock is required for properties with no road access;
- room furniture to include:
  - one dresser or alternative such as closet shelving;
  - one bedside table;
  - one chair;
  - minimum bed size of 39".
- a smoke detector in each guest room (battery operated acceptable). Only 1 smoke detector is required in suite with a separate bedroom;
- window in each room - locks on those that are easily accessible and window coverings;
- lighting - main light and adequate lighting by bed, sitting area(s) and any writing surface; lighting covered with shade or globe;
- wall mounted clothes rack or alternative;
- 8 hangers (non-wire recommended);
- mattress cover/pad on all mattresses;
- pillow protectors;
- waste basket;
- a sufficient number of drinking glasses are required in each unit (plastic acceptable);
- rooms with kitchen facilities to include:
  - fire extinguisher (2 1/2 # ABC recommended);
  - sink with hot and cold running water;
  - glassware, dishes, cutlery, pots & pans for capacity of unit;
  - two burners or hotplate;
  - counter space, table, cupboards and minimum number of chairs for capacity of unit;
  - one refrigerator;
  - broom/dust pan (recommended);
  - can opener;
  - dish detergent;
  - scouring pad;

- corkscrew with bottle opener;
- cutting board;
- dish rack/drainboard;
- garbage container (with lid recommended);
- kettle;
- toaster;
- teapot;
- coffee maker;
- dishcloth/tea towels;
- oven mitts/pot holders;
- if provided, all food items/condiments must be in tamper-proof packets, including: salt/pepper/sugar/coffee whitener, jams and the like.

#### BATHROOMS FOR SLEEPING UNITS

- bath mat (towel style required);
- clothes hanging hook;
- rubber bath mat or non-slip surface in tub/shower;
- mirror;
- impervious floor finish (carpet not permitted);
- main light with shade or globe;
- shelf for toiletries;
- bar soap (or alternative such as soap dispenser);
- toilet paper;
- soap dish/dispenser;
- towel rack;
- shared bath (must not be shared with host);
- ventilation (window or fan);
- minimum 2 towel sets per bedroom;
- waste basket.

Some exceptions may be made for primitive cabins, hostels and camping cabins. For further details contact Tourism Product Services at 1-800-822-7899 or [productservices@tourismbc.com](mailto:productservices@tourismbc.com).

#### CLEANLINESS/STATE OF REPAIR

- all sleeping units and all interior/exterior areas that are visible to guests, and to which guests have access, must be clean and well maintained (including buildings, stairwells, grounds, signs, amenities, parking and garbage disposal areas);
- *cleanliness*: there should be no evidence of hair, mould, mildew, dust, lint, spots, marks, dirt, cobwebs, flies or odour;
- *state of repair*: there should be no evidence of scratches, chips, wear, discolouration, stains, watermarks, cracks, peeling, tears, holes, burns, breakage or mechanisms out of order.

#### DRIVEWAYS, WALKWAYS AND PARKING

- must be adequately illuminated, clean and in good repair.

## GUEST COMPLAINTS

- all guest complaints must be addressed to the satisfaction of Tourism BC;
- a property may lose its approved status if five (5) similar complaints are received within a calendar year;
- if Tourism BC receives a complaint from a guest at an Approved Accommodation, Tourism Product Services will request the accommodation owner/operator respond directly to the complainant, in writing. Proof is required in the form of a copy of the response letter/email to Tourism Product Services.

Failure to respond appropriately to all guest complaints may result in loss of Approved Accommodation status.

## HOTEL ROOM TAX ACT

If you offer four or more units of accommodation at any time (even if all four rooms are not rented), you must register as an operator with the Consumer Taxation Branch of the Ministry of Small Business and Revenue.

For further information, contact the Ministry of Small Business and Revenue  
Phone (Vancouver): 604-660-4524  
Toll-free in Canada: 1-877-388-4440  
Email: CTBTaxQuestions@gov.bc.ca  
Website: [www.sbr.gov.bc.ca/ctb](http://www.sbr.gov.bc.ca/ctb)

## Requirements for Accepting Bed & Breakfast Properties

### BED & BREAKFAST

*Definition of a Bed & Breakfast:*  
An establishment in a privately owned home offering individual sleeping units, where breakfast is provided by the proprietor and where the home is the primary residence of the owner/operator.

Note: Tourism BC will not accept the owner/operator's private bedrooms and/or bathrooms as an available unit of accommodation for overnight occupancy. All guest bedrooms and/or bathrooms must be for the exclusive use of the guests.

Properties may be eligible for Approved Accommodation status, provided all Fixed Roof requirements on pages 4, 5 and 6 AND the following requirements are met:

- (a) all persons employed by the establishment and engaged in preparation or handling of food or beverages must successfully complete the FOODSAFE Training Program Level 1. A copy of the certificate must be available for

- verification at time of inspection. For information on FOODSAFE courses, visit [www.foodsafe.ca](http://www.foodsafe.ca);
- (b) the establishment must carry adequate liability and property damage insurance specifically written for B&B's and must provide to Tourism BC proof of valid current coverage at the time of inspection (for information and assistance, contact your insurance agent or the BC Bed & Breakfast Innkeepers Guild at [www.bcsbestbnbs.com](http://www.bcsbestbnbs.com));
  - (c) the owner/operator is required to reside in the home during the season of operation;
  - (d) the establishment must have an answering machine or have a call-forwarding provision on at all times during the season of operation;
  - (e) the establishment must ensure there is adequate lighting in each bedroom; night lights for hallway lighting must be appropriately located on each level and adequate night lighting must be available to illuminate the outside entry
  - (f) there must be two locks or a deadbolt on all exterior doors of the establishment;
  - (g) there must be a lock on each door of the sleeping unit that provides privacy when the guest is in the room and security when they leave the room;
  - (h) the establishment must offer private and/or shared bathrooms with minimum of one bathroom for every two sleeping units, bathrooms may not be shared with host;
  - (i) the establishment must offer a full or continental (minimum five items from the following: hot beverage, juice, cereals, baked goods, fruit) breakfast to registered guests;
  - (j) no food preparation is permitted in individual guest units unless permitted by local bylaws;
  - (k) guests must not be allowed to prepare food in the host kitchen.

## Requirements for Accepting Hostels

### HOSTEL

*Definition of a Hostel:*  
A business established for the purpose of providing overnight accommodation in dormitory rooms or a combination of private and dormitory rooms with shared or private bathrooms.

Properties may be eligible for Approved Accommodation status, provided all Fixed Roof requirements on pages 4, 5 and 6 AND the following requirements are met:

- (a) all sleeping units must be for the exclusive use of the guests;
- (b) all beds must be located in rooms designated as sleeping rooms -- beds in hallways or corridors are not acceptable;



- (c) all mattresses/box springs must be on a raised box/frame;
- (d) all persons employed by the establishment and engaged in the preparation or handling of food or beverages must successfully complete the FOODSAFE Training Program Level 1. A copy of the certificate must be available for verification at time of inspection. For information on FOODSAFE courses, visit [www.foodsafe.ca](http://www.foodsafe.ca);
- (e) doors on private rooms must be lockable from the inside and out. Dormitory rooms are exempt from locks but secure storage such as lockers must be provided.

### Requirements for Accepting Accommodation Companies

#### ACCOMMODATION COMPANY

*Definition of an Accommodation Company: A business established for the primary purpose of providing accommodation(s) in facilities such as chalets, hotels, apartments, cottages and condominiums under a management contract. The rental units are normally located in a destination resort area.*

Properties may be eligible for Approved Accommodation status, provided all Fixed Roof requirements on pages 4, 5 and 6 AND the following requirements are met:

- (a) the accommodation company may be requested to provide a list of the rental units;
- (b) the accommodation company must operate and maintain a registration office in the community where the rental units are located;
- (c) the accommodation company office shall be clearly defined;
- (d) during the period of operation, a responsible person such as an owner or manager, shall be readily available at all times. While the owner or manager is not required to be present at the agency office, notice shall be prominently displayed indicating how the owner or manager can be contacted.

### Basic Eligibility Requirements for All Campgrounds/RV Parks

All Campgrounds/RV Parks must meet the requirements as described in this section. The business must meet all applicable municipal, regional, provincial and federal government requirements.

If the business offers more than one type of accommodation, all aspects must meet the requirements in order to be approved. For example, if the business includes a campground and Fixed Roof accommodation,

both components must meet Tourism BC requirements in order for the property to achieve approved status.

Properties sometimes undergo a change of ownership and/or operating name. Legal documentation must be provided for property name changes. Call 1-800-822-7899 if you have questions regarding this requirement.

#### GENERAL

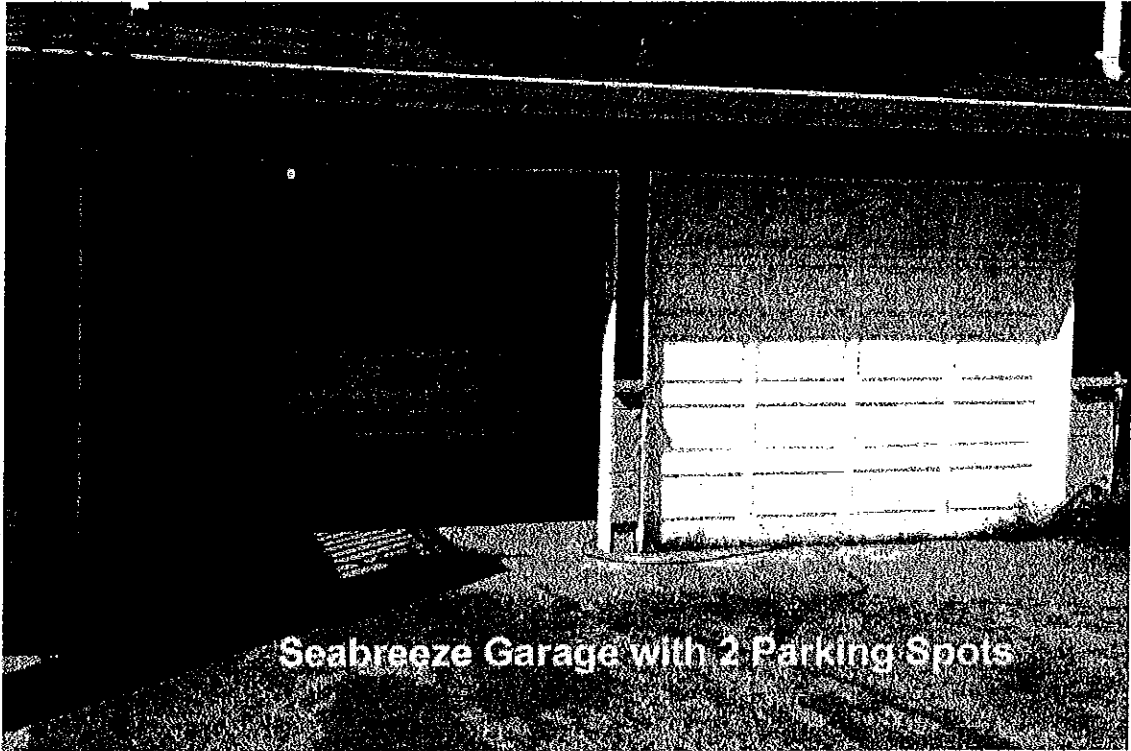
- operates for 100 consecutive days;
- a defined cancellation policy is in place;
- responsible person on-site during the period of operation;
- 24-hour access to property representative, in person or by telephone;
- telephone available on premises;
- business telephone must, at all times, be answered with a phone greeting identifying the name of the establishment;
- telephones with incoming call blocking features are not permitted;
- regardless of office hours, incoming telephone calls must be received on a 24-hour basis and messages relayed to guests.
- where a telephone answering machine is used, a number must be available so emergency messages can be relayed to guests;
- outdoor sign indicating establishment name;
- secure guest parking on the property;
- roadways must be kept in good repair with adequate directional signs throughout the campground/RV park;
- clearly defined registration/office area;
- picnic tables at each site;
- garbage disposal service;
- if applicable, establishments must be familiar with the regulations governing swimming pools and ensure guests are familiar with swimming pool and spa/hot tub rules. For further information visit [www.healthlinkbc.ca](http://www.healthlinkbc.ca);
- It is recommended that owners, managers, and staff successfully complete the WorldHost® Training Services workshops (details enclosed);
- It is recommended that all personnel successfully complete the National Occupational Certification Process of the Canadian Tourism Human Resources Council. For further details contact go2 at (604) 633-9787 or [www.go2hr.ca](http://www.go2hr.ca).

Courtesy is a minimum requirement in the Approved Accommodation Program. Courtesy is as important as cleanliness and state of repair. Tourism BC expects management and/or employees to provide hospitable service to guests. Management and the staff shall present a good appearance to the guest,

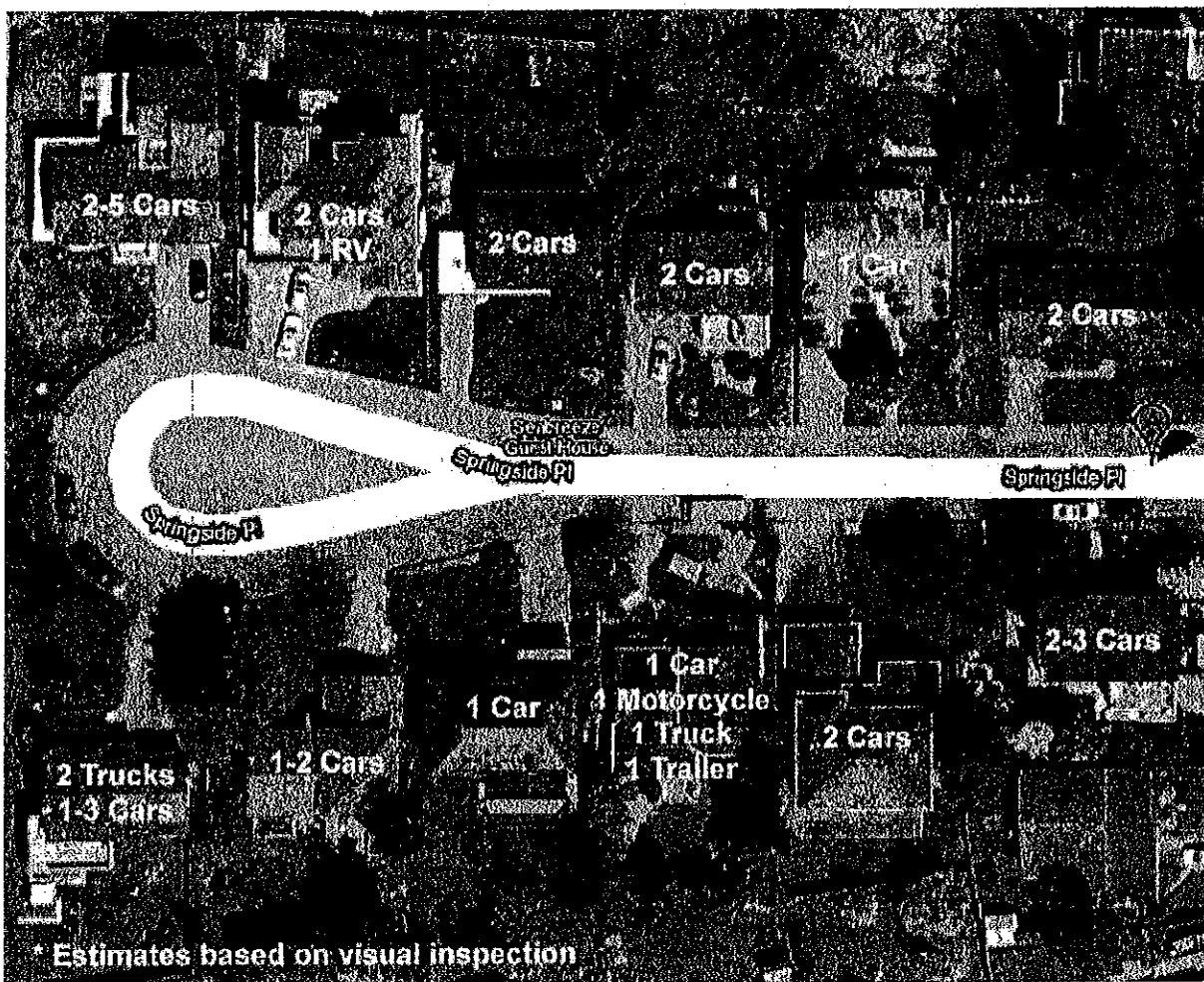




**Appendix 12 – Garage Photos**



Appendix 13 – Vehicle Counts for Homes on Springside Place



## Appendix 14 - Bylaw No. 5870 Sections 12.3 and 12.4 (d & l)

BYLAW NO. 5870

10

10.7 No person shall drive or operate a neighborhood zero emission vehicle on a street unless:

- (a) the street has a speed limit of 50 kilometers per hour or less; and
- (b) the person drives or operates the neighbourhood zero emission vehicle in the lane on the street closest to the right hand curb or shoulder, except to make a left hand turn or to pass another vehicle.

### PART II - PARKING AND LEAVING VEHICLES

#### 11. TRAFFIC CONTROL DEVICES

11.1 The Council, or the General Manager, Engineering & Public Works subject to Subsection 3.1 herein, may cause traffic control devices to be placed or erected at such places as the Council or the General Manager, Engineering & Public Works shall designate for the purpose of giving effect to the provisions of the Motor Vehicle Act or of this Bylaw.

11.2 Every person must obey the instructions, regulations or prohibitions contained in or upon any traffic control device erected or placed under the provisions of the Motor Vehicle Act, Motor Vehicle Act Regulations and of this Bylaw.

#### 12. PARKING AND STOPPING VEHICLES

12.1 The Council, or the General Manager, Engineering & Public Works subject to Subsection 3.1 herein, may, by appropriate traffic control devices, regulate, control or prohibit the stopping, standing or parking of vehicles upon any highway or part thereof within the City and every driver of a vehicle shall obey the instructions, regulations or prohibitions contained in or upon such traffic control devices.

12.2 The General Manager, Engineering & Public Works shall cause to be placed or erected appropriate parking and stopping control devices to give effect to Subsection 12.1.

12.3 No person shall stop or stand a vehicle:

- (a) upon a sidewalk, sidewalk crossing, boulevard, or centre median;
- (b) within an intersection, except as permitted by a sign;
- (c) within 6.0 metres (19.69 feet) of the property line of any intersecting street excepting lanes;
- (d) in front of, or within 1.5 metres (4.92 feet) of the near side of, or 1.5 metres (4.92 feet) of the far side of a private road, or public or private sidewalk crossing, or the property line of any intersecting lane;
- (e) within 6 metres (19.69 feet) of the approach to any flashing beacon, stop sign or traffic control signal located at the side of a roadway;
- (f) on any highway so as to obstruct traffic;

2771762

- (d) at any one place on any street for a period longer than 48 consecutive hours;
- (e) on the side of any roadway that abuts a centre median;
- (f) Deleted
- (g) on the roadway side of a vehicle stopped or parked at the edge or curb of a roadway;
- (h) on a highway for the principle purpose of:
  - (i) displaying a vehicle for sale;
  - (ii) advertising, greasing, washing, painting, wrecking, storing, or repairing any vehicle, except where repairs are necessitated by an emergency;
  - (iii) selling flowers, fruit, vegetables, seafood or other commodities or articles.
- (l) alongside or opposite a highway excavation or obstruction when stopping, standing, or parking obstructs traffic;
- (j) Deleted
- (k) Deleted
- (l) between the hours of 8:00 a.m. and 6:00 p.m., on any highway abutting any premises used for residential or commercial purposes for more than 3 hours unless such premises are the property or residence of such person or the property of his employer;
- (m) on that side and portion of any highway upon which any school or land thereof abuts, between the hours of 8:00 a.m. and 5:00 p.m. on any day in which school is regularly held, provided that this restriction does not apply to Senior Secondary Schools;
- Deleted
- (n) In a loading zone, when actively loading or unloading passengers, for a period of time exceeding 5 minutes;
- (o) In a loading zone, for the purposes of and while actively loading or unloading materials, for a period of time exceeding 30 minutes;
- (p) In a manner that obstructs the visibility of a standard traffic sign erected by the City;
- (r) on any portion of a highway for a longer period of time than that indicated on any traffic sign applicable to that portion of the highway where the vehicle is parked;
- (s) in any public park or school ground between the hours of 3:00 a.m. and 6:00 a.m.;

→ (l) blw 3pm & 11am  
 you can park in  
 front of your  
 neighbours house.  
 as per conversation  
 w/ Curtis Jones  
 @ City of Richmond

highway =  
 any road in  
 by-laws

- (t) on any highway without displaying proper or valid number plates, including a valid validation decal; and
  - (u) within a construction zone unless approval has been granted by the Construction Zone Permit holder and such approval shall satisfy and be consistent with the conditions as specified in the issued permit.
- 12.4A A person must not move a vehicle from one location to another in the same block in order to avoid the posted time limit for parking.
- 12.5 Subject to Subsection 12.6 no person shall stop or park a vehicle on a highway other than parallel with the curb or edge of the roadway and headed in the direction in which traffic travels on that side of the highway and, where there is a curb, with the curbside wheels within 30 centimetres (11.81 inches) thereof.
- 12.6 Where parking stalls have been marked on any highway for parallel parking no driver shall park any vehicle otherwise than between the lines or markings indicating the limits of a single stall, except in the case of a vehicle being of greater length than that of a parking stall, in which case such vehicle shall not occupy nor encroach upon more than two parking stalls.
- 12.7 Upon those highways which have been marked or signed for angle parking by traffic control devices, the driver of a vehicle shall park such vehicle at an angle of 45 degrees to the curb or edge of the roadway, or at such other angle indicated by such marks or signs, and if marked by lines shall park such vehicle parallel to and between such lines, and in all events as close to the curb or pavement edge as practicable. The driver shall park such vehicle in such a manner that the front of the vehicle is pointed substantially in the general direction of the movement of traffic on the side of the highway on which such vehicle is parked, and, where there is a curb, with the nearest front of the vehicle within 30 centimetres (11.81 inches) of the curb. In no event shall such driver park any vehicle so that any part of the vehicle or any load thereon extends into the travelled portion of the highway.
- 12.8 No person shall park a commercial vehicle, or combination of vehicles, between the hours of 7:00 p.m. and 7:00 a.m. of the following day on any highway.
- 12.9 No person shall park a commercial vehicle, or combination of vehicles, for a period longer than 3 hours between the hours of 7:00 a.m. and 7:00 p.m., on any highway abutting any property used for business purposes unless the said property be owned or occupied by such person or his employer.
- 12.10 No person shall park a commercial vehicle or combination of vehicles on any portion of any highway abutting any property used for a public park, school, church or residential purposes unless such vehicle is required for a service call or is required at a construction site.
- 12.11 No person shall park a trailer on any highway without the motive power unit attached.
- 12.12 The provisions of subsections 12, 12A and 12B shall not apply to the following vehicles while engaged in the active performance of their duties:
- (a) utility service vehicles contracted or owned by the City or the Province of British Columbia;

no angle parking in cut de sac.



# Appendix 15 – Sales Comparisons on Springside Place

Presented by:  
**John Falcus**  
 Sutton West Coast Realty  
 Cell: 604.274.9693  
 Email: [jinfo@johnfalcus.com](mailto:jinfo@johnfalcus.com)

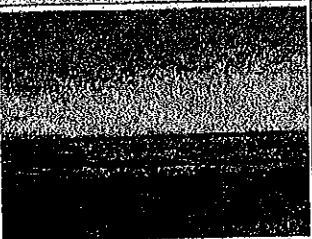
<b>MLS# V641377</b>		Residential Detached																																																																																																			
Richmond - Steveston North <b>3131 SPRINGSIDE PL V7E 1X3</b>		<b>Sold</b>																																																																																																			
List Price: <b>\$888,000</b> Sold Price: <b>\$888,000</b> Sold Date: <b>19-Apr-07</b> Days on Market: <b>6</b>																																																																																																					
Complex/Subdiv: <b>STEVESTON NORTH</b> Frontage:                      Bedrooms: <b>3</b> PID: <b>008-551-383</b> Depth/Size:                      Bathrooms: <b>3</b> Type: <b>House/Single Famil</b> Lot Area SqFt: <b>7550.00</b> Full Baths: <b>2</b> Approx Yr Blt: <b>1973</b> Rear Yard Exp: <b>N</b> Half Baths: <b>1</b> Age at List Date: <b>34</b> Meas Type: <b>Feet</b> IF New GST Incl: <b>No</b> Taxes: <b>\$2,915 (2006)</b> Flood Plain:                      Zoning: <b>R1E</b>																																																																																																					
View: <b>Y - OCEAN VIEW</b> Serv. Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>																																																																																																					
Style of Home: <b>Basement Entry</b> Construction: <b>Frame - Wood</b> Foundation: <b>Concrete Perimeter</b> Exterior: <b>Mixed</b> Reinscreen: <b>No</b> Type of Roof: <b>Wood</b> Renovations: Flooring: <b>Mixed</b> Water Supply: <b>City/Municipal</b> Heat/Fuel: <b>Forced Air, Natural Gas</b> No. of Fireplaces: <b>2</b> Fireplace Fuel: <b>Wood, Gas - Natural</b> Outdoor Area: <b>Balcony(s); Patio(s) or Deck(s)</b> Pad Rental: Fixtures Lease: <b>N</b> Fixt Removed: <b>N</b>	R/I Plumbing: <b>No</b> Reno Year: R/I Fireplaces:	Total Parking: <b>2</b> Covered Parking: <b>2</b> Parking Access: <b>Front</b> Parking Facilities: <b>Carport; Multiple</b> Dist to Public Trans: <b>1 BL</b> Dist to School Bus: <b>2 BL</b> Possession: Title to Land: <b>Freehold NonStrata</b> Seller's Interest: <b>Registered Owner</b> Mortgage Info: <b>\$0 / Treat as Clear Title</b> Property Disclosure: <b>Y</b> Out Buildings:																																																																																																			
Legal: <b>PL 38969 LT 159 BLK 4N LD 38 SEC 33 RNG 7W</b> Amenities: <b>Storage</b> Site Influences: <b>Private Setting, Recreation Nearby</b> Features Incl: <b>Clothes Washer/Dryer/Fridge/Stove/DW</b>																																																																																																					
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Listing Broker(s): <b>Macdonald Realty Westmar, Macdonald Realty Westmar</b>																																																																																																					
Amazing ocean view from all principal rooms! 2nd house from dyke in much desired, lovely C.D.S Original builder's family home since new - very solidly built. Renovate now or hold for future dream home!																																																																																																					

RED Full Public

The enclosed information while deemed to be correct, is not guaranteed.

27-Apr-10 05:16 PM

Presented by  
**John Falcus**  
 Sutton West Coast Realty  
 Cell: 604.274.9693  
 Email: info@johnfalcus.com

Richmond, Stoveston North		<b>MLS# V635095</b>		Residential Detached				
<b>3120 SPRINGSIDE PL, V7E 1X4</b>				<b>Sold</b>				
		List Price: <b>\$950,000</b>	Sold Price: <b>\$1,000,000</b>	Days on Market: <b>9</b>				
		Sold Date: <b>18-Mar-07</b>						
Complex/Subdiv: <b>SPRINGS</b>		Frontage:	Bedrooms: <b>3</b>	PID: <b>008-551-367</b>				
		Depth/Size:	Bathrooms: <b>3</b>	Type: <b>House/Single Family</b>				
		Lot Area SqFt: <b>8137.00</b>	Full Baths: <b>1</b>	Approx Yr Blt: <b>1972</b>				
		Rear Yard Exp: <b>S</b>	Half Baths: <b>2</b>	Age at List Date: <b>34</b>				
		Meas Type: <b>Feet</b>	If New GST Incl:	Taxes: <b>\$3,994 (2006)</b>				
		Flood Plain:	Zoning: <b>R1</b>					
View:								
Serv. Connected:								
Style of Home: <b>Split Entry</b>	Total Parking: <b>4</b>	Covered Parking: <b>1</b>						
Construction: <b>Frame - Wood</b>	Parking Access:							
Foundation: <b>Concrete Slab</b>	Parking Facilities: <b>Carpport, Single</b>							
Exterior: <b>Stucco</b>	Dist to Public Trans:	Dist to School Bus:						
Rainscreen:	Reno Year:							
Type of Roof: <b>Tile - Concrete</b>	Possession:							
Renovations:	Title to Land: <b>Freehold NonStrata</b>							
Flooring: <b>Mixed</b>	Seller's Interest: <b>Registered Owner</b>							
Water Supply: <b>City/Municipal</b>	Mortgage Info: <b>\$0</b>							
Heat/Fuel: <b>Forced Air, Natural Gas</b>	Property Disclosure: <b>N - ELDERLY OWNER</b>							
No. of Fireplaces: <b>2</b>	Out Buildings:							
Fireplace Fuel: <b>Wood</b>								
Outdoor Areas: <b>Balcony(s), Patio(s)</b>								
Pad Rental:								
Fixtures Lease: <b>N</b>								
Fixt Removed:								
Legal: <b>PL 38869 LT 157 BLK 4N LD 36 SEC 33 RNG 7W</b>								
Amenities:								
Site Influences:								
Features Incl: <b>Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings</b>								
<b>Floor</b>	<b>Type</b>	<b>Dimensions</b>	<b>Floor</b>	<b>Type</b>	<b>Dimensions</b>	<b>Floor</b>	<b>Type</b>	<b>Dimensions</b>
Main F.	Living Room	18'6" X 13'						X
Main F.	Dining	10' X 10'6"						X
Main F.	Kitchen	10' X 9'						X
Main F.	Eating Area	7' X 7'						X
Below	Family Room	13' X 20'						X
Below	Other	20' X 13'						X
Above	Master Bedroom	12' X 11'						X
Above	Bedroom	11'6" X 9'						X
Above	Bedroom	11'6" X 9'						X
		X						X
<b>Floor Area (SqFt)</b>			<b>Total # Rooms: 9</b>		<b>Bathrooms</b>			
Main Floor Area SqFt:	<b>637</b>	<b># Kitchens: 1</b>		<b>1 4 Piece; Ensuite: N; Level: Above</b>				
Finished Floor Up SqFt:	<b>617</b>	<b>Finished Levels: 3</b>		<b>2 2 Piece; Ensuite: N; Level: Above</b>				
Finished Floor Down:	<b>556</b>	<b>Crawl/Bsmnt Height:</b>		<b>3 2 Piece; Ensuite: N; Level: Below</b>				
Finished Floor Bsmnt SqFt:	<b>0</b>	<b>Basement Area: Crawl</b>		<b>4</b>				
Total Finished Floor SqFt:	<b>1,810</b>	<b>Suite:</b>		<b>5</b>				
Unfinished Floor:	<b>0</b>			<b>6</b>				
Grand Total Floor Area:	<b>1,810</b>			<b>7</b>				
				<b>8</b>				
Listing Broker(s): <b>Macdonald Realty Westmar</b>								
Waterfront view property right on the dyke! One of Richmond's most exclusive and premier locations in the 'Springs' area near Stoveston. Over 8100 sq ft lot on cul-de-sac with nicely maintained 3 bdrm S/L. Renovate or build your dream home!								

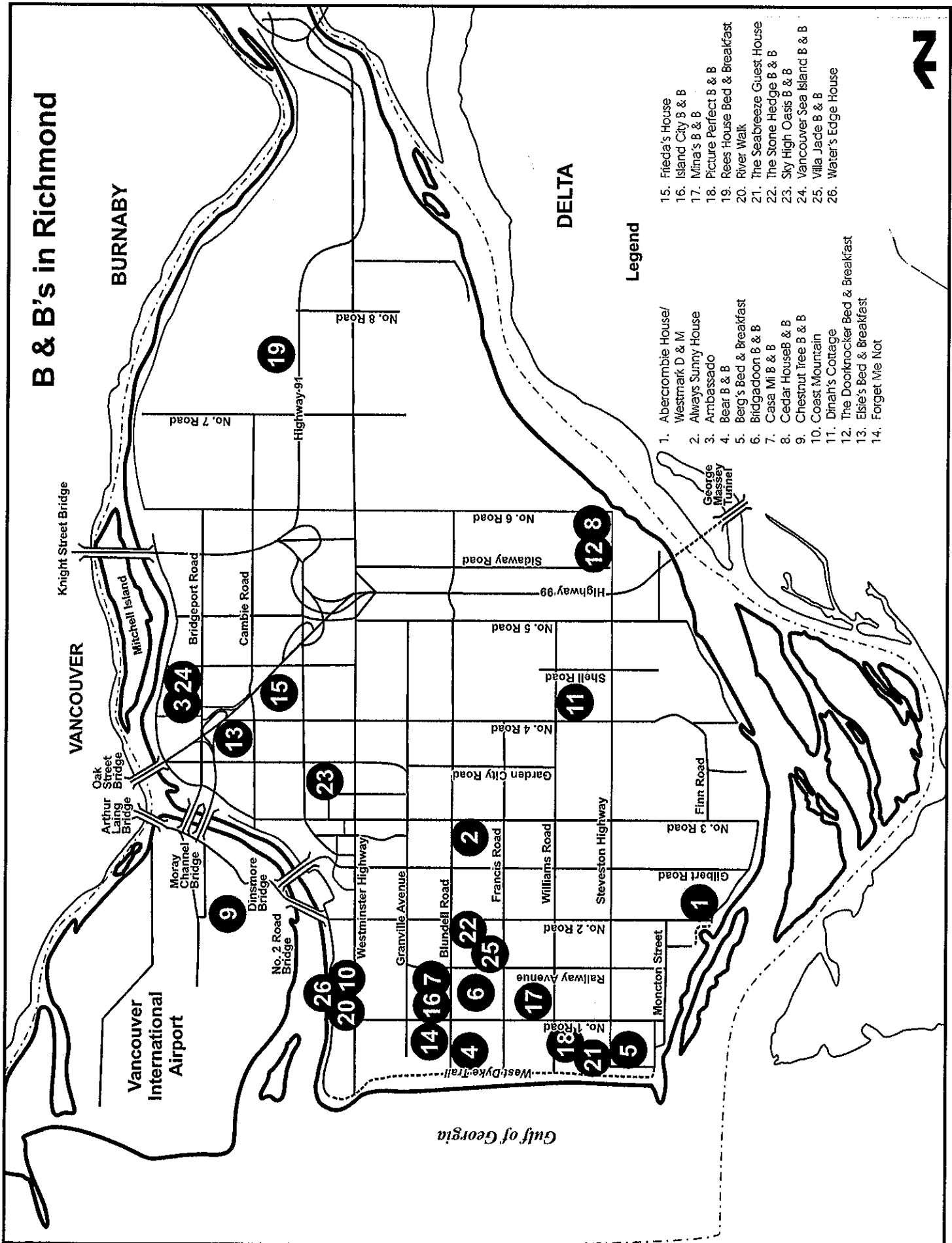
RED Full Public

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27-Apr-10 05:14 PM



# B & B's in Richmond



## 5.5. Bed and Breakfast (Require Rezoning)

- 5.5.1. Approval of a **bed and breakfast** as a **secondary use** in the Single Detached (RS3/A-H and RS3/J-K; AG2) **zones** shall be subject to the rezoning application process.
- 5.5.2. Approved **bed and breakfasts** shall be subject to the following regulations and prohibitions:
- a) must maintain the privacy and enjoyment of **adjacent** residences and the character of the neighbourhood;
  - b) shall not change the principal residential character or external appearance of the **dwelling** involved;
  - c) shall be operated as an **accessory use** only within the **principal building**;
  - d) shall have a maximum three **sleeping units** with a maximum of two **guests** per **sleeping** unit, with the exception in the AG2 **zone** where a maximum of four **sleeping units** are permitted and the ZS11 **zone** where five **sleeping units** are permitted;
  - e) shall not provide cooking facilities in the **sleeping units**;
  - f) parking and open space areas to be used by the **guests** of a **bed and breakfast** shall be located on the subject **lot**, **screened** and oriented away from **abutting buildings** to minimize the impact of the operation on nearby properties, and must not reduce the amount of **landscaping** and porous surfaces required in the **zone**;
  - g) shall be operated only by the permanent resident(s) of the **principal dwelling**;
  - h) is not permitted in conjunction with an **agri-tourist accommodation, minor community care facility, boarding and lodging** or **secondary suite**;
  - i) one sign to a maximum dimension of 0.3 m by 0.6 m will be permitted on the **site**, except in the AG2 **zone** and the ZS11 **zone** where two signs to a maximum dimension of 0.6 m and 1.2 m each are permitted on the **site**;
  - j) must not produce noise detectable beyond the property boundary and must comply with the applicable noise regulations;
  - k) shall not generate pedestrian or vehicular traffic to a greater extent than is normal in the neighbourhood;
  - l) may be subject to the **City's** Business License Bylaw and Municipal Ticket Information Authorization Bylaw and amendments to these bylaws; and
  - m) shall comply with the other provisions of this bylaw, the *Building Code* and other fire and health regulations.
- 5.5.3. Each **sleeping unit** used for the **bed and breakfast** shall:
- a) have a minimum area of 11.0 m<sup>2</sup>;
  - b) have one on-site **parking space**, in addition to the required on-site parking for the **principal dwelling unit**, which must be located on the driveway and can be in a **tandem arrangement**; and
  - c) not be designed to accommodate more than two **guests**.
- 5.5.4. A **single detached housing** unit that has a **bed and breakfast** shall not also have a **secondary suite**.

# **Richmond Bed & Breakfast Discussion Groups**

**August 12, 2010**

**Moderated by Gary Cordrey**

**Past President of**

**The Manitoba Bed & Breakfast Association**

**Email: [gcordrey@telus.net](mailto:gcordrey@telus.net)**

**604-948-5453**

## **B&B OPERATOR DISCUSSION GROUPS**

### **Objectives:**

1. To obtain feedback from Richmond Bed & Breakfast Operators on Richmond's new Bed & Breakfast approval process including any barriers to participation.
2. To understand the economic viability of operating a two room B&B in Richmond rather than a three room B&B with a maximum of four guests rather than six.
3. To get a sense of any safety and/or neighbourhood issues encountered by Richmond B&B operators.

### **Methodology:**

- Three informal focus group discussions with a total of 13 operators & one personal interview with a past B&B operator were conducted.
- Participants completed a self administered survey before beginning the discussion groups to prevent "group think" and ensure thoughtful consideration of the questions during the groups. Participants were also given a copy of the City's Bed & Breakfast Specific Use Regulations to read.
- All groups were moderated by Gary Cordrey who is the past President of the Manitoba Bed & Breakfast Association.

### **Research Questions:**

See Appendix 1 – B&B Operator Discussion Group Questions

### **Timing:**

Three discussion groups were held with various Richmond Bed & Breakfast Operators:

<b>Group 1 – July 29, 2010</b>	<b>Group 2 – August 5, 2010</b>	<b>Group 3 – August 11, 2010</b>
The Stone Hedge Picture Perfect The Door Knocker The Seabreeze Forget Me Not	Chestnut Tree Cedar House Elsie's B&B Always Sunny Home	Villa Jade Sea Island B&B Violet's B&B Anonymous B&B

## HIGHLIGHTS

- **With the exception of one operator who is considering applying, B&B Operators are not planning to apply for rezoning to legalize the B&B use on their property.**
  - Operators strongly feel that the application fee is excessive. This cost is a barrier to participation given the modest incomes that they earn as B&B Operators. Operators who aren't sure how much longer they want to stay in this business are particularly reluctant to pay these fees.
  - Overall, operators feel that rezoning is an unnecessary, lengthy process that it is inconsistent with other cities in the Lower Mainland. Some operators question the requirement for rezoning given other small businesses such as child day cares that operate in their neighbourhoods without having to rezone. Others argue that the traffic and occupancy generated by a Bed & Breakfast is consistent with other homes located in Richmond's residential neighbourhoods. Some operators fear that rezoning could lead to increased property taxes.
  - Most operators feel that it would be difficult to get support from their neighbourhood as this type of rezoning is difficult to explain and may be perceived as a threat to residential neighbourhoods. Operators also feel they didn't really know their neighbours anymore and it would be difficult to get buy-in. Although two operators feel they could get some support, all agreed it was unfair to have to rely on neighbours for support as there are always complainers in any given neighbourhood.
  - There was little discussion around the Specific Use Regulations as operators were primarily focusing on application costs and the neighbourhood support needed for rezoning. However, parking was discussed and some operators felt they may have difficulty meeting the on-site parking requirements.
  - Operators agree that it is important to be respectful of the neighbourhood that they operate in and that legitimate complaints should be addressed. It was recommended that the City consider a licensing program similar to neighbouring municipalities rather than the current rezoning process to address any potential issues.
- **Operators agreed they could each accommodate three rooms and six guests. One operator felt four was doable.** In determining the number of rooms offered, the physical number of rooms available in the home is one constraint, however the workload the operator is willing to take on is another important consideration. Operating a bed and breakfast is a life-style choice for many operators and each has their own level of comfort with the workload. Operators liked being able to offer guests three rooms to choose from, the flexibility three rooms offers for scheduling and the needed revenue that three rooms can generate in the peak season.
- **All operators agreed that variable costs wouldn't change significantly if they offered three sleeping units with six guests rather than two rooms with four guests.** Most agreed their workload increases depending on the number of guests. It was noted that the increase in revenue generated by being able to offer three rooms versus two is seen as very significant and important to the economic viability of a bed and breakfast in Richmond.



- **All operators agree that variable costs wouldn't change significantly if they offered four sleeping units with eight guests rather than three rooms with six guests.** Some operators pointed out that they didn't have four rooms available to offer.
- **All operators agreed that three rooms and six guests is the minimum number of rooms necessary to provide adequate income to operate.** Operators agree that they earn very modest incomes from this business and rely on offering three rooms in the peak season to off-set meager revenue in the off-season. Although occupancy is much lower in the off-season, operators feel that a third room is important year round to accommodate overlapping guest reservations or "cross-overs". Operators also feel it is important to have three rooms to be able to accommodate larger families. The need to be able to accommodate small children in the same room as their families was also discussed.
- **No operators reported any dealings with the RCMP and/ or Fire Department other than the Fire Department inspections that took place prior to the Olympics.**
- **No operators reported any guest involvement in crime and/ or accident that had taken place on their street.**
- **No operator reported any complaints from neighbours regarding their B&B operation with the exception of one operator who had a parking issue that was resolved.** Two operators have neighbours who have offered to write letters of support.

## DETAILED FINDINGS

**Question 1:** The City of Richmond introduced a rezoning process and a set of Specific Use Regulations to allow Bed & Breakfasts in single-family residential zones (see attached Section 5.5 of Richmond Zoning Bylaw 8500). The rezoning application fee is about \$2,000 and a rezoning information sign is required to be installed on site during the rezoning application process. Do you plan to apply for rezoning to legalize the B&B use on your property?

**With the exception of one operator who is considering applying, B&B Operators are not planning to apply for rezoning to legalize the B&B use on their property.**

➤ **Operators strongly feel that the application fee is excessive. This cost is a barrier to participation given the modest incomes that they earn as B&B Operators. Operators who aren't sure how much longer they want to stay in this business are particularly reluctant to pay these fees.**

- *"\$2,000 to 3,000 is too expensive."*
- *"We've only got 2-3 months to make money."*
- *"We have to have another job (to pay make ends meet)"*
- *"(Already) took a lot of money to upgrade house."*
- *"Tourism Richmond & Tourism BC (membership fees) already add up to almost \$1,000 year."*
- *"Help us rather than trying to kill us! We don't make that much money!"*
- *"I will close down before I apply."*
- *"Don't grab our money!"*
- *"Don't want to rezone because you don't even know if you're going to be in business next year."*
- *"No (not going to apply). Too expensive. Lengthy process."*
- *May not be a long term B&B – don't want to pay."*
- *"Make a very modest income (can't afford this)."*
- *"I don't earn enough (to pay for this)."*
- *"You don't get much money (in this business). This (rezoning) is a joke."*
- *"Way to much (money). I don't charge too much for my guests (can't afford \$2,000 fee)."*
- *"Cost is prohibitive."*
- *"Not going to pay \$2,000. Other municipalities don't require rezoning."*
- *"As a former B&B operator I feel that \$2,000 application fee for rezoning appears excessive."*
- *"Most likely not. I believe we should not be required to rezone. No other city, municipality in the lower mainland is required to rezone."*
- *"Too expensive for a seasonal business. Not required in other cities."*
- *"Too much funds involved."*
- *"No. Cost (too high)."*

➤ **Overall, operators feel that rezoning is an unnecessary, lengthy process that it is inconsistent with other cities in the Lower Mainland. Some operators question the requirement for rezoning given other small businesses such as child day cares that operate in their neighbourhoods without having to rezone. Others argue that the traffic and occupancy generated by a Bed & Breakfast is consistent with other homes located in Richmond's residential**

**neighbourhoods. Some operators fear that rezoning could lead to increased property taxes.**

- *(Richmond is) the only municipality to ask for rezoning in BC & Canada. Ridiculous.*
- *If B&B's are to be rezoned would it not be prudent to rezone for other small businesses such as daycares in the neighborhood as well. Several small businesses that have more traffic coming to the neighborhood than B&Bs are permitted to operate without having to rezone and acquire neighborhood approval.*
- *"I do not believe rezoning is applicable as the number of people in my house does not exceed that of a normal Richmond home."*
- *"Other people have just as many cars at their house."*
- *"They can have extra cars but we can't?"*
- *"Over the longer term we will be thought of as commercial properties (rather than residential). I already pay \$5,000 year in property taxes and don't want to pay any more."*
- *"I do not have hotel, my house is a private home only. Rezoning would probably involve more house taxes. I can barely afford to pay the ones I have now."*

➤ **Most operators feel that it would be difficult to get support from their neighbourhood as this type of rezoning is difficult to explain and may be perceived as a threat to residential neighbourhoods. Operators also feel they didn't really know their neighbours anymore and it would be difficult to get buy-in. Although two operators feel they could get some support, all agreed it was unfair to have to rely on neighbours for support as there are always complainers in any given neighbourhood.**

- *"If one neighbour opposes we are in trouble. That's not fair."*
- *"We don't know our neighbours anymore...hard to get support. How do we get buy-in?" "How do we explain?"*
- *"A statue of Stalin was erected in the middle of our city and no one was polled. Why are we polling our neighbourhood for B&B approval?"*
- *"If the Councillors saw the B&B's, they wouldn't be against us. There are always complainers (in any neighbourhood)."*
- *"Don't want to ask everyone (the neighbourhood) and rely on their approval. No one will participate (in this process)."*
- *"How many neighbours will agree (to rezoning)? None."*
- *"Need a certain measure of respect for neighbourhood to ensure it doesn't end up being commercial but don't agree with rezoning."*
- *Business License should all that is needed. To chancy (risky) if one neighbour says no."*

➤ **There was little discussion around the Specific Use Regulations as operators were primarily focusing on application costs and the neighbourhood support needed for rezoning. However, parking was discussed and some operators felt they may have difficulty meeting the on-site parking requirements.**

➤ **Operators agree that it is important to be respectful of the neighbourhood that they operate in and that legitimate complaints should be addressed. It was**

recommended that the City consider a licensing program similar to neighbouring municipalities rather than the current rezoning process to address any potential issues.

- *"City is trying to fix something that isn't broken – why do we have to rezone?"*  
*"White Rock & Surrey just charge a license fee."*
- *"If it's not broken, don't fix it."*
- *"Shouldn't have to rezone – no one else (Surrey, White Rock, New Westminster, Vancouver etc.) does."*
- *"Prefer licensing rather than rezoning."*
- *"Don't stop us before we do anything wrong."*
- *"If people complain, then close (a particular B&B) – but only if you do something wrong!"*

**Question 1a):** The Bed & Breakfast Specific Use Regulations require the B&B be operated only by the permanent resident(s) of the principal dwelling on the property. How many sleeping units do you think you could accommodate? How many guests do you think you could accommodate? Any comments about this?

Operators agreed they could each accommodate three rooms and six guests. One operator felt four was doable. In determining the number of rooms offered, the physical number of rooms available in the home is one constraint, however the workload the operator is willing to take on is another important consideration. Operating a bed and breakfast is a life-style choice for many operators and each has their own level of comfort with the workload. Operators liked being able to offer guests three rooms to choose from, the flexibility three rooms offers for scheduling and the needed revenue that three rooms can generate in the peak season.

- *(Don't want too many rooms because...)* "Our sanity, our home. Need separation (balance)."
- *"3 rooms is enough work!"*
- *"4 rooms is do-able."*
- *"If you've got more than (4 rooms with) 8 guests, you need help!"*
- *"Enough work with 3 rooms."*
- *"Each operator has their own comfort level (with how many rooms they want to offer and the work they are willing to put in)."*
- *"3 rooms makes it a (financially) viable seasonal business and is still within city jurisdiction, not provincial."*
- *"People travel often with friends & families. Choice is always better."*

**Question 1c) Part 1:** Do you think your operating costs would change significantly if you offered 3 sleeping units with 6 guests rather than 2 rooms with 4 guests?

All operators agreed that variable costs wouldn't change significantly if they offered three sleeping units with six guests rather than two rooms with four guests. Most agreed their workload increases depending on the number of guests. It was noted that the increase in revenue generated by being able to offer

**three rooms versus two is seen as very significant and important to the economic viability of a bed and breakfast in Richmond.**

- *"More time and work...not really a significant difference depending on breakfast requirements.*
- *"Of course operating cost is up by every additional guest."*
- *"As a former B&B operator speaking, I would prefer 3 bedrooms with 2 guests per room. Most residential bedrooms are not large enough to accommodate larger groups (more than 2 guests)."*
- *"Seasonal – most business is done from June until end of Sept. It would be a significant loss of income with 2 rooms & 4 guests (rather than 3 rooms & 6 guests.)"*
- *"The B&B, as we have it, takes into account our personal comfort level for the size of the house. It all depends if you are making the B&B your primary source of income which would not be possible at 2 rooms and four guests. We, ourselves, do it because we enjoy people and make a little pocket money as well."*

**Question 1c) Part 2:** Do you think your operating costs would change significantly if you offered four sleeping units with eight guests rather than three rooms with six guests?

**All operators agree that variable costs wouldn't change significantly if they offered four sleeping units with eight guests rather than three rooms with six guests. Some operators pointed out that they didn't have four rooms available to offer.**

- *"Our house only has 3 rooms for guests."*
- *"3 rooms would keep my income the same without adding extra operating costs."*

**Question 1 d):** Based on the average occupancy rate of your B&B, how many sleeping units would provide enough income for you to operate the B&B?

**All operators agreed that three rooms and six guests is the minimum number of rooms necessary to provide adequate income to operate.**

➤ **Operators agree that they earn very modest incomes from this business and rely on offering 3 rooms in the peak season to off-set meager revenue in the off-season.**

- *"3 rooms with 6 guests and up to 3 cars is reasonable. Less than 3 - we can't operate."*
- *"2 rooms and 4 guests is not viable! Need 3 rooms in peak seasons (Summer/ Christmas etc.)"*
- *"We only run 5 months out of the year – need 3 rooms to make enough money. This is a seasonal business"*
- *"Need 3 rooms to make money in the peak season and (to accommodate) the odd winter guests."*
- *"60% occupancy in the hotel business means you are doing well. We make most of the income in our peak season (we need 3 rooms to do this)."*
- *Would have to have 3 months of full occupancy (which is extremely difficult to obtain) in 3 rooms to bring-in a decent income during peak season (3 rooms x*

\$100/ night x 3 months = \$27,000/ year). The off-season is very slow, only summer is busy."

- "It's (the B&B business) compacted into 3 months – I need at least 3 rooms for peak season."
  - "Off-season could be 10-20% of the peak season (everyone agreed)."
  - "This income is poverty level."
  - "Without costs considered, this isn't much money"
  - "This is a very part-time, seasonal business."
  - "We're lucky if we're really busy and we make pocket money – and they want to take this away from us (by limiting to 2 rooms)."
  - "We only have 3 guest bedrooms; however this doesn't give me enough income to live on, since B&B in Richmond is very seasonal, and guests are very few, and sparingly coming."
  - "We only have 3 (rooms) and we need the income from all 3."
  - "You need at least 3 rooms to make ends meet"
- **Although occupancy is much lower in the off-season, operators feel that a third room is important year round to accommodate overlapping guest reservations or "cross-overs".**
- "Average occupancy is 30-40%."
  - "30-40% average occupancy we might do this year in our peak season of only 4 months – we're only about 20% occupancy per year on average."
  - "Need third room to be flexible with guest reservations (to accommodate cross-over of room schedules).
  - I need 3 or 4 rooms for (to accommodate) overlapping (schedules). My rooms are not full all the time."
  - "Need 3 rooms. One guest could be leaving tomorrow but another guest may need to come today. Need third room for cross-over."
- **Operators also feel it is important to have three rooms to be able to accommodate larger families. The need to be able to accommodate small children in the same room as their families was also discussed.**
- "We need 3 rooms for larger families like Mom & Dad, Grandparents and kids."
  - 
  - One operator offers two bedrooms with a shared bath in between to accommodate families.
  - "I need 3 rooms sometimes to accommodate large families."
  - "What about kids? A lot of parents want to sleep in the same room as their children for safety. Family can't stay at B&B with only two guests per room."
  - "Families like to stay in 1 room."
  - "2 people in one room don't bring more than 1 car."

**Question 2):** Have you ever had RCMP and/or Fire Department attend your B&B?

**No operators reported any dealings with the RCMP and/ or Fire Department other than the Fire Department inspections that took place prior to the Olympics.**

- "No emergency calls. Fire Department inspected prior to Olympics".

- *"The fire department gave us very positive feedback with suggestions as to how we might use available alarms etc. to the best advantage. We have put those suggestions into practice."*

**Question 3):** Have any of your guests ever been involved in a crime and/or in accident that has taken place on your street?

**No operators reported any guest involvement in crime and/ or accident that had taken place on their street.**

- *"No crime."*
- *"Wonderful experience with guests – no problems"*

**Question 4):** Have you ever received any complaints from your neighbours regarding your B&B operations?

**No operator reported any complaints from neighbours regarding their B&B operation with the exception of one operator who had a parking issue that was resolved. Two operators have neighbours who have offered to write letters of support.**

- *"No complaints, never."*
- *"My neighbours families come to visit (half of group agreed)."*
- *"I had a parking issue. My guest accidently parked in the wrong drive-way once." (Group discussed the importance of signage.)*
- *As a former B&B operator my answer would be 'never'. My neighbors have sent their guests to stay.*
- *"They (my neighbours) have all offered to write letters of reference to keep our business in operation."*
- *"Neighbours are supportive on our street. We have been in business for 7 years... with Tourism Richmond until last August."*

## Appendix 1 - B&B Operator Discussion Group Questions

1) The City of Richmond introduced a rezoning process and a set of Specific Use Regulations to allow Bed & Breakfasts in single-family residential zones (see attached Section 5.5 of Richmond Zoning Bylaw 8500). The rezoning application fee is about \$2,000 and a rezoning information sign is required to be installed on site during the rezoning application process.

a. Do you plan to apply for rezoning to legalize the B&B use on your property?

Yes       No

Why? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. The Bed & Breakfast Specific Use Regulations require the B&B be operated only by the permanent resident(s) of the principal dwelling on the property.

How many **sleeping units** do you think you could accommodate? \_\_\_\_\_

How many **guests** do you think you could accommodate? \_\_\_\_\_

Any comments about this? \_\_\_\_\_  
\_\_\_\_\_

c. Do you think your operating costs would change significantly if you offered 3 sleeping units with 6 guests rather than 2 rooms with 4 guests?

Yes       No

Why? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Do you think your operating costs would change significantly if you offered 4 sleeping units with 8 guests rather than 3 rooms with 6 guests?

Yes       No

Why? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d. Based on the average occupancy rate of your B&B, how many sleeping units would provide enough income for you to operate the B&B? \_\_\_\_\_

Can you explain? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2) Have you ever had RCMP and/or Fire Department attend your B&B?

Yes       No

If so, what happened? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3) Have any of your guests ever been involved in a crime and/or in accident that has taken place on your street?

Yes       No

If so, what happened? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4) Have you ever received any complaints from your neighbours regarding your B&B operations?

Yes       No

If Yes, what were the issues? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

How did you deal with them? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Thanks for your Feedback!**

Name of Participant: \_\_\_\_\_

Name of Establishment: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



City of Richmond

**Minutes**

## Planning Committee

**Date:** Tuesday, June 22, 2010

**Place:** Anderson Room  
Richmond City Hall

**Present:** Councillor Bill McNulty, Chair  
Councillor Greg Halsey-Brandt, Vice-Chair  
Councillor Linda Barnes  
Councillor Sue Halsey-Brandt  
Councillor Harold Steves  
Mayor Malcolm Brodie

**Call to Order:** The Chair called the meeting to order at 4:00 p.m.

### MINUTES

*Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, June 8, 2010.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Tuesday, July 6, 2010, (tentative date) at 4:00 p.m. in the Anderson Room

### PLANNING & DEVELOPMENT DEPARTMENT

- APPLICATION BY JOHN FALCUS FOR REZONING AT 3111 SPRINGSIDE PLACE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS3/E)**  
(File Ref. No.: 12-8060-20-8621 RZ 10-511408) (REDMS No. 2902086)

Brian J. Jackson, Director of Development, advised that this application, for permission to rezone a property for a Bed and Breakfast, is the second of only two applications of its kind received by the City.

## Planning Committee

Tuesday, June 22, 2010

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Mr. Jackson explained that since the report was submitted to the Planning Committee, Springside Place neighbours of the applicant have sought additional comment, and the result is almost unanimous in terms of opposition to the application.

Mr. Jackson provided Committee with background information, and in particular on the parking and traffic issues outlined in the staff report.

In response to the Chair's request for clarification, Mr. Jackson confirmed that the applicant has been operating his Bed and Breakfast business in accordance with the zoning bylaw, as far as the City is aware.

Discussion ensued between Committee and Mr. Jackson and in particular on: (i) a secondary suite is not present at 3111 Springside Place; (ii) screening measures along property lines; (iii) the RCMP has no noise complaints on file, one call regarding conflict, and four calls regarding theft in the neighbourhood; and (iv) a Bed and Breakfast business is regulated by the number of guests, not the number of rooms.

The Chair invited applicant John Falcus to address Committee. Mr. Falcus advised that: (i) he has run the Seabreeze Bed and Breakfast for five years, and that he enjoys sharing his home with guests; (ii) he understands and respects the issues his neighbours have raised and is willing to cooperate with mitigation measures in order to ensure that peace, security and other neighbourly values are maintained; and (iii) many of the 78 letters of support for his application are from guests who have stayed at his bed and breakfast and that two of the support letters are from residents of the neighbourhood.

Discussion ensued between the applicant and Committee and in particular on:

- the nature of the bed and breakfast business does not allow parties at his home, although Mr. Falcus has hosted a couple of weddings, and those events may have led to complaints regarding an excessive number of cars on the street at one time, among other complaints;
- a neighbourhood meeting has been considered by Mr. Falcus, and is a good idea;
- guests check into the bed and breakfast after their flights arrive at Vancouver International Airport, but Mr. Falcus tries to keep check in to the hours between 4 pm and 6 pm; and
- if the rezoning application is successful and three additional parking spaces are added to his property, Mr. Falcus believes that will eliminate issues arising from street parking.

The Chair invited members of the public to address Committee.

**Planning Committee**  
**Tuesday, June 22, 2010**

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Gloria Gausboel, 3131 Springside Place, spoke in opposition to the application. She would not have purchased a home on the cul-de-sac had she been aware of the presence of a bed and breakfast establishment. She noted the erratic traffic pattern on what should be a quiet cul-de-sac, and remarked that she had first complained to the City about Mr. Falcus' business practices in 2006.

Rose Elvan, 3120 Springside Place, spoke in opposition to the application. After moving into her home on the cul-de-sac in 2008 she was shocked to learn that one of the neighbouring houses was a bed and breakfast business. She stated concerns with the amount of traffic endangering playing children, the noise and disruption on the street, transient people, and recent break-ins and theft from vehicles. Ms. Elvan stated that the bed and breakfast business was a good thing for Mr. Falcus, but it was at the expense of the neighbours.

Sherry Lazaruk, 3180 Springside Place, spoke in opposition to the application. She had been a resident of the cul-de-sac since 1983 and her children had safely played street hockey, and ridden their bicycles on the quiet street. She noted that the first time she contacted the City to complain about the increase in traffic and the decrease in safety was in 2006. Mrs. Lazaruk questioned how a bed and breakfast business is monitored and its activities controlled, and she concluded by advising that, of the 12 houses on Springside Place, 9 households had written in opposition to Mr. Falcus' application.

Brad Robin, 3171 Springside Place, spoke in opposition to the application. He stated that in the sixteen months he has lived on the cul-de-sac he has never met the applicant. He questioned why there was commercial activity on a residential street. Mr. Robin noted that the peace and quiet of the street was disrupted and that several weeks ago a speeding car had almost struck his dog.

Walt Lazaruk, 3180 Springside Place, spoke in opposition to the application. He related experiences, such as parties at Mr. Falcus' address, cars parked three deep in the centre of the cul-de-sac, and the RCMP having been called out to the bed and breakfast address on many occasions. Mr. Lazaruk stated that the presence of a bed and breakfast establishment destroys the atmosphere of a neighbourhood, and suggested that a better location than a cul-de-sac is at the corner of a busy through street.

Mathieu Pilon, 3140 Springside Place, spoke in opposition to the application. He purchased his home in 1998 when the cul-de-sac was a quiet residential street, but he has seen an increase in traffic, including the arrival and departure of taxis, since the bed and breakfast business was established. He was concerned about the decrease in the sense of safety as well as an increase in noise. Mr. Pilon remarked that Richmond has many accommodation rooms in its hotel inventory, and added that Mr. Falcus' situation might benefit him, but at the detriment of the neighbours.

**Planning Committee**  
**Tuesday, June 22, 2010**

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Amy Robin, 3171 Springside Place, spoke in opposition to the application. She advised that safety was the key issue. She wondered how Mr. Falcus would address the issues raised by the neighbours and added that no trust existed between the neighbours who expressed opposition and Mr. Falcus.

John Gausboel, 3131 Springside Place, spoke in opposition to the application. He stated that he has complained of the bed and breakfast business to Community Bylaws, and that he was disappointed with the lack of response to a petition signed by those opposed to the application. Mr. Gausboel stated that of Mr. Falcus' five bedrooms, two bedroom units are for the bed and breakfast use with a maximum of two guests per unit, and he believes that Mr. Falcus accommodates an excess of the 4 maximum guests allowed.

The Chair invited the applicant to respond to issues raised by the eight delegates.

Mr. Falcus advised that what he heard from the delegates is not different from the opposition correspondence he has read in the staff report, and that he is willing to do the necessary relationship building required. He stated that his business is a quiet one, as that is the nature of a bed and breakfast establishment, and that issues would be mitigated by such solutions as screening elements and the addition of parking spaces on his lot.

In response to Committee queries Mr. Falcus advised that: (i) he is requesting that three bedroom units are allowed, to accommodate a maximum of six guests; and (ii) he is unwilling to embark on a conversation with the cul-de-sac residents.

Discussion ensued among Committee regarding the responsibility of Mr. Falcus to be a good host and a good neighbour.

As a result of the discussion the following motion was introduced:

It was moved and seconded

*That Bylaw No. 8621, for the rezoning of 3111 Springside Place from "Single Detached (RS1/E)" to "Single Detached (RS3/E)", be denied.*

The question on the motion was not called as further discussion ensued. A comment was made that spot rezoning was a privilege, not a right, and that if Mr. Falcus' application was denied, he could reapply in a year.

In response to clarification sought by the Chair, Mr. Jackson advised that the applicant can continue to run a bed and breakfast establishment at 3111 Springside Place with a maximum of two bed and breakfast guests, as per the City's set of specific use regulations that pertain to bed and breakfast use included in the current zoning bylaw.

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



City of Richmond

**Minutes****Regular Council Meeting****Monday, June 28, 2010**

**Time:** 7:00 p.m.

**Place:** Council Chambers  
Richmond City Hall

**Present:** Mayor Malcolm D. Brodie  
Councillor Linda Barnes  
Councillor Derek Dang  
Councillor Evelina Halsey-Brandt  
Councillor Greg Halsey-Brandt  
Councillor Sue Halsey-Brandt  
Councillor Ken Johnston  
Councillor Bill McNulty  
Councillor Harold Steves

Director, City Clerk's Office – David Weber

**Call to Order:** Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

**MINUTES**

- R10/11-1 1. It was moved and seconded  
*That:*
- (1) *the minutes of the Regular Council Meeting held on Monday, June 14, 2010,*
  - (2) *the minutes of the Regular Council Meeting for Public Hearings held on Monday, June 21, 2010,*
- each be adopted as circulated.*

**CARRIED**



**Regular Council Meeting  
Monday, June 28, 2010**

RES NO.    ITEM

**AGENDA ADDITIONS & DELETIONS**

R10/11-2    It was moved and seconded  
*That "UBCM Resolution on Victim Services" be added to the Council Agenda as Item No. 30A.*

**CARRIED**

**PRESENTATION**

With the aid of a PowerPoint presentation (on file, City Clerk's Office), Tom Stewart, Director, Public Works Operations and Doug Anderson, Manager, Water Services, presented the findings of the 2009 Annual Water Quality Report.

In reply to queries from Council, Mr. Anderson advised that: (i) Richmond's water is regularly tested and monitored and it is difficult to determine how long water has been bottled; and (ii) turbidity is typically caused by the infiltration of soil materials into water reservoirs during heavy rainfall.

**COMMITTEE OF THE WHOLE**

R10/11-3    2.    It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:23 p.m.).*

**CARRIED**

3.    Delegations from the floor on Agenda items.  
Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

John Falcus, 3111 Springside Place, owner of Seabreeze Guest House, provided background information and listed the tasks he has undertaken in an effort to comply to all City bylaws. Mr. Falcus described his bed and breakfast (B&B) as a 'home away from home' for his guests and noted that typically, his clients are middle-aged, retired individuals, not party-goers.

2.





**Regular Council Meeting  
Monday, June 28, 2010**

RES NO.    ITEM

Mr. Falcus hoped that his application, the first of its kind, would help create standards among other B&Bs in Richmond and a sense of community. He spoke of economic benefits B&Bs can provide to Richmond and that they are great alternatives to big hotels.

Mr. Falcus concluded by requesting that his application be sent to a Public Hearing and that Council consider his application carefully as he was of the opinion that his application was not merely about his B&B operation, but also about other future B&B applications.

In reply to queries from Council, Mr. Falcus advised that he is open to amending his application to reflect a maximum of two rooms / four guests and that he was willing to work with the City and his neighbours to ensure his B&B is run professionally.

In response to queries from Council, staff advised that: (i) the current zoning bylaw permits two boarders in any given single-family dwelling; (ii) it is difficult to fine B&Bs for too many guests as is it difficult to differentiate between paying guests, and family and friends.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Gloria Gausboel, 3131 Springside Place, spoke in opposition to the application and stated that she would not have purchased the adjoining property had she known of Mr. Falcus' B&B. Ms. Gausboel was of the opinion that Mr. Falcus' B&B has been running above capacity with at least six guests staying there on a regular basis at any given time. She commented on a petition submitted to the Community Bylaws division in 2006. Ms. Gausboel spoke of the inconveniences the B&B has brought into the cul-de-sac, noting traffic, parking, and noise as primary concerns.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Tracy Lakeman, representing Tourism Richmond, asked that Council carefully consider Mr. Falcus' application and wished to see it go to Public Hearing.



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Ms. Lakeman was of the opinion that B&Bs are integral to tourism and worth a lot to the local economy. She reiterated that she wished that the proposed application go forward to Public Hearing as she felt it would be a good forum for both sides to be heard and this process would help ensure Richmond B&Bs are professional and an enterprise Richmond could be proud of.

In reply to queries from Council, Ms. Lakeman commented that she hoped the current application's process would not deter other B&Bs from coming forward and noted that many B&Bs adhere to codes of conduct under the Ministry of Tourism, Culture and the Arts.

In response to a query from Council, Brian J. Jackson, Director of Development, advised that the new zoning bylaw created a new zone for B&Bs and noted that the new zone does not include location criteria for B&Bs, however there is a parking provision.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Lesley Kemp, 10020 Nishi Court, owner/operator of a local B&B, provided background information and noted that when she started her B&B business, there was no formal process for B&Bs in Richmond. She referred to correspondence received from Tourism Richmond advising that her B&B could no longer advertise on Tourism Richmond's website as her B&B offered more beds than are allowed under Richmond's new zoning bylaw.

Ms. Kemp referenced a letter she had sent to the City that included research on licence fees, safety and parking requirements and so forth from other municipalities in the lower mainland that regulate B&Bs. She concluded by stating that many B&Bs are seasonal, and cannot afford to go through the rezoning process.



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Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Julie Bell, 12411 Trites Road, owner/operator of Seaside Marketing, noted that many of Steveston's businesses are seasonal and that B&Bs offer an opportunity to positively showcase the community to visitors. She stated that the cul-de-sac where the Seabreeze Guest House is located is large, and the home is pristine. She was of the opinion that Mr. Falcus' B&B is beneficial to the community, in particular Steveston Village. Also, Ms. Bell believed that Mr. Falcus' application would set standards for other local B&Bs.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Brian Cooper, Stone Hedge B&B, provided background information and noted that when he established the Stone Hedge B&B, there were no formal rules, policies, or licences for B&Bs. Mr. Cooper spoke of large illegal boarding houses and was of the opinion that the criticism of B&Bs originated with the criticism surrounding the illegal boarding houses. He concluded by stating that other lower mainland municipalities have successfully addressed the issues surrounding B&Bs and Richmond should follow.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Daren Foster, Vice President of International Pacific, advised that he resides on Vancouver Island, but works regularly in Richmond and as such, has stayed at the Seabreeze Guest House every week for the past five years. Mr. Foster was of the opinion that the guests are mostly professional, middle-aged people. He sympathized with the residents within the cul-de-sac and spoke of Mr. Falcus' efforts to appease his immediate neighbours. Mr. Foster remarked that he would like to continue to stay at the Seabreeze Guest House as he enjoys its access to the dyke, the proximity to Steveston Village, and the quiet atmosphere.



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Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Dianne Milsom, 10591 Springhill Crescent, spoke in favour of the application and stated that over the last five years, she has watched Mr. Falcus' property transform from a single-family home into an attractive B&B. Ms. Milsom questioned some remarks made by other neighbours in opposition to the proposed rezoning and stated that the cul-de-sac is very large, and it is not always full of cars. A copy of Ms. Milsom's submission is attached to and forming part of these Minutes as Schedule 1.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Dianne van Houten, 5880 Dover Crescent, was in favour of the application and stated that she is a friend of the applicant. She spoke of Mr. Falcus' character and noted that his B&B offers reasonable accommodations and encourages tourism. Ms. van Houten noted several events that take place in Steveston Village and questioned where visitors would stay as there is only one hotel in Steveston.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Lance Carey, 10595 Springhill Crescent, spoke in favour of the application and stated that Mr. Falcus is an excellent, considerate neighbour. Mr. Carey read from his submission, attached to and forming part of these Minutes as Schedule 2.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Sherry Lazaruk, 3180 Springside Place, spoke in opposition to the application. As a long-time cul-de-sac resident, she spoke of her children safely playing in the cul-de-sac and enjoying the tranquility of the cul-de-sac. Ms. Lazaruk noted that since the establishment of the B&B, traffic in the cul-de-sac has increased immensely by not only guests, but by taxis too. Ms. Lazaruk was of the opinion that neighbours not living within the cul-de-sac may not be affected by the traffic as they do not experience it first hand. She believed that Mr. Falcus is regularly over the allowable B&B capacity.



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Ms. Lazaruk concluded by remarking that she is not against B&Bs, but believed that there is a place for them, and a quiet cul-de-sac is not one of them. Also, she felt the B&B devalued her property.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

John Gausboel, 3131 Springside Place, spoke in opposition of the application. He stated that he has complained about the B&B to Community Bylaws and was disappointed with the lack of response to a petition signed by the neighbours. He provided background information and noted that he would never have bought the adjacent lot and built his home there had he known the property next door was a B&B. Mr. Gausboel was of the opinion that Mr. Falcus' business is not a small B&B, but rather a large operation and that he is inconsiderate of the cul-de-sac neighbours.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Mathieu Pilon, 3140 Springside Place, spoke in opposition to the application. He commented on the benefits of B&Bs for local tourism and economy, but stated that local residents' needs should not be forgotten as they deserve a certain quality of life. He wished that his neighbourhood remain strictly residential. Mr. Pilon was of the opinion that a B&B would be better suited at a nearby commercial zoned lot. Also, he spoke of the lack of trust between cul-de-sac neighbours and Mr. Falcus and believed that the relationship between the two parties is broken beyond repair.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Robert Falcus, 5600 Andrews Road, spoke in favour of his brother's application and believed that the cul-de-sac neighbours were attacking his brother's character. Mr. Falcus spoke of a family gathering at his brother's home and assured Council that it was a respectful event. Also, he provided background information in relation to several comments made by opposing neighbours and questioned whether all the bridges along the west dyke would have to be Engineer certified.



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Brian Coleman, 10740 Rosecroft Crescent, was in favour of the proposed application and advised that he was Mr. Falcus' friend, and described Mr. Falcus as friendly, calm and thoughtful. He believed that Richmond needed more B&Bs like Mr. Falcus'.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Judy van Houten, Skagit Drive resident, was in favour of the application. Ms. van Houten stated that she has referred friends to Mr. Falcus' B&B and has heard wonderful things of their stay, particularly about its location and the neighbourhood's serenity. She concluded by stating that Mr. Falcus is respectful, polite and operates a wonderful B&B that she is proud to refer people to. A copy of Ms. van Houten's submission is attached to and forming part of these Minutes as Schedule 3.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Shane Dagan, Steveston Seafood House, supported the application. He noted that he is familiar with the B&Bs clientele as they often dine at his restaurant, and believed they were not problematic.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Colleen Boyle, 3088 Francis Road, was in favour of the application and stated that Mr. Falcus is considerate of others. Ms. Boyle advised that she lives in a cul-de-sac and her cul-de-sac also sees lots of traffic, teenagers late at night and so forth. She believed that the B&B's operations were unrelated to the problems in the cul-de-sac. A copy of Ms. Boyle's submission is attached to and forming part of these Minutes as Schedule 4.



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Bryan Ralphs, 4280 Moncton Street, spoke in favour of the application and noted that he works in tourism and is family friends with the Falcus family. Mr. Ralphs stated that Mr. Falcus takes pride in his home and commented that he once had friendly relations with his cul-de-sac neighbours. Mr. Ralphs questioned how the neighbourly friendship ended and noted that Mr. Falcus simply wants to keep his home and B&B operation well maintained.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Tamara Ahara, 3071 Springfield Drive, was in favour of the application and advised that she has heard great things of Mr. Falcus' B&B. She stated that the B&B's guests are mostly middle-aged and the B&B does not have parties. She supported Mr. Falcus and wished to see the application go forward to a Public Hearing.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Sandy Falcus, Richmond resident, supported her brother-in-law's proposed application and stated that Mr. Falcus has declined business opportunities to host events in light of the situation with his cul-de-sac neighbours. She spoke of the B&B's aesthetics and asked that the proposed application be considered based on its merits and not on what has been said by irate neighbours.

Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

John Caruso, 3180 Springford Avenue, spoke in favour of the application and was of the opinion that the concerns raised by the cul-de-sac residents are not related to Mr. Falcus' B&B operation. He commented on neighbours' complaints and questioned whether the City wished to see B&Bs in residential neighbourhoods or not.



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Item No. 11 – Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) To Single Detached (RS3/E)

Chelsea Roisum, 11020 4<sup>th</sup> Avenue, was in favour of the application and spoke of Mr. Falcus’ character stating that he is a friendly person. Ms. Roisum remarked that the B&B is wonderful and noted that she is now hesitant to visit Mr. Falcus as she does want to upset his neighbours if she parks on the street.

R10/11-4 4. It was moved and seconded  
*That Committee rise and report (9:26 p.m.).*

**CARRIED**

R10/11-5 It was moved and seconded  
*That Item 11 “Application by John Falcus for Rezoning at 3111 Springside Place from Single Detached (RS1/E) to Single Detached (RS3/E)” be considered next.*

**CARRIED**

11. **APPLICATION BY JOHN FALCUS FOR REZONING AT 3111 SPRINGSIDE PLACE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS3/E)**  
(File Ref. No.: 12-8060-20-8621, RZ 10-511408) (REDMS No. 2902086, 2908289)

R10/11-6 It was moved and seconded  
*That Bylaw No. 8621, for the rezoning of 3111 Springside Place from “Single Detached (RS1/E)” to “Single Detached (RS3/E)”, be denied.*

The question on Resolution R10/11-6 was not called as discussion ensued and Council members commented on the most appropriate step for the proposed application. It was noted that Mr. Falcus is now willing to amend his application and address the cul-de-sac’s concerns.

As a result of the discussion, the following **referral** was introduced:

R10/11-7 It was moved and seconded  
*That Bylaw No. 8621, for the rezoning of 3111 Springside Place from “Single Detached (RS1/E)” to “Single Detached (RS3/E)”, be referred back to staff to investigate the following:*

*(a) locational criteria;*





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- (b) performance standards;*
- (c) industry consultation;*
- (d) street parking;*
- (e) expansion impacts;*
- (f) safety;*
- (g) licence fees; and*
- (h) the difference between B&Bs and boarding houses.*

The question on referral motion R10/11-7 was not called as staff were asked to assist with communication between the applicant and the neighbours if it was desired by the parties.

The question on referral motion R10/11-7 was then called and it was **CARRIED** with Cllr. G. Halsey-Brandt opposed.

**CONSENT AGENDA**

- R10/11-8    5.    It was moved and seconded  
*That Items 6 through 25 be adopted by general consent, with the removal of Item No. 11.*

**CARRIED**

**6.    COMMITTEE MINUTES**

*That the minutes of:*

- (1) the Community Safety Committee meeting held on Tuesday, June 15, 2010;*
- (2) the General Purposes Committee meeting held on Monday, June 21, 2010;*
- (3) the Planning Committee meeting held on Tuesday, June 22, 2010;  
and*
- (4) the Public Works & Transportation Committee meeting held on Wednesday, June 23, 2010;*

**Lee, Edwin**

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**From:** andycheng@telus.net  
**Sent:** June 21, 2010 12:18 PM  
**To:** Lee, Edwin; Lily Cheng  
**Subject:** Opposition to Bed and Breakfast

**Follow Up Flag:** Follow up  
**Flag Status:** Red

Hi Edwin,

We are the residents at 3200 Springside Place and concerned about the application for the bed and breakfast in our cul de sac. I'm sure you've heard from all my neighbors already and I want you to know I agree and support the opposition.

We have young children and a dog that likes to use the cul de sac and having people we don't know come in and out of our cul de sac is very dangerous. I've already seen a number of police incidents in front of our house recently and don't want this to increase.

If you have any other questions or want to discuss further, feel free to call me at 7788349933.

Sent wirelessly from my BlackBerry device on the Bell network.

Envoyé sans fil par mon terminal mobile BlackBerry sur le réseau de Bell.

August 20, 2010

Dear City Planner, City Councilor, Mayor,

I am writing today to ask you to amend the city by-law for B&B's (RS3/E) and place more emphasis on the preservation of existing neighbourhoods.

Bed and breakfasts are businesses serving transients, travelers visiting our city who need temporary accommodations. To lessen the impact on neighbourhoods, the by-laws should restrict the placement of B&B's to locations that already have transient traffic, e.g. on major roads, adjacent to existing businesses. B&B's should not be allowed on cul-de-sacs or no-through roads where transient traffic is non-existent. Attached is an article about a city council in the United States that denied a B&B rezoning application because it was on a no-through street.

The B&B by-law leaves the property zoned as residential. If these properties are truly residential, then the by-law should limit the extent of renovations that can be carried out to support the operations of the B&B. B&B operators should be inviting guests into their existing homes, not constructing additions to house B&B guests. Buildings (or large sections of buildings) that are constructed solely for the purpose of housing travelers are essentially small hotels and should not be considered residential.

B&B's are an alternative to hotels and some travelers prefer them to other forms of accommodations. Travelers, especially tourists, do stimulate the economy. However I would not say that Richmond is a B&B holiday destination. The travelers that come to Richmond would still come whether they overnighted at a hotel or a B&B. They would still have relatives to visit, have business meetings to attend, and want to visit our tourist attractions. They would still shop in our malls and would still eat in our restaurants.

Permanent residents also stimulate the economy and also shop in the malls and eat in the restaurants and this is not just a place with stunning sunsets and lots of great restaurants, this is our home. Some people like to feel the energy in the downtown and to walk out into the crowds and some people like quiet sanctuary of a suburban bungalow. This city magically has corners to suit each preference.

This is not to say that Richmond should disallow B&B's. There should be many locations in the city where a B&B would be in harmony with neighbours and be a pleasant environment for travelers. However B&B's should not take priority over neighbourhoods.

Thank you for your attention



Arlene Mark

3140 Springside Place

(yes, I live on a cul-de-sac across from the Sea Breeze Guest House currently applying for rezoning)

## **Council denies rezoning for B&B**

**By BOB GIBBINS**  
Press Staff Writer

**TAHLEQUAH** — Tahlequah city councilors voted 4-0 Monday night to deny a rezoning request to allow a bed-and-breakfast establishment to open at 1224 Garner.

The vote presumably ended a debate that has continued for several months over whether to allow Cordelia Dixon and her husband to put a B&B in the residence. Dixon said she has been working for six months to get the issue approved by city officials.

"It's a tough decision," she said before the vote. "I urge you to do what's good for the city and not base your decision on who's lived here the longest or who has the most grandchildren."

Opponents of Dixon's proposal commented at previous meetings about their standing in the neighborhood and the number of children and grandchildren who live in the area.

"I've talked to an appraiser who said it would only add to the property values," Dixon said. "It's not the same as a regular business."

Robert Swepston, who lives in the neighborhood, said he's been there for years, and he and many of his neighbors purchased their homes because there are no through streets. He said they know one another and the vehicles of everyone who lives there.

He said the crime rate is low in that neighborhood for that very reason.

"I didn't just buy a house," he said. "I bought a neighborhood."

City Attorney Park Medearis informed the council at its last meeting about protective covenants in the housing addition. Mayor Ken Purdy said the council was not to determine the validity of the protective covenants, but said he believed they had to be considered. He asked Medearis his opinion on what would happen if litigation began in district court to enforce the covenants.

Medearis said in his legal opinion, the court would issue injunctive relief, if the council approved the rezoning request.

Ward 4 Councilor JoAnn Bradley, who made the motion to deny the rezoning request, said Dixon knew about the covenants when she purchased the property, and was aware it could not be used for a business under its current zoning.

Purdy urged the Dixons to continue with their plan to open a bed and breakfast on some other property in Tahlequah.

Councilors also appointed the city's Human Resources director, city attorney and the department

head in each instance to comprise the city's negotiating team for the 2010-2011 contracts with the Fraternal Order of Police Lodge 201 and International Association of Firefighters Local 4099.

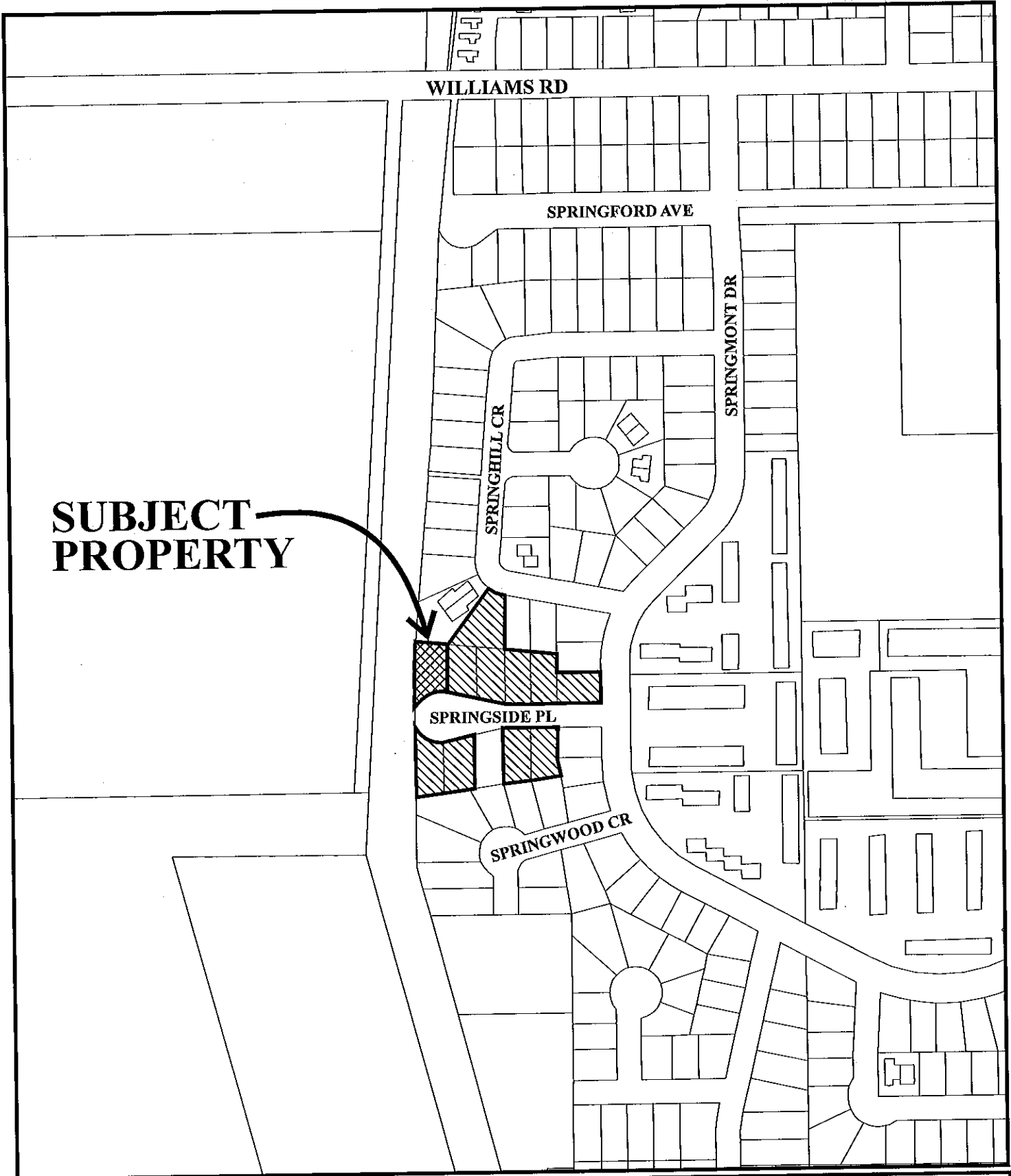
Approval was also granted to a Assistance to Firefighters Grant for \$74,822 and a cash match of \$8,313. Purdy said the grant is to be used for an exercise room for firefighters and other city employees.

A host agreement to allow for a data clerk and animal shelter employee through the Experience Works program was approved. The employees will be provided at no cost to the city. Police Chief Clay Mahaney said the employees, who will be 55 or older, will be subjected to a background check before being put to work.

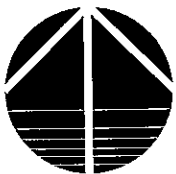
A series of items related to the upcoming Red Fern Festival was also approved by the council.



Tahlequah Daily Press 106 West 2nd Stree Tahlequah, OK 74464



**SUBJECT  
PROPERTY**



**RZ 10-511408**  
**Opposition Letters Received**

Original Date: 06/01/10

Amended Date: 09/08/10

Note: Dimensions are in METRES

**Lee, Edwin**

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**From:** John Falcus [jfalculus@shaw.ca]  
**Sent:** June 2, 2010 5:11 PM  
**To:** Craig, Wayne  
**Subject:** The Seabreeze Guest House File # RZ 10-511408

Hi Wayne – here's an email one of my guests asked to pass along to you. Regards – John.

---

**From:** Sergi Reinal i Solans [mailto:sergireinal@hotmail.com]  
**Sent:** Tuesday, June 01, 2010 6:15 AM  
**To:** jfalculus@shaw.ca  
**Subject:** RE: Hello from the Seabreeze Guest House!

Hi John,

Here all is well, too. And the weather is sunny and the summer is nearly. Congratulations for your first licensed residential. Of course, you have our support, and if you want, could you send this e-mail to Wayne Craig.

For us, when we stayed in Seabreeze, we had a very well stay, and your guest house is one of the better that we stayed in Canada. And of course, the neighborhood is quiet, secure and safety, and a wonderful place to be on holidays and to rest.

We hope to return soon.

Regards from Barcelona,

Sergi & Mar

P.D. Sorry for my english

**Lee, Edwin**

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**From:** Nace Capeluto [ncapeluto@verizon.net]

**Sent:** June 6, 2010 4:48 PM

**To:** Craig, Wayne

Dear Sir,

My husband and I are senior citizens and for the past 4 years we have stayed at "The Seabreeze" It is a quiet place and we love to visit all the different restaurants and sights in the wonderful Steveston area.

Just to let you know how grateful we are to have such a special place to visit. We usually stay about 3 weeks each year and will be there soon in this month of June.

Sincerely, Arlene and Nace Capeluto tampa, florida



**Lee, Edwin**

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**From:** Roger Everitt [eva\_roger.everitt@virgin.net]  
**Sent:** June 8, 2010 11:16 AM  
**To:** Craig, Wayne  
**Subject:** # RZ 10-511408.


Dear Mr Craig,

I, My wife and her sister stayed at Seabreeze Guest House in March this year.

I would recommend the accommodation and hospitality to anyone. We found the accommodation safe and secure with a most warm and friendly ambience. The access to the property by road was good and with three letting rooms I would not expect traffic levels to be adversely affected.

If we require accommodation in the Vancouver area again when next over from England - we shall certainly try to visit Seabreeze again. I commend it and the owner to you.

Roger Everitt  
Egton,  
Whitby  
England

 FREE Animations for your email - by IncrediMail! [Click Here!](#)

**Lee, Edwin**

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**From:** Mireille [mireille@brigitha.nl]  
**Sent:** June 11, 2010 11:12 PM  
**To:** Craig, Wayne  
**Subject:** Re file # RZ 10-511408

Dear mr.Craig,

We are writing in support of the application for the guesthouse owned by John Falcus. We have stayed in his guesthouse a few times and can assure you that the neighbours concerns are ungrounded. His guesthouse is aimed at people looking to stay in quiet and comfortable rooms in a residential setting. This is exactly what John offers. He doesn't even appear to aim to recruit customers looking for a lively environment. Just look at his website, it exudes peace and quiet. We can't speak for anyone else, but all we did after arriving at John's was to walk to the restaurant and back again. We can't imagine that would have caused any nuisance to the neighbours. As for traffic increase, he has only three rooms and like said above, we didn't even use ours after arriving.

We sincerely hope you will take into account our letter when considering John application to become a licensed guesthouse.

Kind regards,

Mireille and Erwin Brigitha  
The Netherlands

**Lee, Edwin**

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**From:** bl41@shaw.ca  
**Sent:** June 15, 2010 7:42 AM  
**To:** Craig, Wayne  
**Subject:** The Seabreeze B&B

Dear Mr. Craig,

Re: #RZ 10-511408

I am writing in support of the application for licensing of the Seabreeze B&B in Richmond. We discovered the place 4 years ago and stay frequently as we need to travel down 3 to 4 times a year with our teen son for appointments at BC Children's Hospital. We have also chosen to stay there during our summer holidays on occasion. Initially We sought a change from the Vancouver B&B we were frequenting due to the noise and parking issues there. We have always found the Seabreeze to be quiet, friendly and safe. We have never had an issue parking at the end of the cul de sac. The B&B appears to generate only very modest traffic in the area. We have not seen more than 2 other vehicles on the street during our many stays. As a host, John has always proven to be considerate, welcoming and gracious. In short, we find the Seabreeze to be a safe, restful and private place to stay.

Thank-you for your consideration of these views.

Sincerely,

Belinda Harrison  
Quesnel, BC

**Lee, Edwin**

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**From:** Michael S. Solomon [Michael\_Solomon@Valleymed.org]  
**Sent:** June 15, 2010 3:54 PM  
**To:** Craig, Wayne  
**Cc:** 'John Falcus'  
**Subject:** Licensing of The Seabreeze Guest House

Dear Mr. Craig:

I want to give my support of the licensing of The Seabreeze Guest House in Richmond. My family enjoyed a wonderful stay during the Olympic Games in February. Mr. Falcus provided a clean, safe, quiet, comfortable guest arrangement.

His neighborhood is quiet, and there was ample parking. Daily breakfast was provided. The Seabreeze is conveniently located by a major city bus route.

Your friendly city did a great job with the Winter Olympics; the Seabreeze made our stay complete!

Sincerely,

Mike Solomon

**DISCLAIMER:**

This message is confidential, intended only for the named recipient(s) and may contain information that is privileged or exempt from disclosure under applicable law. If you are not the intended recipient(s), you are notified that the dissemination, distribution or copying of this information is strictly prohibited. If you received this message in error, please notify the sender then delete this message.

**Lee, Edwin**

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**From:** Katchai Chai [katchai@hotmail.com]  
**Sent:** June 19, 2010 9:47 PM  
**To:** Craig, Wayne  
**Subject:** Support to Wayne Craig, Ref file# RZ-10-511408

The Seabreeze Guest House

I am a Richmond residence and has a period of 3 weeks stayover at the Seabreeze Guest House during my transition to a richmond rented apartment.

Its a very interesting and beautiful bnb which every guest is able to enjoy the peace and quietness plus the spectacular scenic of steveston waterfront beyond our unique dyke.

I notice all the guest who chosen this place are very nice visitors either fr from many part of the world and not forgetting our Canadian from coast to coast.

The premises is very quiet and private which I felt safe and secured. The other two party and myself didn't generates any much traffic while driving into the neighbour.

We felt great of this bnb and appreciate the friendly operator who treated us so at home beside the early morning fresh baked score bonus to alarm us to wake up and enjoy our great breakfast for the day.

Kathy McCartney  
Richmond, BC

---

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**Lee, Edwin**

---

**From:** George Spies [gspies@shaw.ca]  
**Sent:** June 25, 2010 4:33 PM  
**To:** Craig, Wayne  
**Subject:** RZ10-511408

Mr Wayne Craig,

With regard to the rezoning application of 3111 Springside Pl. Richmond B.C.

I George Spies, and my wife Phyllis Spies, Neighbors at 3160 Springside Pl., have no complaints about John Falcus operating a B&B at the above address.

Mr Falcus has a beautiful home and property which he keeps in pristine condition, which is good for the neighborhood as well as for his business.

In all the time its been in operation, there has been no significant increase in traffic, and with regard to the parking, at the end of the cul-de-sac, it is also used by other residents of Springside Place, 'some having more automobiles than space on their own properties' and often a by residents and guests of the large apartment complex across from Springside Place, on the east side of Springmont Dr.

Not once have I ever witnessed any of Mr. Falcus's visitors speeding on our street, and they are by no means 'rowdy noisemakers', in fact most of them are middle aged or even older couples, just here for a few days rest, and to enjoy our beautiful surroundings.

In all the years that Mr Falcus has been living on our street he has been a friendly and considerate neighbor.

We feel that this 'assassination' of his character is unfounded and unfair.

Thank you,

George and Phyllis Spies.

**Lee, Edwin**

---

**From:** lancedcarey [lancedcarey@shaw.ca]

**Sent:** June 27, 2010 4:25 AM

**To:** Craig, Wayne

Hello Wayne,

My name is Lance Carey and I live at 10595 Springhill Crescent. My wife Nancy and I have lived at this location since January of 1989. John Falcus has been a neighbour of ours for the past 5-7 years. He built a lovely Bed and Breakfast which I think has been in operation for approximately five years. His northern fence line exactly adjoins ours. I guess I should state that I am referring to File # RZ 10-511408 .

John, in our opinion has been an excellent neighbour. He is very friendly and has been very co-operative. Like many owners who live along the dyke he has built a bridge to provide access to the dyke for himself, as he is a runner and his guests who then have easy access for a terrific walk. When he built this bridge the height of the top portion obstructed our view so I spoke to John about that and his response was how much would you like me to lower it. He was very thoughtful. I believe twice over the time that he has had the bed and breakfast in operation he has had occasions where there has been a party. On both occasions he sent flyers around the neighbourhood to notify the residents that this was happening. He stated on the flyer that the music and party would end by 11:00pm and it did. I remember the music of the first occasion being so entertaining that Nancy and I sat out on our deck and enjoyed it.

We do see the guests but it has been rather nice. Sometimes there have been children and that is nice. I have often leaned over my fence and spoke with the guests. It is interesting to learn where they are from, offer suggestions as to what to see in Richmond and Greater Vancouver or offer information about the dyke and the distance to Steveston. As far as Nancy and I have been concerned it has been a positive. I can also state very emphatically that the actual structure draws rave reviews from people who walk and cycle the dyke. When I work out in my yard I often hear comments that express great admiration for that building.

I would also like to state that during the time of the Winter Olympics my friend John Caruso arranged that his sister and her friend stay at John Falcus's Bed and Breakfast. They did not have a car. They went to many events and they simply walked the 100 meters to the bus stop caught the bus to the Sky Train and headed downtown. Getting back home was equally as easy. They thought that was super. I believe their event ticket included transportation . I went to Curling with them on one occasion. We had a great day!

So, to Richmond Council I would say that you either want Bed and Breakfasts and devise some simple rules, not re-zoning, to accommodate them or you don't want Bed and Breakfasts at all. For, if you reject this Bed and Breakfast you reject a terrific place for visitors to our community to stay and should not allow any anywhere. Nancy and I are Bed and Breakfast travellers in this world and if we were visitors to Richmond would welcome an opportunity to stay at John Falcus's Bed and Breakfast.

Thank you,  
Lance and Nancy Carey

**Lee, Edwin**

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**From:** tlduff [tlduff@gmail.com]  
**Sent:** June 27, 2010 10:39 PM  
**To:** Craig, Wayne  
**Subject:** file # RZ 10-511408

To Whom It May Concern,

I am writing to support the effort of making the Seebreeze Guest House a licensed residential bed and breakfast. It is a very quite and amenable bed and breakfast, with minimal impact to parking and traffic. In fact, when my husband and I stayed there, we did most of our touring by foot. We were able to walk to our friends home in Richmond, enjoy the sea views, and support shops and restaurants in Steveston Village.

As there are only three rooms, there should be no concern for privacy or safety from patrons to the Seabreeze Guest House. Each of the fellow travellers I met while staying at the Seabreeze, were mature, orderly, and respectful of the neighborhood and home they were staying in.

I do think making the Seebreeze Guest House a licensed residential bed and breakfast would be an excellent way of showcasing the beauty and hospitality of Richmond and surrounding environments.

Sincerely,  
Tiffany Duffield



Lee, Edwin

---

From: MAR H [marleneath2o@hotmail.com]  
Sent: June 27, 2010 11:20 PM  
To: Craig, Wayne  
Subject: FW: About Sea Breeze B&B & John Falcus

Address to:  
W. Craig

I am writing to you in regards to John Falcus and The Sea Breeze B&B. In all the years I've known John, (early 90's) he has put others first time and time again.

I remember when he was planning to open a B&B, he put so much thought into it. It was important to him to be located in a safe and quite area with open space. As luck would have it, he found such a place. A Cul De Sac was ideal... no speeding traffic and the noise that goes along with a busy street.

Thinking of his neighbors, he did not want to be intrusive with his plans for his renovations of the B&B. Everything was well thought out. The success of his B&B reflects his integrity, sincerity and his honesty.

In the time John has had his B&B operating there have no complaints reported to the police for noise, traffic or any incidents of any nature.

As a resident of Richmond for 20 years now, I'd really like to know where one can live and NOT encounter strangers in the neighborhood, theft, parking issues or speeding in through streets.

I feel strongly that Bed & Breakfast establishments are a vital part of our community and our city.

Out of town guests have a feeling of being at home when they're fortunate enough to experience the quiet relaxing atmosphere of not only John's B&B but others as well. I would not hesitate to be John's neighbor or a neighbor to any other B&B establishments. It's certainly safer and quieter than where I currently live.

I urge you to visit his home. I know he'd welcome you.

I also believe that the planning commission needs much more information to be well educated in the areas of B&B establishments before coming to any decisions.

I would be there in a heartbeat if it were not for my seminar planned for this very same evening, June 28th.

Thank you for your time in reflecting over my views as a Richmond resident and business person.

Sincerely,  
Marlene Heroux  
1-8520 Granville Avenue

08/31/2010

PLN - 513

**Lee, Edwin**

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**From:** craig.felty@ca.schneider-electric.com  
**Sent:** June 28, 2010 10:53 AM  
**To:** Craig, Wayne  
**Subject:** RZ10-511408 - Rezoning application 3111 Springside Place, Richmond, B.C.

Mr. Wayne Craig,

This e-mail is in response to the character assassination that Mr. John Falcus has come under over his rezoning application to his property on 3111 Springside Place. I have been advised that the City of Richmond has recommended his application be approved and that a small group of neighbors have orchestrated a campaign to slander his reputation to the point that the council members have refused his request.

To this I would like to state that I have known John for over 10 years and he has always conducted himself in his business and personnel life in the most professional and moral manner. The accusations of wild parties with drug use and speeding cars is not only false but a serious slander of his character.

As a Richmond resident who owns a home on the end of Francis Road at the dyke ( 3088 Francis Road ) - I can attest that the dyke is a favorite spot for young people to congregate cause noise and use alcohol and drugs. Our complex " Seafair West " has dealt with these issues and the problems on the dyke should not come as a surprise to the council members, - it is well documented with the Richmond RCMP. I make this point to enlighten the neighbors that the issues they are concerned about are not the result of the B & B but a well documented problem all Richmond residents near the dyke are subjected to.

Thank you

Regards;

---

**Craig FELTY | Schneider Electric | Power North America | Canada | Customer Operations Supervisor**  
**Phone:** +1-604-248-3489 ext. 3489 | **Fax:** +1-604-273-7314 | **Mobile:** +1-778-386-4389  
**Email:** [craig.felty@ca.schneider-electric.com](mailto:craig.felty@ca.schneider-electric.com) | **Site:** [www.schneider-electric.com](http://www.schneider-electric.com) | **Address:** 22171 Fraserwood Way, Richmond, B.C., Canada, V6W 1J5

\*\*\* Please consider the environment before printing this e-mail

**Lee, Edwin**

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**From:** Judy van Houten [judyv@shaw.ca]  
**Sent:** June 28, 2010 11:46 AM  
**To:** Craig, Wayne  
**Subject:** Application RZ10-511408

Dear Mr. Craig,

This letter is in response to the rezone application at 3111 Springside Place to a commercial B&B. I have lived in the neighbourhood for 18 years and grew up in Richmond. We either jog or walk by this house about 2 times per day every day for that long. I have always seen a clean, well manicured house with only 1 or 2 cars in the driveway. I have never heard anything or seen anyone leave or come into the house.

This is a wonderful neighbourhood for a B&B because it is so quiet and a beautiful setting. The whole reason for a B&B is to have a quiet location to enjoy yourself. I am in great favour of the B&B.

I have also referred a number of people to the B&B and they have said what a wonderful time they had and how respectful John was with them as well as his neighbours.

It is very nice to have this in our neighbourhood because when we have visitors come, they can stay in a location that is going to give them great memories of Canada and still be close to us.

Thank you,  
Judy van Houten  
778-837-1275

**Lee, Edwin**

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**From:** Colleen Boyle [colleen.boyle@centaurva.com]  
**Sent:** June 28, 2010 3:33 PM  
**To:** Craig, Wayne  
**Subject:** Re-zoning of John Falcus's B&B

My name is Colleen Boyle and I am also a Steveston resident.  
I have known John Falcus for the past ten years.

It was very upsetting to hear how his neighbours are trying to shut down his B&B.  
John has always run his B&B in a very professional manner.  
He has personally invested a lot of time and money to make his B&B a beautiful, unique, quiet place for guest to come and stay.

Steveston is lucky to have such a great B&B in the neighbourhood.  
It adds property value to the other homes in the area as his property is kept in excellent condition.  
I often hear people stopping in front of his home while they are walking on the dyke and comment on how it is such a beautiful and well kept home.

I have often recommended John's B&B to my colleagues and neighbours family for a place for them to stay while on business or pleasure.  
The one main common comment I hear is how it is such a great quiet, peaceful place to stay while in town and return as repeat guests.

I feel the neighbours on the street are falsely accusing John for other problems that may be going on in the cul de sac.  
It is an attack on his character and integrity.

Regards,

Colleen Boyle

Colleen Boyle  
Veterinary Sales Representative  
Centaur VA Animal Health  
Toll-free 1-800-510-8864  
Cell #604-308-8985  
Email:colleen.boyle@centaurva.com  
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**Lee, Edwin**

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**From:** Dianne Milsom [dmilsom@shaw.ca]  
**Sent:** June 28, 2010 3:34 PM  
**To:** Craig, Wayne  
**Cc:** John Falcus  
**Subject:** Rz10-511408

Attention: Wayne Craig

It has come to our attention that there have been some complaints about the Bed and Breakfast at 3111 Springside Place in Richmond. We are also neighbours living at 10591 Springhill Cres. with our back yard bordering on the back yard of the B&B at 3111 Springside Place and have had nothing but positive experiences with John Falcus's business. His clients are respectful of neighbours, his house is very well kept and John has always presented himself as open to listening to complaints or suggestions.

We understand that some of the neighbours who are complaining bought an adjacent lot, and then built and moved into their new home with the knowledge that the house next door was being operated as a bed and breakfast. We believe that if these people had genuinely and meaningfully objected to having such a facility next door, they could have decided not to buy in that location, and had ample opportunity to avoid such a situation. It ill behooves them to complain now.

Sincerely,  
Dianne Milsom and John Skapski  
Neighbours at 10591 Springhill Cres.  
(604) 277-4747

\*\*\*\*\*

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WEBSITE: [www.speechandlanguageservice.com](http://www.speechandlanguageservice.com)

**Lee, Edwin**

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**From:** Young, Anne [Anne.Young@astenjohnson.com]  
**Sent:** July 7, 2010 12:59 PM  
**To:** Craig, Wayne  
**Subject:** RZ-10-511408

Hello,

I am writing this in support of the Seabreeze Bed and Breakfast.

I stayed at this B&B for 4 or 5 days for my son's wedding and we were extremely pleased with John's hospitality and his place. Wonderful breakfasts and full use of the kitchen was an added bonus.

We had a lovely room and enjoyed our time there. The B&B is very quiet which was what we had been looking for since we are from the country and this place was perfect for us!  
We were able to take walks along the walkways nearby and felt very safe and comfortable.

I would hope that John can get his official B&B designation and we will certainly book with him again on our next visit out to the Vancouver area.

Thanks and best regards,  
Anne Young

E-mail originating from AstenJohnson E-mail Services.

**Lee, Edwin**

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**From:** adrian greer [greer\_22@hotmail.com]  
**Sent:** August 24, 2010 5:23 PM  
**To:** Craig, Wayne  
**Subject:** FILE # RZ 10-511408

Dear Mr Craig:

My name is Adrian Greer and I am writing to you on behalf of Mr John Falcus and his bed and breakfast operation, *The Seabreeze Guest House*. My family and I live at 3220 Springside Pl, the same cul-de-sac as Mr Falcus' Guest House. We are enthused about Mr Falcus' business and believe it is absolutely fundamental to the landscape of our neighbourhood. We have never observed nor been informed of any problems stemming from the operation of the guest house, and would like to encourage you and your colleagues in your support for the project.

We understand that some residents have voiced concerns regarding the B&B, chiefly with respect to security and parking. We would like to assure you that as residents in this community we are of the sentiment that Mr Falcus has and will continue to perform admirably in these respects, to an effect above and beyond the requirements of current legislation. He has personally described to my family his plans for onsite parking encircled by a hedge fence so as to not disturb the look of the neighbourhood. It should also be noted that parking is more than ample upon our street (in front of our property alone one could fit four cars). And regarding security Mr Falcus has also assured us that his records of his patron's information are more detailed than required, such that in the case of an event Mr Falcus can provide the proper authorities with adequate information. Though it should be stated that B&B patrons are not known for their criminality.

Mr Craig if you would like any clarification or if you have any other inquiries regarding file # RZ 10-511408 please feel free to contact myself by email at greer\_22@hotmail.com or telephone at 778-999-8417.

Sincerely,

Adrian Greer

**Lee, Edwin**

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**From:** MayorandCouncillors  
**Sent:** September 30, 2010 10:12 AM  
**To:** Lee, Edwin  
**Cc:** Jackson, Brian  
**Subject:** FW: rezoning

**Categories:** UCRS CODE / FILE NUMBER: 08-4105-20-2010511408

For your information and please attach the following message to your staff report.

-----Original Message-----

**From:** Larry Biggar [mailto:Larry@gobiggargohome.com]  
**Sent:** September 30, 2010 8:27 AM  
**To:** MayorandCouncillors  
**Subject:** rezoning

Mayor Brodie and Councillors:

We are writing this letter in support of the application for rezoning put forth by Mr. John Falcus for his bed and breakfast on Springside Pl. We reside at 10471 Springhill Cres. which is less than 2 blocks to the north of the subject property and are very fortunate to share Mr. Falcus's view of Sturgeon Banks and the Gulf of Georgia as well as his view of B&B s Those of you who know our family are familiar with our experience with Nimbyism and its related fear mongering. You are also aware of the benefits to the public at large when Public officials stand tall and make decisions for the greater good in the face of local and narrow minded opposition. The easiest thing for elected officials and Bureaucrats to say is No.

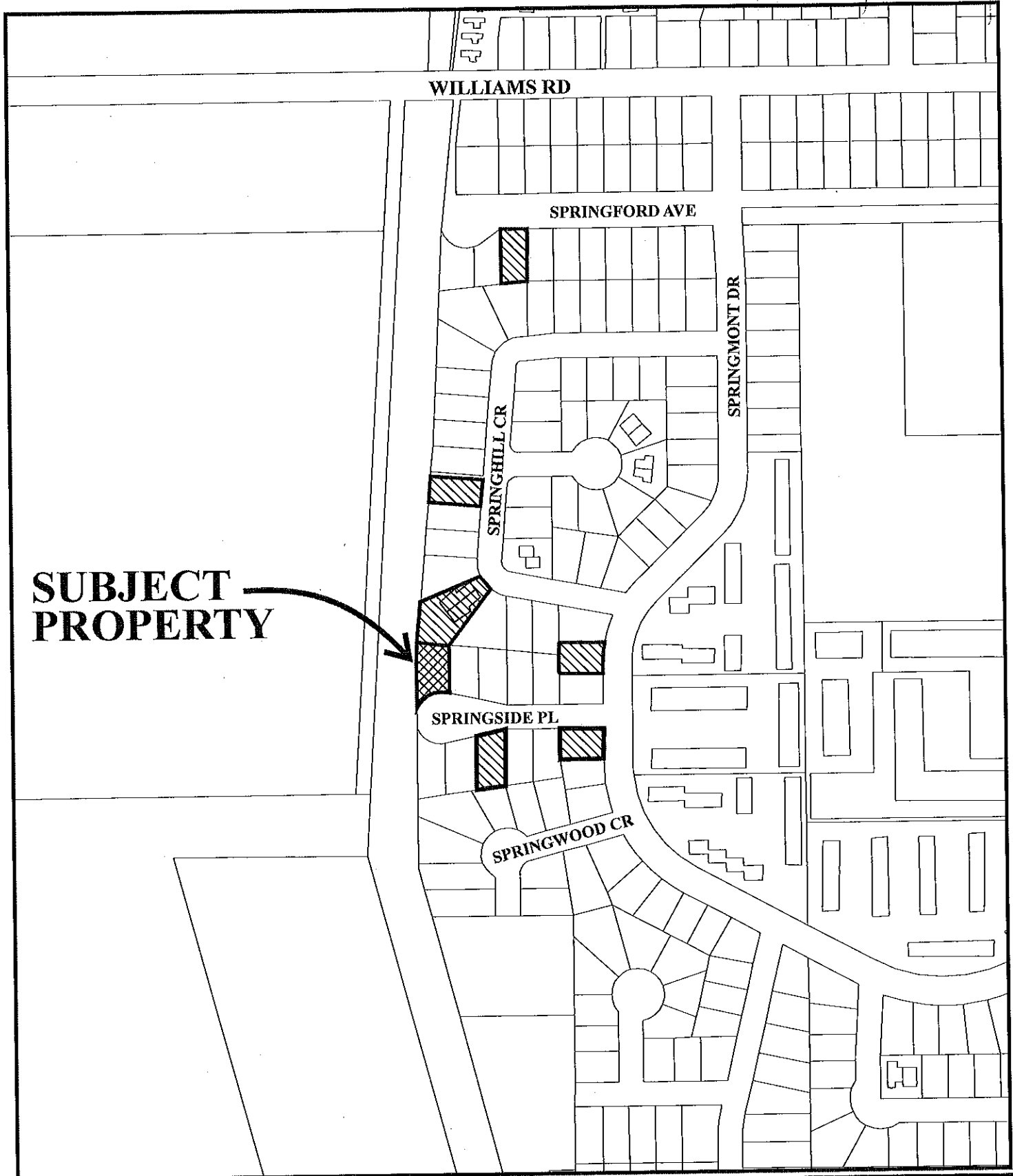
Mr. Falcus is a gentleman and a good neighbor and we believe his proposed rezoning will allow a few more people each year to enjoy our beautiful slice of paradise, provide Steveston with a few more beds for welcome visitors and allow Mr. Falcus to fulfill one of his dreams.

We urge you vote yes in support of Mr. Falcus's rezoning and we look forward to meeting his guests, as we do all our neighbors, on the path to the Dyke Trail which runs beside our home.

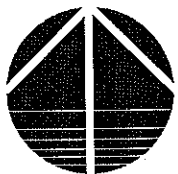
Larry & Annemarie Biggar

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**SUBJECT  
PROPERTY**



**RZ 10-511408**  
**Support Letters Received**

Original Date: 06/01/10

Amended Date: 09/30/10

Note: Dimensions are in METRES

## **Attachment 12: Summary Comparison of Regulatory Requirements for Bed & Breakfast Use (Refer also to Attachment for Supporting Detail)**

### **Purpose:**

- The purpose of this Attachment is to provide a summary and comparison of the City's regulations for B&B's with those of other municipalities in the Lower Mainland (e.g., Vancouver, New Westminster, Burnaby, Delta Surrey, White Rock).
- There is no group of identical regulations, bylaws or other policies that are common to municipalities seeking to regulate B&B use.
- There are differing approaches to the common issues of regulating Land Use, Life Safety, and Licensing.

### **Zoning (Land Use)**

In general, zoning determines an appropriate location for the proposed use and related concerns such as category (principal/accessory), size (units/occupants), parking, landscaping, and residential form and character

#### *Richmond:*

- As per Section 5.5 of the *Richmond Zoning Bylaw*, B&B use may be secondary and accessory in Single Detached Residential and Agriculture (AG2) Zones.
- B&B Use is permitted in all zones that allow "Boarding & Lodging" Use but a rezoning is required for anything more than two (2) bedrooms and two (2) guests.
- With exceptions (noted in Attachment 13) the maximum number of rooms is 3 and guests 6.
- A rezoning is required.
- Noise is to be contained on the subject parcel, and traffic flow within the norms of a residential neighborhood.
- Additional parking (per sleeping unit) is to be accommodated on-site with landscape screening.
- Richmond does not have locational criteria for B&B's.

#### *Other Municipalities:*

Other municipalities in the lower mainland regulate Land Use and Zoning for B&B Use with similar zoning regulations to Richmond's.

- Almost all B&B Uses are accessory to established (usually single detached) residential zones. Only White Rock lists a specific Bed & Breakfast Residential Zone (RS-5).
- While some definitions regulate this use under "Accommodation" (e.g., Vancouver), other municipalities regulate under "Boarding, Lodging or Rooming House" (e.g., Burnaby), or "Home-based Business" (e.g., New Westminster).
- Locational criteria are not set out in the Zoning Bylaws.
- Requirements for inspection with other permits and licensing are found in Vancouver, New Westminster, Burnaby, Delta and Surrey, and for licensing in White Rock.
- Such requirements for licensing and inspection in tandem with zoning/rezoning provide a significant regulatory tool to manage aspects of the land use (occupant load, parking, landscaping), and as noted below the life/health/safety requirements.

*Comparison:*

- All municipalities reviewed maintain regulations specific to B&B use, whether as an accessory use to existing residential or as an outright approved use.
- All require conformity with an approved zone either outright or through a rezoning.
- Noise, parking, landscaping, and residential form and character are regulated through these bylaws (e.g., Richmond, Surrey, New Westminster, Vancouver).
- Zoning regulations that require licensing (and subsequent inspection) coupled with a zoning review, ensure more control over the actual built-form and safety of these buildings.

**Policy (Life Safety)**

Life and safety issues are typically regulated through the appropriate Codes having jurisdiction over the building structure and servicing (e.g., Building, Plumbing, Electrical). Other fire and health regulations, and policies also regulate these issues.

*Richmond:*

- Richmond's Zoning Bylaw requires that B&B's "shall comply with the other provisions of this bylaw, the *Building Code* and other fire and health regulations".
- Richmond's Business License Bylaw also requires compliance with life safety codes, policies and regulations, and may necessitate inspections of proposed B&B's.
- Cooking facilities are prohibited.
- "Approval subject to a rezoning" and "to the City's Business License Bylaw" also ensures conformity with life safety requirements.

*Other Municipalities:*

Other municipalities in the Lower Mainland regulate life safety requirements by means of policies, other permit types, inspections, and zoning regulations.

- Vancouver provides the most rigorous model for life safety issues.
  - Inspections are triggered by application for Development and Building Permits.
  - Requirements are detailed in the *Bed and Breakfast Accommodation Guidelines*.
  - The detail and rigor of these requirements could serve as a model for other municipalities (e.g., room sizes, rated wall assemblies, wall finishes flame spread requirements, alarms, lighting, fire extinguishers, linens).
- New Westminster, Delta and Surrey's application processes for B&B use are analogous with Vancouver's in requiring a "tiered" process beginning with an inspection by the Fraser Health Authority; municipal review of zoning conformity; subsequent inspections by Building, Plumbing and Electrical; and culminating in the Business License.
- White Rock's *Accessory Bed & Breakfast Registration and Licensing Program* provides a detailed checklist which is more encompassing (zoning compliance, life safety, graphic documentation, business license application) but includes key details of a life safety program as noted.
- Other municipalities such as New Westminster and Surrey reference some life safety provisions as a function of use (e.g., New Westminster prohibits hazardous uses and

by-products; Surrey sets forth detailed requirements for B&B use in an approved secondary suite).

*Comparison:*

Other municipalities coordinate their requirements for life safety measures with zoning provisions, inspections and licensing, with a more integrated approach than Richmond does at present.

- Richmond's requirements acknowledge the necessity for compliance with life safety codes and policies.
- Rezoning and licensing (as required by Richmond) may trigger life safety reviews and inspections.
- Vancouver, White Rock and Surrey coordinate various aspects of a "tiered" permits/inspections process with the issuance of the Occupancy Permit and Business License (Vancouver), and Business License (Surrey).
- Further review of these measures should be implemented.

**Licensing**

*Richmond:*

Richmond's zoning bylaw requires that B&B use "may be subject to the City's Business License Bylaw".

- Under the current Business License Bylaw, a licence fee for a residential use is assessed based upon the number of rental units (up to 5 is \$140.00).
- Business Licences will look at a flat rate fee for bed and breakfast use when they update the bylaw. An approximate fee of \$140 may be proposed.
- Applications for a Business License may be referred to Coastal Health and Building Approvals for review (as referenced in the Business License Bylaw). Inspections remain at the discretion of the reviewing authority.
- Currently, requirements for a business license for B&B's remain under review.

*Other Municipalities:*

Currently the approvals process (e.g., Vancouver, New Westminster, Burnaby, Delta, Surrey, White Rock) incorporates the requirement for a business license as the culmination of the process.

- Details of this process have been provided above in relation to life/safety issues.
- The role of permits, inspections and ultimately licensing, in relation to ensuring viable, compatible and secure B&B accommodation in other municipalities in the Lower Mainland, should be reviewed fully by Richmond in relation to their Business License requirements.
- Licensing provides a powerful tool to ensure municipal regulations may be achieved and enforced.

*Comparison:*

Richmond's current Zoning Bylaw Regulations and Business License Bylaw provide a solid framework for the development and/or revision of an approvals process.

- Vancouver, New Westminster, Burnaby, Delta, Surrey and White Rock illustrate variations of an approvals process that integrates base reviews by health authorities

(e.g., New Westminster, Burnaby, Delta, Surrey), and increasingly complex building and development permit reviews culminating in the issuance of an Occupancy Permit (e.g., Vancouver) and/or Business License (e.g. New Westminster, Burnaby, Delta, Surrey and white Rock).

- While Richmond's rezoning and Business License application process may incorporate the required reviews and inspections, a closer coordination with the Business License review and requirements could be considered, to achieve a more integrated process.
- The rezoning and licensing processes provide a framework to engage the public and stakeholders, but could be reviewed in relation to alternative models in the Lower Mainland which could streamline an increasingly cumbersome public process and incorporate the rigor of the life safety review through outright accessory zoning, required health/life safety inspections, occupancy permits and business licenses.

Attachment 13 – Table of Regulatory Requirements for Bed and Breakfast Use

Municipality	Room	Permitted Occupancy	Exception	Parking	Zoning	Permits & License	Fee	Other Requirements
Vancouver	2	4	<ul style="list-style-type: none"> <li>Larger B&amp;B application may be made – if refused, application may be made to Board of Variance</li> <li>Rezoning application may be made, if B&amp;B Use non-conforming in zoning district</li> </ul>	<ul style="list-style-type: none"> <li>One (1) onsite parking stall per guest bedroom.</li> </ul>	<ul style="list-style-type: none"> <li>Regulated as "Accommodation"</li> <li>Outright approval use: Mixed Commercial (MC-1-2), Historic Areas (HA-1, 1A)</li> <li>Conditional approval use: all residential &amp; commercial schedules, Historic Areas (HA-2,3)</li> <li>Note: Most zones where residential use is permitted will allow B&amp;B accommodation. Downtown East Side not included</li> </ul>	<ul style="list-style-type: none"> <li>Development &amp; Building Permit</li> <li>License Application</li> <li>Annual License</li> </ul>	<ul style="list-style-type: none"> <li>\$50</li> <li>\$41</li> </ul>	<ul style="list-style-type: none"> <li>Application for Development and Building Permit s notifies Inspector who reviews life safety requirements noting deficiencies.</li> <li>When deficiencies fulfilled, Occupancy Permit is issued.</li> <li>When Occupancy Permit issued, Business License may be issued</li> <li>Note: Other Requirements: <ul style="list-style-type: none"> <li>B&amp;B not permitted coincidentally with keeping of boarders and lodgers.</li> <li>Owner must reside in dwelling unit.</li> <li>Rezoning is not required.</li> <li>Larger B &amp; B's regulated as other use.</li> </ul> </li> </ul>
New Westminster	2+	4-10	<ul style="list-style-type: none"> <li>4 guests in general, up to 10 guests maximum</li> <li>Note: Additional guest for every 500 sq. ft. of floor space over 2,000.</li> </ul>	<ul style="list-style-type: none"> <li>May occupy 1 onsite parking stall or 1 on-street parking stall per guest room.</li> <li>Note: Not more than 2 stalls per 3 guest rooms may be occupied.</li> </ul>	<ul style="list-style-type: none"> <li>Regulated as "Home Based Business"</li> <li>Most residential zones and all zones where a home-based business is permitted (RS1-6; NR 1,2,5;RQ1,5)</li> </ul>	<ul style="list-style-type: none"> <li>License Fee</li> </ul>	<ul style="list-style-type: none"> <li>\$160</li> </ul>	<ul style="list-style-type: none"> <li>Application for Business License requires Inspections and Approvals by Fraser Health, New West Building and Fire.</li> <li>Business License issued on Full Approval</li> <li>Note: Other Requirements <ul style="list-style-type: none"> <li>If a house contains a secondary suite, a B&amp;B may be operated in either the principal residence or the secondary suite, but not both.</li> <li>Rezoning is not required.</li> <li>Larger B &amp; B's (over 10 guests), regulated as other use</li> </ul> </li> <li>Refer – New Westminster B&amp;B Zoning Regulations.</li> <li>Refer – New Westminster Requirements for Home Based Businesses</li> </ul>

Attachment 13 – Table of Regulatory Requirements for Bed and Breakfast Use

Municipality	Permitted Occupancy		Parking	Zoning	Permits & License		Other Requirements
	Room	Guest			Description	Fee	
Richmond	3	6	<ul style="list-style-type: none"> <li>Must be on driveway and screened/oriented away from abutting buildings; can be in tandem</li> <li>1 onsite stall per sleeping unit in addition to on-site parking for principal dwelling</li> </ul>	<ul style="list-style-type: none"> <li>Regulated as "Accessory" and "Secondary" Use</li> <li>Bed and Breakfast may be approved as secondary use in Single Detached (RS3/A-K) and Agriculture (AG2) Zones.</li> <li>Rezoning required</li> <li>Note Exceptions in AG2 and ZS11 Zones.</li> </ul>	<ul style="list-style-type: none"> <li>Development Application Fee</li> <li>Annual Licensing Fee</li> </ul>	<ul style="list-style-type: none"> <li>\$2,000</li> <li>\$200</li> </ul>	<ul style="list-style-type: none"> <li>Application for Business License required for occupant loads over 2 rooms/2 guests.</li> <li>Applications referred to Coastal Health and Building Approvals for review as required by Business license Bylaw.</li> <li>Inspections at discretion of reviewing authority.</li> <li>Note: Other Requirements - Zoning Bylaw Regulations:                             <ul style="list-style-type: none"> <li>Rezoning required.</li> <li>Must maintain privacy of adjacent residences &amp; character/external appearance of dwelling and be operated as external use within dwelling.</li> <li>Sleeping units must be a minimum of 11 sq. meters, accommodate a max. of 2 guests &amp; not provide cooking facilities.</li> <li>Must be operated by permanent residents of principal dwelling.</li> <li>Not permitted in conjunction with agri-tourist accommodation, minor community care facility, boarding and lodging or secondary suite.</li> <li>No noise beyond property boundary. Must not generate pedestrian/vehicular traffic greater than what is normal in neighborhood.</li> <li>Compliance with all Codes, Fire and Health Regulations required.</li> <li>Business License requirements currently under review</li> </ul> </li> <li>Refer – Richmond Zoning Bylaw.</li> </ul>

Attachment 13 – Table of Regulatory Requirements for Bed and Breakfast Use

Municipality	Room	Permitted Occupancy	Guest	Exception	Parking	Zoning	Permits & License Description	Fee	Other Requirements
Burnaby	2	2	2	<ul style="list-style-type: none"> <li>Over 2 persons to a max of 15.</li> <li>Over 2 persons requires Planning approval and possibly rezoning to Boarding Use</li> </ul>	<ul style="list-style-type: none"> <li>1 onsite stall per 2 sleeping units</li> </ul>	<ul style="list-style-type: none"> <li>Regulated as "Boarding, Lodging or Rooming House", "Home Occupation"</li> <li>Single Family Residential Zones (R1-5, R9-12)</li> <li>In R5 Zone, if more than 5 persons, with lot size criteria to regulate permitted use.</li> </ul>	<ul style="list-style-type: none"> <li>Business License</li> </ul>	\$270	<ul style="list-style-type: none"> <li>Application for Business License requires Inspections and Approvals by Fraser Health, Building and Fire.</li> <li>Business License issued on Full Approval</li> </ul> <p>Note: Other Requirements</p> <ul style="list-style-type: none"> <li>B&amp;B's not defined in zoning bylaw. City recognizes the keeping of lodgers or boarders under "Boarding, Lodging or Rooming House" Use as a "Home Occupation".</li> <li>2 boarders are permitted per dwelling unit.</li> <li>Boarding, Lodging, or Rooming Houses for not more than 5 persons are allowed in R5.</li> </ul> <p>Refer – Burnaby Zoning Bylaw.</p>
Delta	2	2	2	<ul style="list-style-type: none"> <li>Larger B&amp;B's rezoned to Comprehensive Development District</li> </ul>	<ul style="list-style-type: none"> <li>Onsite parking limited to 3 vehicles</li> <li>No commercial vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>Regulated as "Boarding &amp; Lodging"</li> <li>Single Family Residential Zones (RS1-7), Multiple Family Residential (RM1-7) On Agricultural (A1) up to 4 lodgers may be permitted</li> </ul>	<ul style="list-style-type: none"> <li>Business License</li> </ul>	\$60	<ul style="list-style-type: none"> <li>Application for Business License requires Inspections and Approvals by Fraser Health, Building and Fire.</li> <li>Fire emergency plan must be in place</li> <li>Business License issued on Full Approval</li> </ul> <p>Note: Other Requirements</p> <ul style="list-style-type: none"> <li>"Bed and Breakfast" defined in bylaws but no Zoning Bylaws governing B&amp;B's.</li> <li>A dwelling unit may be adapted to accommodate up to two boarders.</li> <li>If larger, a rezoning is required.</li> </ul> <p>Refer – Delta Zoning Bylaw</p>



Attachment 13 – Table of Regulatory Requirements for Bed and Breakfast Use

Municipality	Permitted Occupancy		Parking	Zoning	Permits & License		Fee	Other Requirements
	Room	Guest			Description			
Surrey	3	6	<ul style="list-style-type: none"> <li>Parking of cars, trucks, campers, trailers, boats operated by patrons shall be provided within the lot.</li> <li>2 spaces per dwelling unit</li> <li>1 space per guest room (BL 12000)</li> </ul>	<ul style="list-style-type: none"> <li>Regulated as "Home Based Business"</li> <li>Single Family Residential Zones (RF), Residential Acreage (RA, RAG, RH), Agricultural (AG1-2)</li> </ul>	<ul style="list-style-type: none"> <li>Business License</li> </ul>	\$82	<ul style="list-style-type: none"> <li>Application for Business License requires Inspectors and Approvals by Fraser Health, Building, Plumbing, Electrical and Fire.</li> <li>Business License issued on full approval</li> </ul> <p>Note: Other Requirements</p> <ul style="list-style-type: none"> <li>No cooking facilities or other facilities for keeping of food in guest bedrooms.</li> <li>Rezoning is not required.</li> </ul> <p>Refer – Surrey B&amp;B Licensing Guidelines. Refer – Surrey B&amp;B Zoning Bylaws.</p> <ul style="list-style-type: none"> <li>Application for Business License requires Inspectors and Approvals by Fraser Health, Building and Fire.</li> <li>B&amp;B is accessory to 1 unit residential use &amp; only 1 B&amp;B on the lot. No other home occupation on the lot; no accessory boarding use on the lot.</li> </ul>	
White Rock	3	6	<ul style="list-style-type: none"> <li>Larger B&amp;B's rezoned to Comprehensive Development District</li> <li>Occupancy must not be provided for more than 30 days in 12 month period.</li> </ul>	<ul style="list-style-type: none"> <li>One additional on-site parking space per sleeping unit is required.</li> <li>All parking for patrons must be provided on the same lot as the bed and breakfast.</li> </ul>	<ul style="list-style-type: none"> <li>Regulated as "Accessory Bed &amp; Breakfast"</li> <li>Residential Zones (RS-1 –7) allow B&amp;B as an accessory use including RS-5 "Accessory Bed &amp; Breakfast"</li> <li>Rezoning to Comprehensive Development District required for larger B&amp;B</li> </ul>	<ul style="list-style-type: none"> <li>Application Fee</li> <li>Business License</li> <li>License Fee/ Room</li> </ul>	\$200 \$150 \$25	<p>Note: Other Requirements</p> <ul style="list-style-type: none"> <li>Business License issued on Full Approval</li> <li>"Life safety requirements" include no separate cooking facilities, fire extinguishers to code, smoke detectors, emergency lighting, BC Building Code compliance.</li> <li>Non-illuminated signs less than 2 sq. ft. permitted stalling address and/or "Bed &amp; Breakfast" only.</li> <li>Floor plans &amp; site plans required detailing room sizes, locations of sleeping units, kitchens, fire extinguishers, smoke detectors, emergency lighting &amp; exit doors, a fire safety plan, wall construction, property lines, location of house on lot, setbacks and parking.</li> <li>Rezoning is not required.</li> </ul> <p>Refer – White Rock Zoning Bylaw Refer – White Rock Accessory Bed &amp; Breakfast Registration/Licensing Program</p>



Richmond Zoning Bylaw 8500
Amendment Bylaw 8621 (RZ 10-511408)
3111 SPRINGSIDE PLACE

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. Richmond Zoning Bylaw 8500 is amended by inserting the following new section directly after section 8.1.11.1.

"A Bed and Breakfast limited to a maximum of two (2) guest bedrooms with a maximum of four (4) guests is permitted on the following site:

3111 Springside Place

P.I.D. 005-955-688

Lot 158 Section 33 Block 4 North Range 7 West New Westminster District Plan 38969"

- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it SINGLE DETACHED (RS3/E).

P.I.D. 005-955-688

Lot 158 Section 33 Block 4 North Range 7 West New Westminster District Plan 3896

- 3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8621".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

DEVELOPMENT REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER