



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** May 31, 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

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 m²; 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 on-site, 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 is intent and they 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:

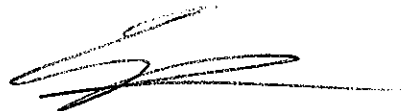
“That Bylaw No. 8621, for the rezoning of 3111 Springside Place from “Single Detached (RS1/E)” to “Single Detached (RS3/E)”, be denied.”

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 4: Map of Support Letters Received
Attachment 5: Bed and Breakfast Use Regulations
Attachment 6: Proposed Landscaping Concept

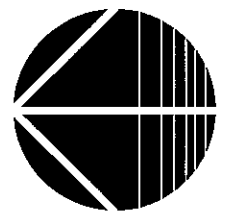
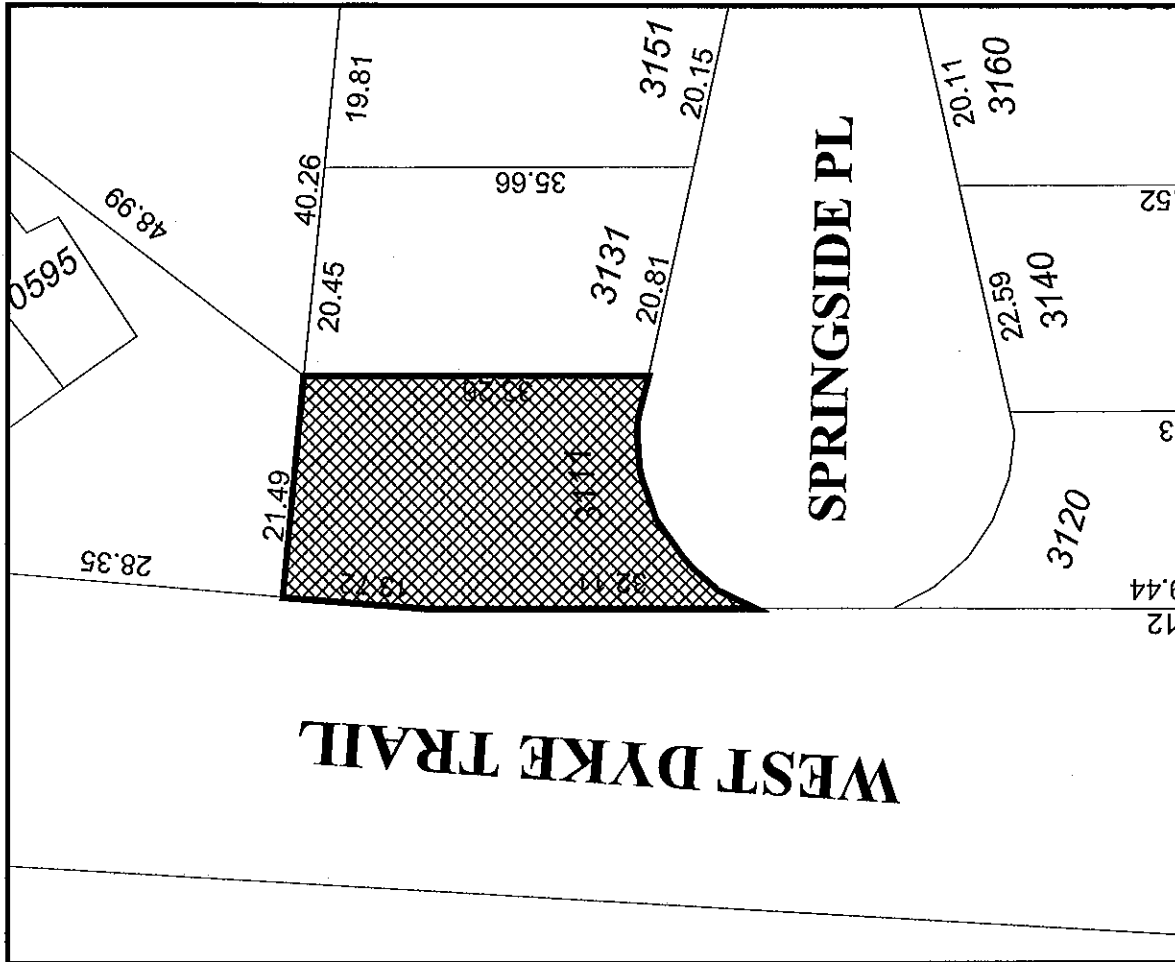
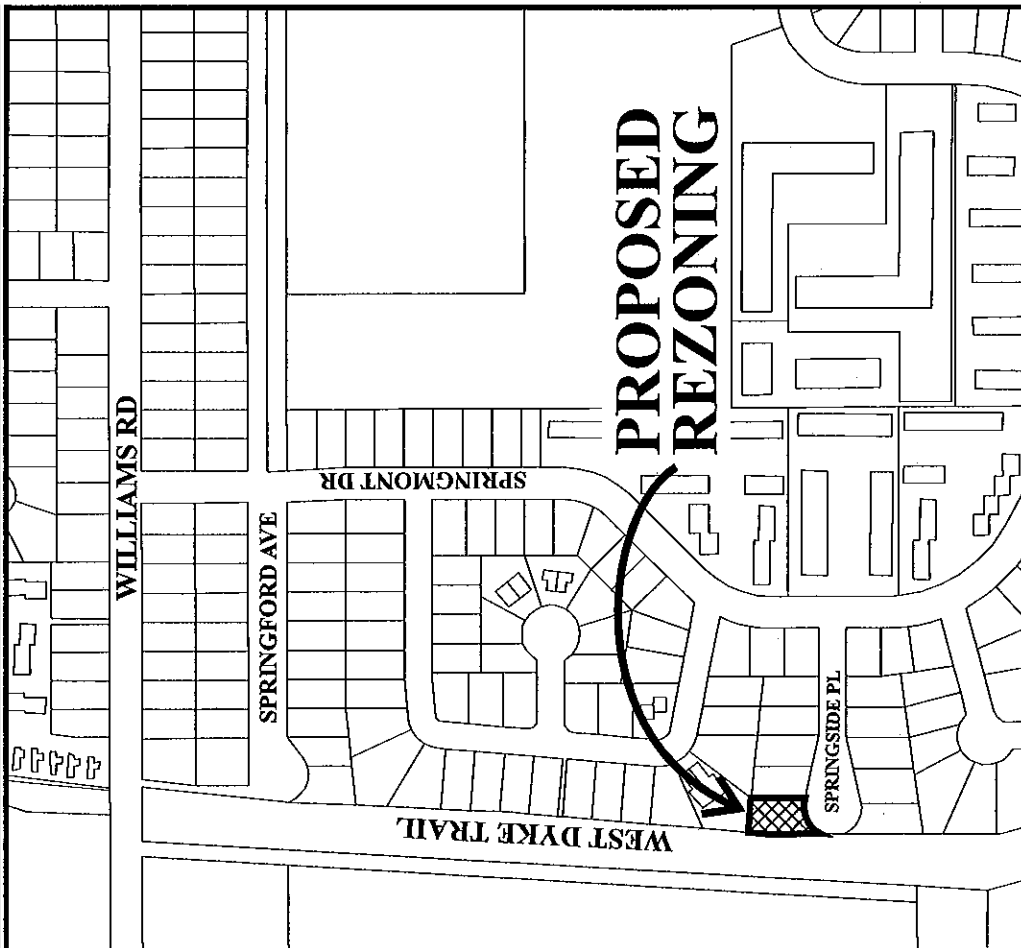
Appendix 1: Opposition Letters
Appendix 2: Support Letters
Appendix 3: Applicant's Application Package

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



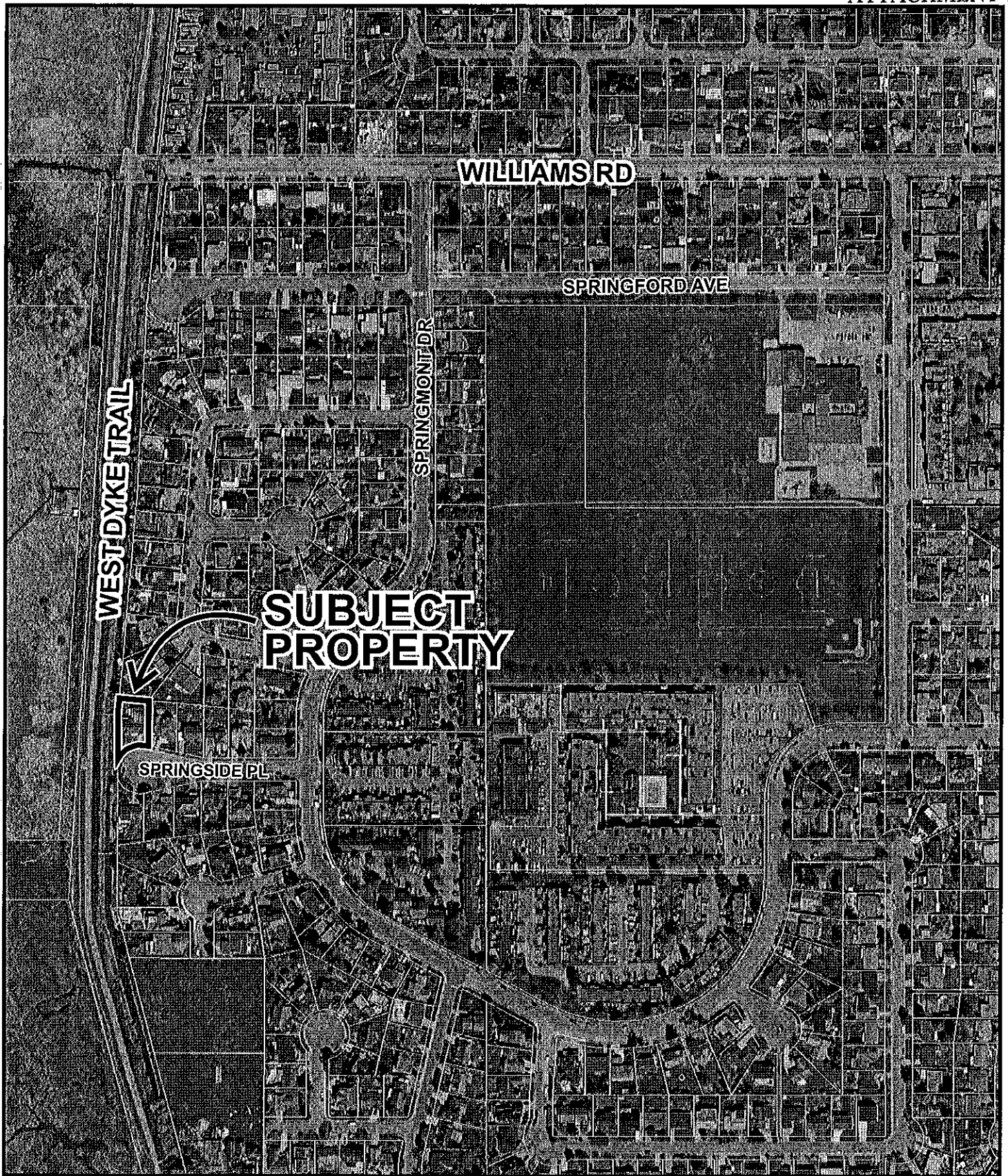
RZ 10-511408

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

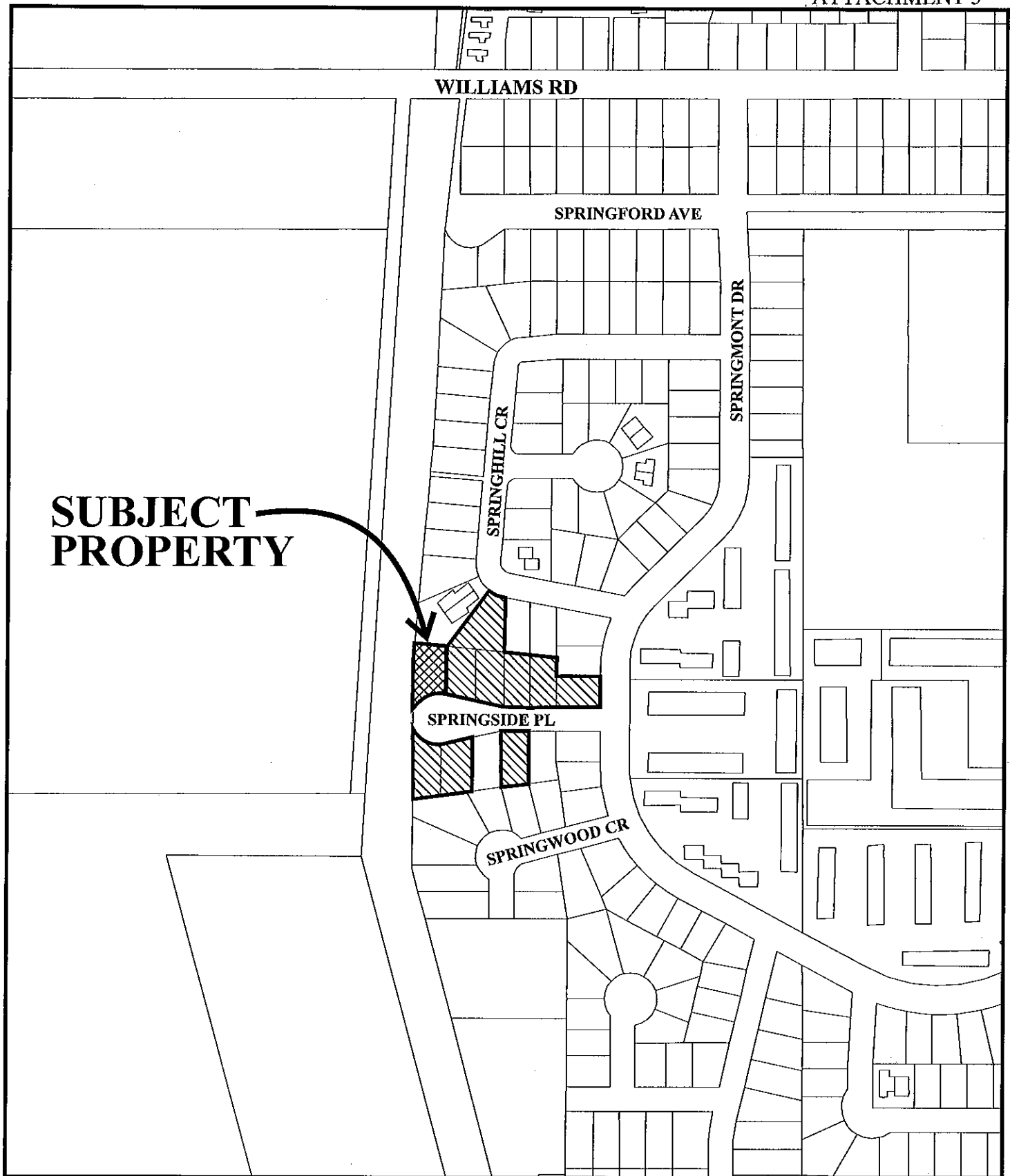
Attachment 2

Address: 3111 Springside Place

Applicant: John Falcus

	Existing	Proposed
Owner:	John G Falcus	No Change
Site Size (m²):	800 m ²	No change
Land Uses:	One (1) single-family residential dwelling	One (1) single-family residential dwelling with a 3-bedroom Bed and Breakfast accommodating up to 6 guests
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	N/A	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS3/E)
Number of Units:	1	1
Other Designations:	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 ²	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

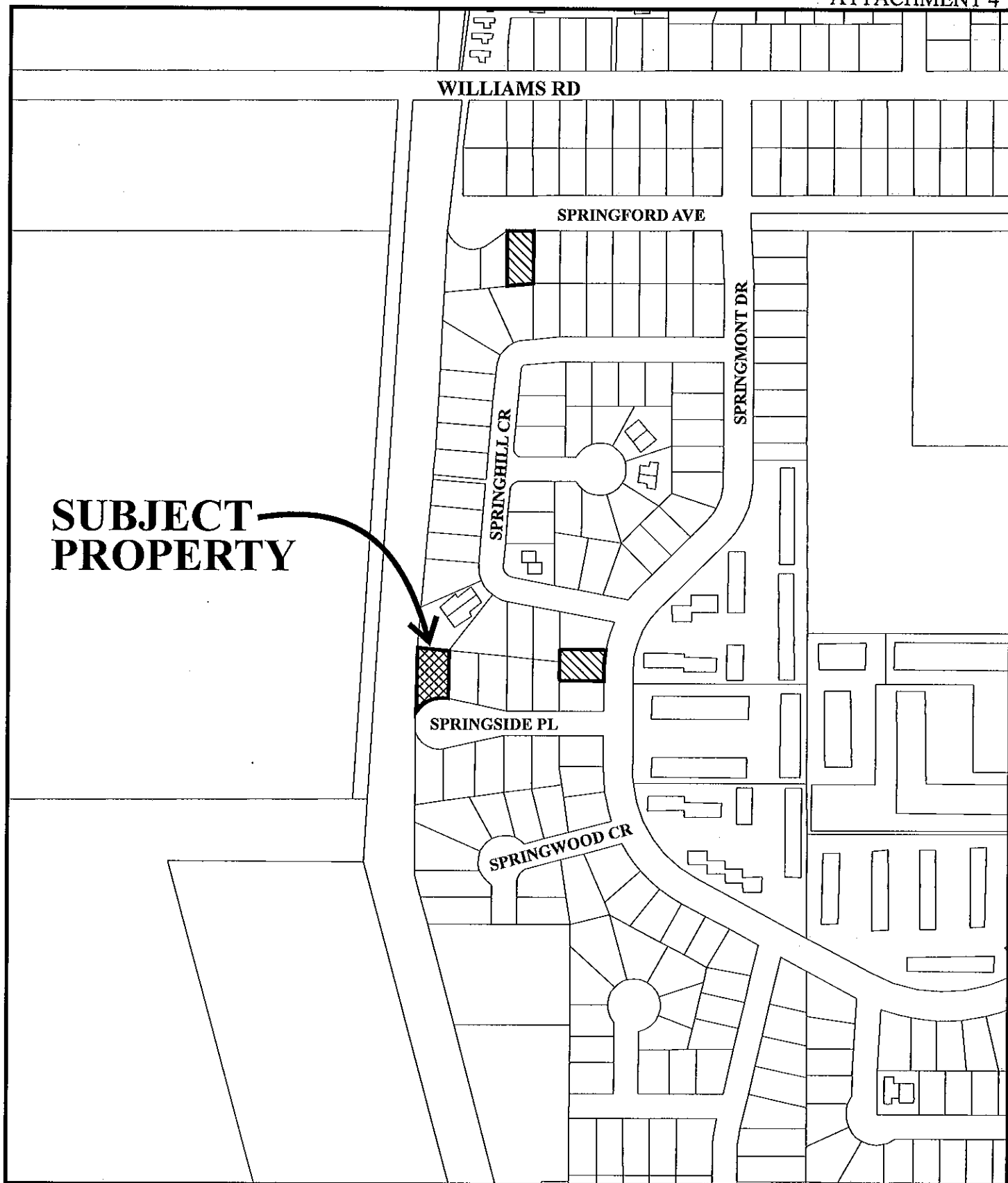


RZ 10-511408
Opposition Letters Received

Original Date: 06/01/10

Amended Date:

Note: Dimensions are in METRES



RZ 10-511408
Support Letters Received

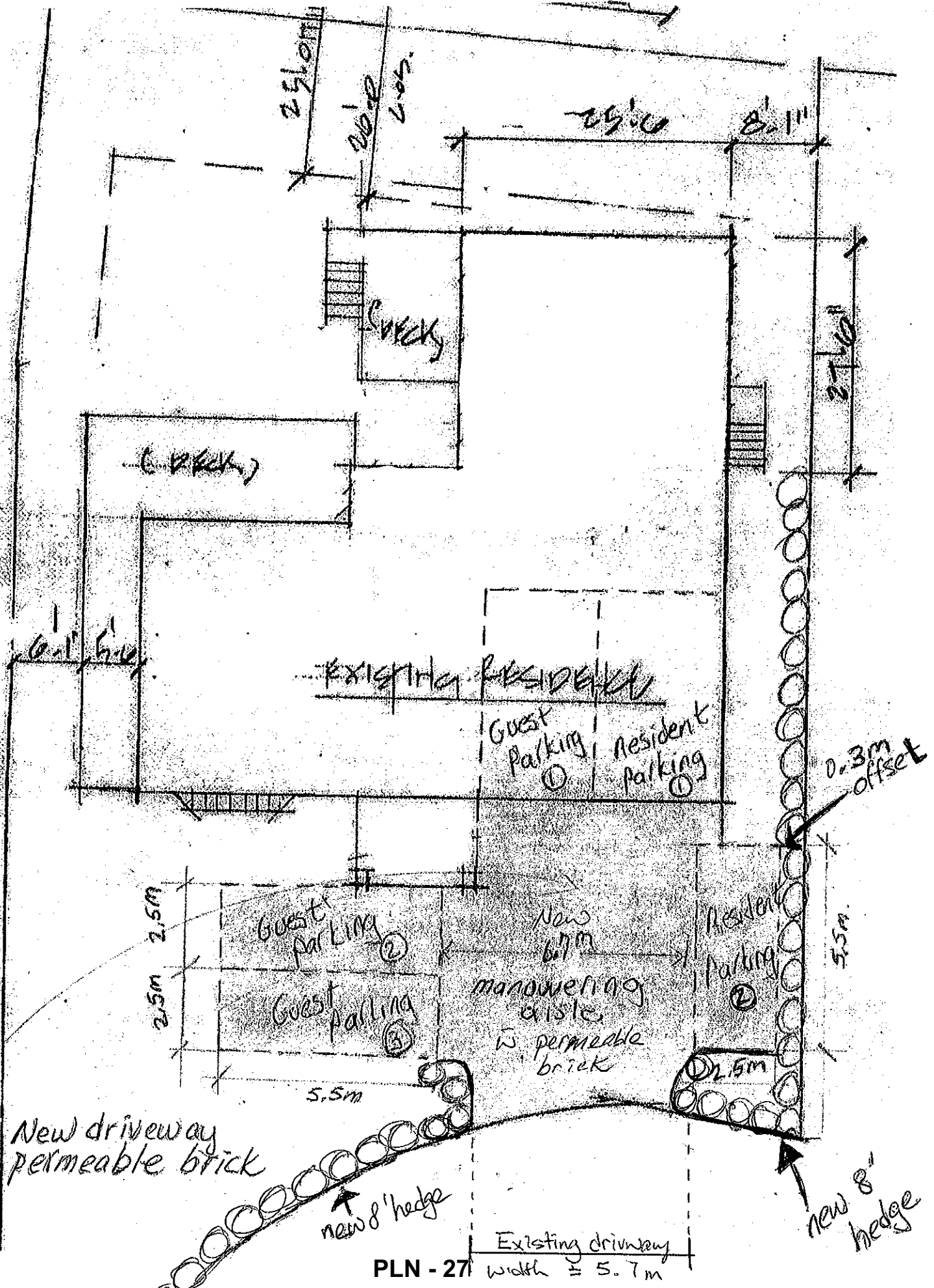
Original Date: 06/01/10

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 m²;
 - 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**.



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) 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



ATTENTION!
 COMMUNITY BYLAWS
 PH. 604-276-4345
 Tel 604-276-4000
 Fax 604-276-4029
 info@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.

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 PI
 W. LAZARUK " "
 LTYCHENG 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 with a large, looped "M" and a clear "Fletcher".

Stephen and Mary Fletcher

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.

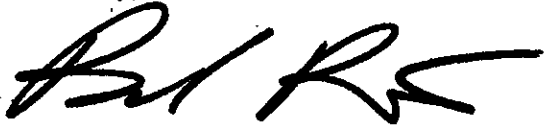
We bought our home on Springside Place a year ago because the cul-de-sac offers privacy and safety. The bed and breakfast at 3111 Springside Place has been operating illegally without proper zoning; as a result, there has been increased street traffic, as well as additional cars parking along the street 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 be 'B/R' followed by a stylized flourish.

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: wrcraig@richmond.ca

From: Walt Lazaruk [<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

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 overnights 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

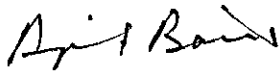
Re.: RZ 10-511408 – 3111 Springside Place

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.

A handwritten signature in black ink, appearing to read "Ajit Bains". The signature is fluid and cursive, with the first name "Ajit" and last name "Bains" clearly distinguishable.

Ajit Bains

Lee, Edwin

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

From: Debbie Landry [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 3 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

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

FYI

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

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

No virus found in this incoming message.

Checked by AVG - www.avg.com

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

Lee, Edwin

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

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

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

Sincerely,
Maria Tobia.

Lee, Edwin

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 – 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

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

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

From: Adams/Clewes 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

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

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

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

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 [lechick@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 [jajrough@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 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

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

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

05/27/2010

PLN - 71

Lee, Edwin

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.

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

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

Lee, Edwin

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

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

Lee, Edwin

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 proprietor 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

05/27/2010

PLN - 78

Lee, Edwin

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

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

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 - just refer to file # RZ 10-511408.

Hope to see you at the Seabreeze again soon!

John.

 Seabreeze Footer.jpg

Lee, Edwin

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

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

Lee, Edwin

From: Rick, Patti & Lana Pidde [rpiddle@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

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

Lee, Edwin

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

Lee, Edwin

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

Lee, Edwin

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

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

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

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

05/27/2010

PLN - 90

Lee, Edwin

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

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

Lee, Edwin

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 - 93

Kelowna, BC, V1X 2C1
Richmond: #150-4611 Viking Way
Richmond, BC, V6V 2K9

Office: (604) 273-5776
Fax: (604) 273-5779

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

403-240-4582

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!

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

Lee, Edwin

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: wcraig@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

Lee, Edwin

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 - 100

Lee, Edwin

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
g.owen@swansea.ac.uk

Lee, Edwin

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 - 102

Lee, Edwin

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 occasions 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

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

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)
Petuelring 130, 80788 München
Telefon: +49 89 382 33005
Fax: +49 89 382 70 33005
E-Mail: Susanne.Meis@bmw.de
<http://www.bmwgroup.com/ir>

 cid:image001.gif@01CA5E45.BF6C7170

www.bmwgroup.com/responsibility

Bayerische Motoren Werke Aktiengesellschaft
Vorstand: Norbert Reithofer, Vorsitzender,

05/27/2010

PLN - 105

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

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: 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

NOTICE: This email and any attachments are for the exclusive and confidential use of the intended recipient(s). If you are not an intended recipient, please do not read, distribute, or take action in reliance upon this message. If you have received this in error, please notify me immediately by return email and promptly delete this message and its attachments from your computer system.

Lee, Edwin

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

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

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.

05/27/2010

PLN - 111

Lee, Edwin

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

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

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 - 114

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

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Lee, Edwin

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

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

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: 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 Seabreeze 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

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

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


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

 FoodTools Logo JPEG

315 Laguna Street - Santa Barbara, CA 93101

Phone: 805.962.8383 / Fax: 805.966.3614

bradm@foodtools.com

www.foodtools.com









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<http://www.eset.com>

Lee, Edwin

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
Blauwverstraat 61
5961 KH Horst
The Netherlands

Lee, Edwin

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

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

30 days of prizes: Hotmail makes your day easier! [Enter now](#)

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,

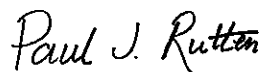
I am writing in support of John Falcus, owner and operator of The Seabreeze Guest House at 3111 Springside Place in Richmond. During my past trips to the GVRD I have looked for accommodations that are more secluded and offer a location that is quiet. After much research I located the Seabreeze facility 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 hussle 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

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

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

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

"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

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.

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 Seabreeeze 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 90m² (969 ft²) 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). 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 Accommodation 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 m²;
 - a. **Each guest room is greater than 11 m² or approximately 118 ft². The Deluxe Ocean View room is 10' x 14' = 140 ft², the Ocean View is 10' x 12' = 120 ft² and the Garden room is 11 x 11 = 121 ft².** 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 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



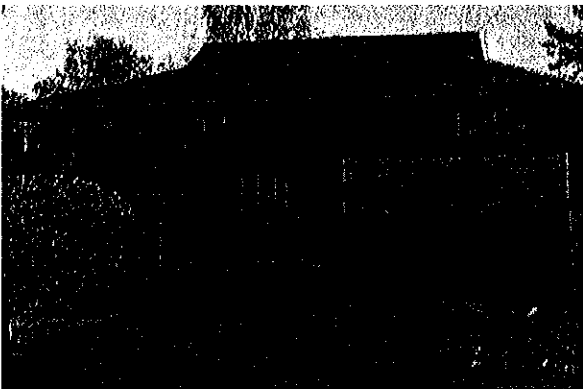
3111 Springside Place



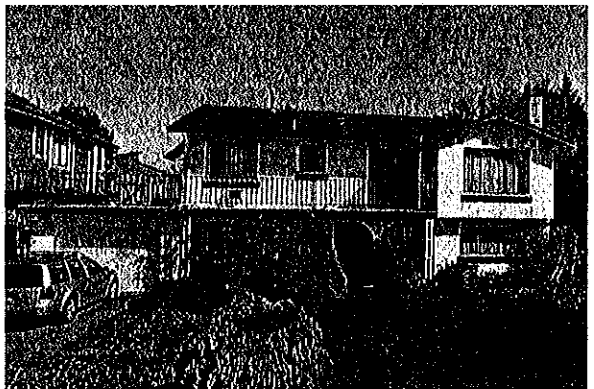
3140 Springside Place



3131 Springside Place



3160 Springside Place



3151 Springside Place



3180 Springside Place



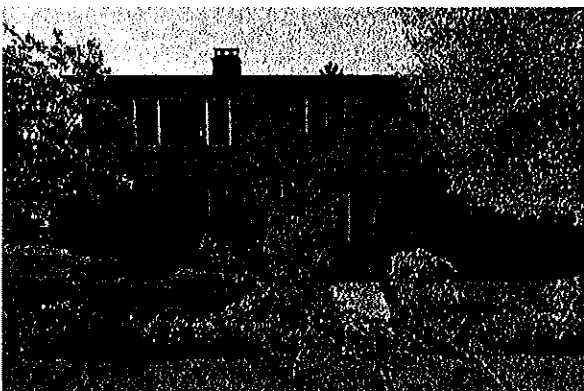
3171 Springside Place



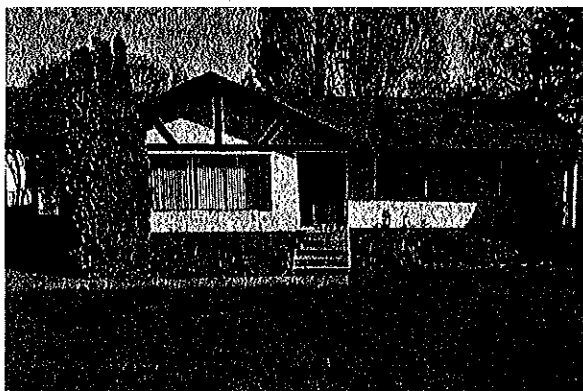
3200 Springside Place



3191 Springside Place

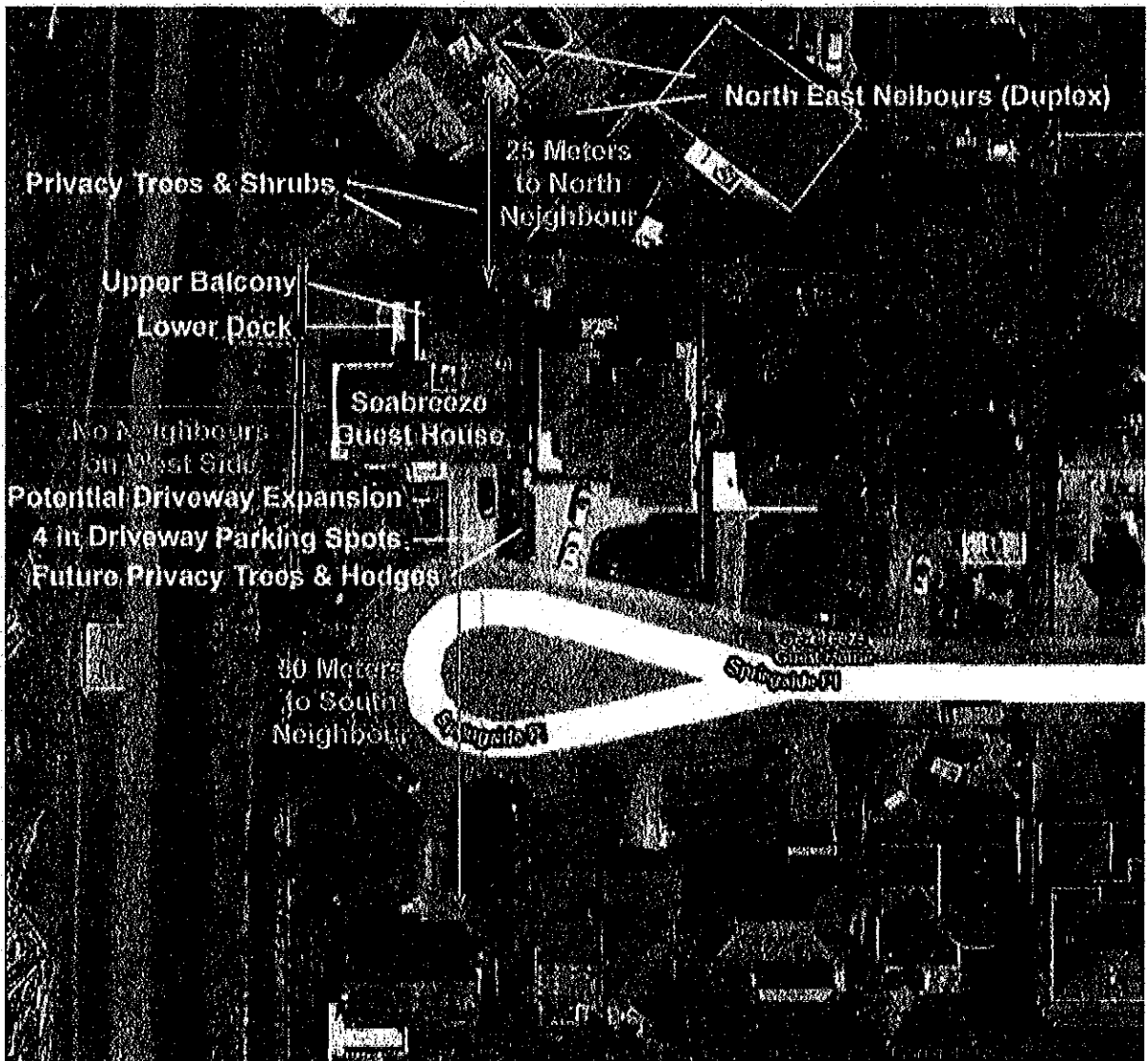


3220 Springside Place



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



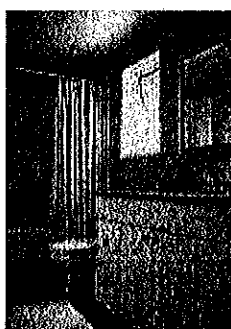
Ensuite Bathroom



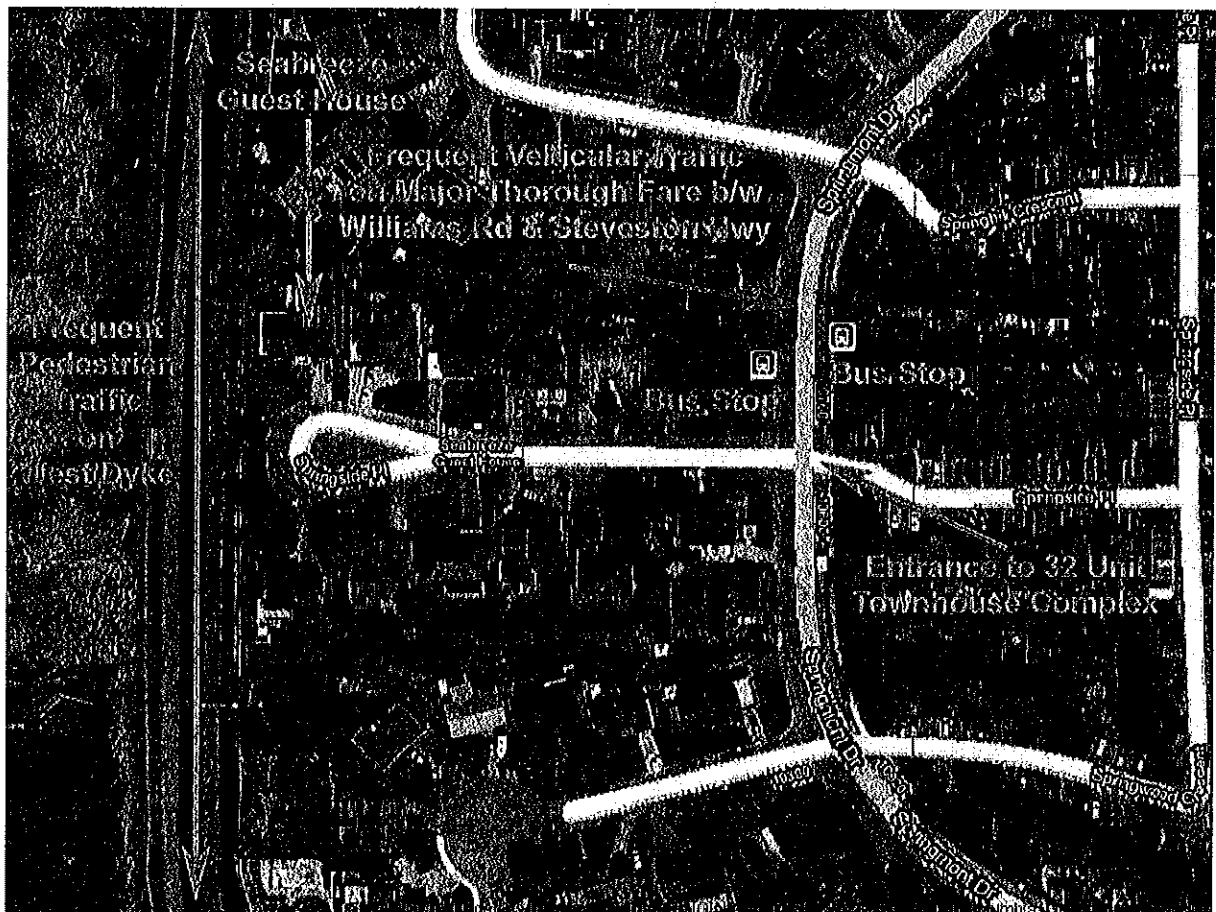
Lower South West Bedroom



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 m² and must not exceed a total **floor area** of 90.0 m² 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

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

Permit Centre
Telephone 276-4111

**BUILDING 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 279189**
Issued: November 12, 2004
Work Proposed: Addition

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 decks or por	87.3
Construction Value	135504.33	Using Registered Pro	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: SD

John Falcus

City of
RICHMOND

6911 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 V7B 1X3
Contractor: John Falcus
3111 SPRINGSIDE PL RICHMOND BC V7B 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 be 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. Azpiki
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 CARAVAN
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.

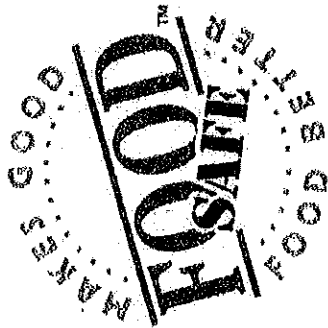
Yours truly,

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

AW:rl

B0199152/0100278

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
North Shore Coast Capital, Vancouver & Richmond
FOODSAFE

BCRFA
BRITISH COLUMBIA RESTAURANT
& FOOD SERVICES ASSOCIATION



BC Centre for Disease Control
2000 11th Avenue North, 10th Floor, Vancouver, BC V6P 6V1



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 Fekas INSP. DATE: Aug 1/07
 ADVISOR: Monika 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 (shared space)
 missing fire exit, exit plan @ name / # to identify

BATHROOMS:

Demerit Points

Cleanliness: _____

State of Repair: _____

#1 missing clothes hook
 #2 missing clothes hook
 #3 missing clothes hook

KITCHENS/LIVING ROOMS:

Demerit Points

Cleanliness: _____

State of Repair: _____

Both have jacuzzi tubs
 Common kitchen. - items not tamper proof to be removed.
 - missing securing pad, dish det. cutting board, pot
 - cutlery tray dirty

g:\test\acomp\reg\insp\acomp\insp\acomp\insp\report

SEABREEZES B.V.B.

PUBLIC AREAS:

Demerit Points

Cleanliness: _____

State of Repair: _____

outdoor deck for guests overlooking the river
Common lounge/dining with deck. Extra room
with hide - 2-Bed. @ 4PM between
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:

11/28 guestrooms. Missing items as noted
Common kitchen plus common LR & DR
Breakfast served in dining room - continental
Wash & drying host.
I & Bha Talcahuano to add missing items
LISTING CHANGES REQUIRED: as noted by Aug 31/07 plus
Remove items not tamperproof

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.

of the Canadian Tourism Human Resources Council. For further details contact go2 at (604) 633-9787 or www.go2hrc.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.

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

Requirements for Accepting Bed & Breakfast Properties

BED & BREAKFAST

Definition of Bed & Breakfast:
A property that is privately owned, occupied, and operated by an individual or family 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;

- (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.bcsbestbbs.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

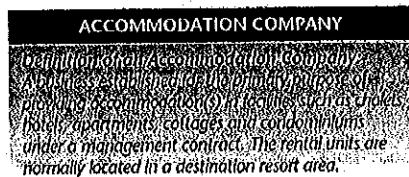
Definition of Hostel:
A property established for the purpose of providing overnight accommodation in dormitory rooms or a combination of private and dormitory rooms with shared or private bathrooms.

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;
- (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



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;
- 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.

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,

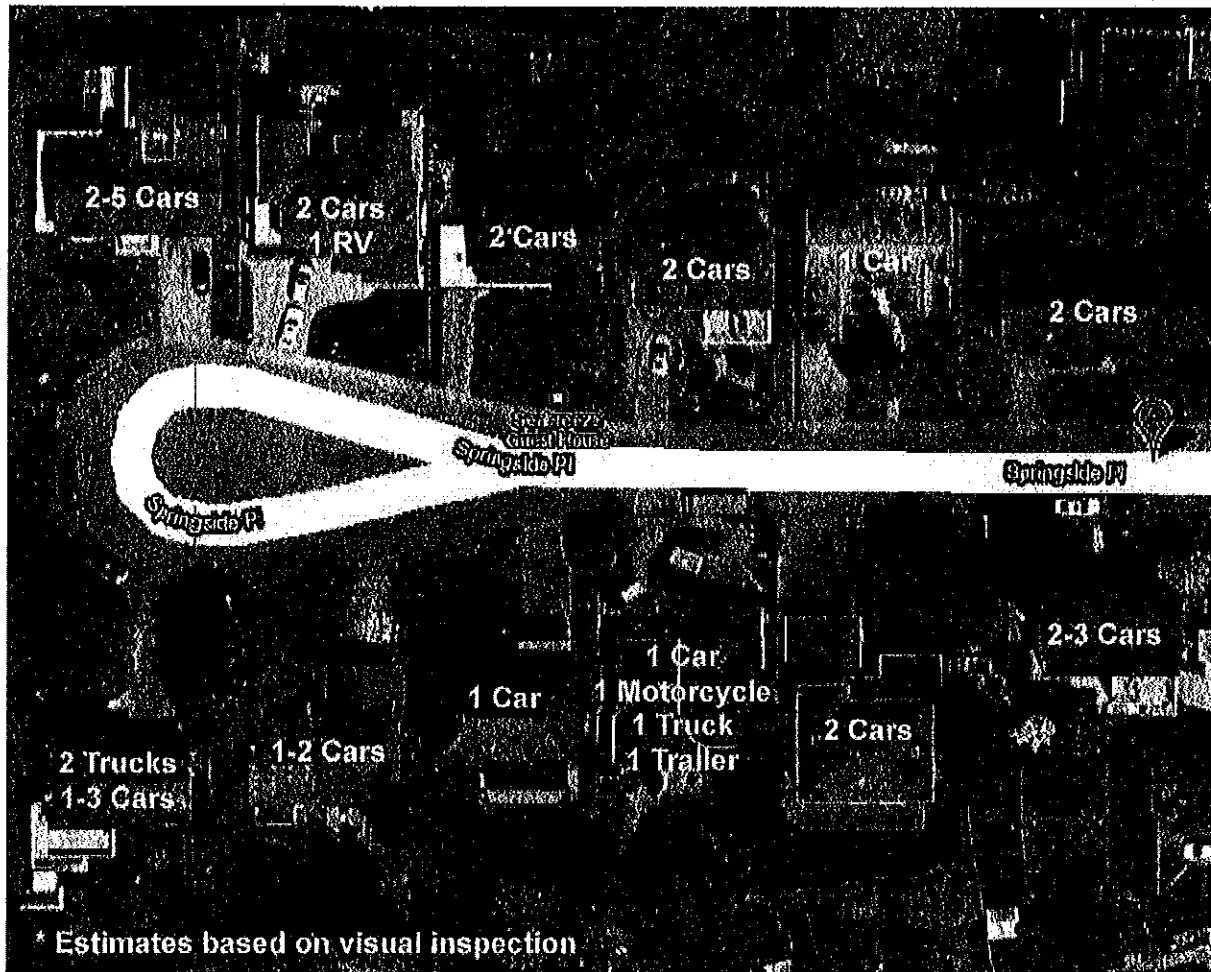
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Appendix 12 – Garage Photos



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;

277762

- (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.
- (i) 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 6:00 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.;

∴ b/w 3pm & 11am
you can park in
front of your
neighbours house.
as per conversation
w/ Curtis Townes
@ 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.

no angle parking in cul de sac.

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.

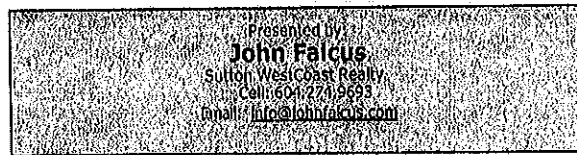
12.10 No person shall park a commercial vehicle or combination of vehicles on any portion of any highway abutting any property used for a public park, school, church or residential purposes unless such vehicle is required for a service call or is required at a construction site.

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;

Appendix 15 – Sales Comparisons on Springside Place



Richmond, Steveston North		MLS# V641377		Residential Detached	
3151 SPRINGSIDE PL, V7E 1X3				Sold	
List Price: \$888,000		Sold Price: \$888,000		Days on Market: 6	
		Sold Date: 19-Apr-07			
Complex/Subdiv: STEVESTON NORTH					
Frontage:		Bedrooms: 3		PID: 008-551-383	
Depth/Size:		Bathrooms: 3		Type: House/Single Famth	
Lot Area SqFt: 7550.00		Full Baths: 2		Approx Yr Blt: 1973	
Rear Yard Exp: N		Half Baths: 1		Age at List Date: 34	
Meas Type: Feet		If New GST Incl: No		Taxes: \$2,915 (2006)	
Flood Plain:		Zoning: R1E			
View: Y - OCEAN VIEW					
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water					
Style of Home: Basement Entry		Total Parking: 2		Covered Parking: 2	
Construction: Frame - Wood		Parking Access: Front			
Foundation: Concrete Perimeter		Parking Facilities: Carport; Multiple			
Exterior: Mixed		R/I Plumbing: No		Dist to Public Trans: 1 BL	
Reinscreen: No		Reno Year:		Dist to School Bus: 2 BL	
Type of Roof: Wood		Possession:			
Renovations:		Title to Land: Freehold NonStrata			
Flooring: Mixed		Seller's Interest: Registered Owner			
Water Supply: City/Municipal		Mortgage Info: \$0 / Treat as Clear Title			
Heat/Fuel: Forced Air, Natural Gas		Property Disclosure: Y			
No. of Fireplaces: 2		Out Buildings:			
Fireplace Fuel: Wood, Gas - Natural					
Outdoor Area: Balcony(s); Patio(s) or Deck(s)					
Pool Rental:					
Fidures Less:					
Fixt Removed:					
Legal: PL 36969 LT 159 BLK 4N LD 36 SEC 33 RNG 7W					
Amenities: Storage					
Site Influences: Private Setting, Recreation Nearby					
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW					
Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 14'	Below	Laundry	14' X 11'
Main F.	Dining	12'6" X 10'	Below	Entrance Hall	18' X 10'
Main F.	Kitchen	14' X 11'			
Main F.	Master Bedroom	13' X 11'6"			
Main F.	Bedroom	11'6" X 11'6"			
Main F.	Solarium	20' X 12'			
Below	Family Room	13' X 13'			
Below	Recreation Room	13' X 12'			
Below	Bedroom	12' X 11'			
Below	Den	8' X 8'			
Floor Area (SqFt):			Bathrooms		
Main Floor Area SqFt: 1,300			1 4 Piece; Ensuite: N; Level: Main F.		
Finished Floor Up SqFt: 0			2 2 Piece; Ensuite: Y; Level: Main F.		
Finished Floor Down: 1,100			3 4 Piece; Ensuite: N; Level: Below		
Finished Floor Bsmt SqFt: 0			4		
Total Finished Floor SqFt: 2,400			5		
Unfinished Floor: 0			6		
Grand Total Floor Area: 2,400			7		
			8		
Using Broker(s): Macdonald Realty Westmtn, Macdonald Realty Westmtn					
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 (2006) 01/01/06

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

27-Apr-10 05:16 PM

Presented by:
John Falous
 Sutton West Coast Realty
 Cell: 604-274-9693
 Email: info@johnfalous.com

Richmond, Steveston North		MLS# V635095		Residential Detached		
3120 SPRINGSIDE PL, V7E-1X4		List Price:	\$950,000	Sold Price:	\$1,000,000	
				Sold Date:	16-Mar-07	
				Days on Market:	9	
		Complex/Subdiv: SPRINGS				
		Frontage:	Bedrooms:	3	PID:	008-551-367
		Depth/Size:	Bathrooms:	3	Type:	House/Single Family
		Lot Area SqFt:	Full Baths:	1	Approx Yr Bilt:	1972
		Rear Yard Exp:	Half Baths:	2	Age at List Date:	34
		Meas Type:	Feet	If New GST Incl:	Taxes:	\$3,994 (2006)
		Flood Plain:		Zoning:	R1	
		Views:				
Serv. Connected:						
Style of Home:	Split Entry	Total Parking:	4	Covered Parking:	1	
Construction:	Frame - Wood	Parking Access:				
Foundation:	Concrete Slab	Parking Facilities:	Carport; Single			
Exterior:	Stucco	R/I Plumbing:				
Rainscreen:		Dist to Public Trans:	Dist to School Bus:			
Type of Roof:	Tile - Concrete	Possession:				
Renovations:		Title to Land:	Freehold NonStrata			
Flooring:	Mixed	Seller's Interest:	Registered Owner			
Water Supply:	City/Municipal	Mortgage Info:	\$0			
Heat/Fuel:	Forced Air, Natural Gas	Property Disclosure:	N - ELDERLY OWNER			
No. of Fireplaces:	2	R/I Fireplaces:				
Fireplace Fuel:	Wood	Out Buildings:				
Outdoor Area:	Balcony(s), Patio(s)					
Pad Rental:						
Fixtures Lease:	N					
Fixt Removed:						
Legal:	PL 38969 LY 157 BLK 4N LD 36 SEC 33 RNG 7W					
Amenities:						
Site Influences:						
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings					
Floor	Type	Dimensions	Floor	Type	Dimensions	
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	
Floor Area (SqFt):						
Main Floor Area SqFt:		637	Total # Rooms:	9	Bathrooms:	
Finished Floor Up SqFt:		617	# Kitchens:	1	1 4 Piece; Ensuite: N; Level: Above	
Finished Floor Down:		556	Finished Levels:	3	2 2 Piece; Ensuite: N; Level: Above	
Finished Floor Bsmt SqFt:		0	Crawl/Bsmt Height:	4	3 2 Piece; Ensuite: N; Level: Below	
Total Finished Floor SqFt:		1,810	Basement Area:	Crawl	5	
Unfinished Floor:		0	Suite:		6	
Grand Total Floor Area:		1,810			7	
					8	
Listing Broker(s): Macdonald Realty Westmar						
Waterfront view property right on the dyke! One of Richmond's most exclusive and premier locations in the 'Springs' area near Steveston. 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 6/2/2009 4:13:15

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

27-Apr-10 05:14 PM



**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. 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 38969

2. 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

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER