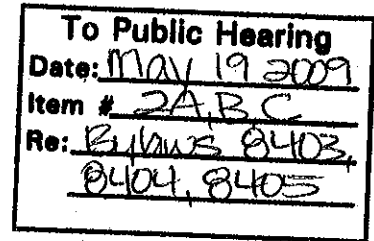


MayorandCouncillors

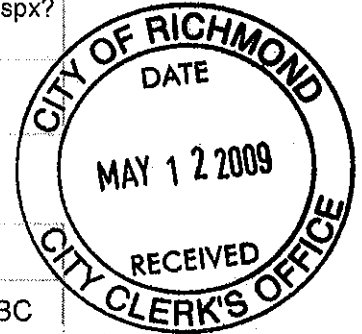
From: City of Richmond Website [webgraphics@richmond.ca]
Sent: Tuesday, 12 May 2009 3:44 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #445)
Follow Up Flag: Follow up
Flag Status: Green
Categories: UCRS CODE / FILE NUMBER: 08-4200-08



Send a Submission Online (response #445)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2009-05-12 3:43:50 PM



Survey Response

Your Name:	Norm Hooper
Your Address:	#203 8580 General Currie Rd Richmond BC V6Y 3V5
Subject Property Address OR Bylaw Number:	3831 Moncton St V7E 3A7
Comments:	<p>My Main concerns with the Heritage Conservation Area Plan Are: What would this Heritage rezoning do to the various property values?. Is there compensation for properties which drop in value? The cost of a individual owner having to maintain very old buildings with no help and hope of redevelopment in the future. The Taxes are high and hard to cover as a Historic site. My personal opinion and fears are this plan will create undue hardship upon the many small owners whom have worked for many years to keep these properties from falling into complete ruins. As a personal note I am the founder of Budget Appliance Centre and have operated in Steveston for 30 years and never had any one comment on the Historical or age of the building. Budget is now operated and owned by a long term employee Chuck Kelly ,I rent the Store to Budget (118653 BC Ltd) which is the only this property held by this company I hope this letter will truly express my concerns Norm Hooper</p>

Wednesday, May 13, 2009

118653 B.C. Ltd
(Norm Hooper)
#203 8580 General Currie Rd
Richmond B.C.
V6Y 3V5

Terry Brunette.
Planning and Development
City of Richmond
(Steveston as a Heritage Conservation Area)

To Public Hearing
Date: <u>May 19 2009</u>
Item # <u>2A, B, C</u>
Re: <u>BUDW 8403</u> <u>8404, 8405</u>

I am the long time owner of 3831 Moncton St in Steveston presently the Budget Appliance Store the Store is held by my company 118653 BC Ltd the companies only holding. I have spent a lot of money since buying the property when buying the store it was in very bad repair part of the building collapsing and the Hydro had cut the power off and would not hook it up until wiring passed inspection. I also added 1000 sq ft to the property at this time engineered for two levels.

I am the founder of Budget Appliances and have served the Richmond community for many years since 1977. The Business is now owned by A long time employee Chuck Kelly, I retired in March 08, I have a few concerns with the Plan for parts of Steveston, being designated as a Heritage site.

What would it do to the rezoned properties values?

Where would the money come from to keep these buildings standing with no hope for re development?

Are their provisions for compensation for the owners if the property drops in value being a Heritage site?

In closing I would like to make a few brief comments, I have always supported Steveston as a Character place, however through the years since 1977 it has Changed dramatically and still a very different place with the public happy to shop and enjoy the community none of the new developments seem to bother the public the opposite is true they love the place.

In 30 years Budget Appliance Centre has never had a person ever commented on my property being a historic site.

I hope this will help, I simply do not want a few owners to take the short end of the stick to support some of the old buildings on their own. Norm Hooper (118653 BC Ltd.)

Thank you
Norm Hooper

