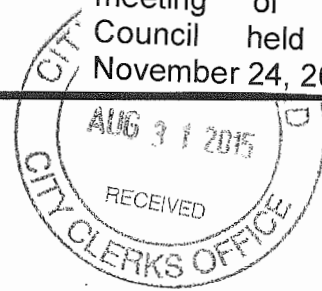


Schedule 2 to the Minutes of the  
Special Special Public Hearing  
meeting of Richmond City  
Council held on Tuesday,  
November 24, 2015.

CityClerk



	DB		

**From:** Mark Ting <marktingphx@gmail.com>  
**Sent:** August 30, 2015 13:36  
**To:** CityClerk; LUC (Land Use Contract)  
**Subject:** Board of Variance

**Categories:** 08-4430-03-09 - Zoning & Rezoning - Land Use Contracts (LUC), 01-0100-30-BVARI-01  
- Board of Variance - General

*cc: Wayne Craig  
John Hopkins  
Joe Erceg*

Hi

Could you tell me a little bit more about the selection process for the Board of Variance. I saw in the Richmond News that you are asking for volunteers.

I am concerned as I expect you will be flooded with applications from the special interest groups/lobbyist that have been pushing for the LUC early termination.

What steps will be taken to insure that the board is not tilted to one side?

Personally I am not happy with the early termination of the LUC (so I guess I wouldn't be biased and am therefore not applying to hit on the Board of Variance).

In short form-- this is my point of view.

I have lived in Richmond for over 40 years and purchased my home in 2005. At the time I was debating between a house in Riverdale and Tiffany Estates-- I decided on Tiffany Estates as the negatives (smaller house-- less land-- same price) were partially made up with the flexibility of the LUC status. In my mind I paid a premium for the LUC status.

Now-- the LUC is being pulled up from under me. Up until 2014-- any amendment to the LUC had to be agreed upon by the two parties involved (property owner and province)-- similar to any other contract in the business world. Now- the province can arbitrarily change the contract without the property owners say. It just doesn't seem legal. Can you point me in the direction of any documentation that shows where a province can greatly modify a contract after the fact.

I have no statistics but I'm guessing it is the outside groups (non- LUC owners) that are pushing for these changes. I do not see why they should have any say in what goes on with LUC-- they are not involved-- not part of the contract but are receiving all the attention.

It is also my opinion that the city is not doing enough to tell those affected what is going on. There are the forums/town meetings/websites but nobody in LUC areas knows that is going on. I have spoken to dozens of people in my neighbourhood and not one of them knows what is going on. Doesn't the city have the responsibility to send letters/communications directly to those affected? The letters should be in clear language on is allowed on their properties now and how it will be changed. You may think that the message is out there but I is not-- nobody knows and when I tell them they are very surprised/unhappy.

Having public forums filled with people that do not even own a property with a LUC does not make sense. They could be anyone (renters, out of towners, lobbyists)-- why should they have a say on a private contract matter like the one I currently have with the province of B.C.?

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City Clerk's Office

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LUC Correspondence

I'm sure you can sense my frustration. Had I known that the LUC would be taken away I would have bought the Riverdale property (7200 sq foot prop versus my 4000 sq foot property). I purposely chose the Tiffany property because of the flexibility offered by the LUC.

Just for the record- I have lived in Richmond for 40 years and plan on living here for at least another 10-15 (if not more). I am not planning on flipping my house to a developer.

My plan was to tear down my existing house after it starts to fall apart (when it reaches about 40 years old) and then rebuild a house that could accommodate my aging parents. Current houses (built in the 1980s) on similar plots of lands are about 22-2500 square feet but under the new laws I would be limited to 2200 square feet. That's insane that the replacement stock is smaller than the original. How does that make sense?

I have seen plenty of houses in the 3000-3200 square foot range that, if designed properly, look great and does not disrupt the aesthetics of the neighbourhood. Houses in my neighbourhood range from 2000-4000 square feet. I would never build a monster house on such a plot of land. I understand there are those that will take advantage and there should be limits-- so change the contract-- that's not a problem but just like any contract those negotiations must be between the two parties involved in the contract. If I had had a piece of land and wanted to re-zone it (i.e. make it subdiviable) -- I would have to go through a huge process and work with the city/neighbourhood (not to mention pay a ton of money in fees). Why do I not deserve the same respect from the city?-- I am perfectly willing to voluntarily limit my LUC but I want to say in how it happens.

Based on the information above-- what are my chances of getting an exception? would this count as a "hard ship"-- does the city have any discretion on what they can and cannot approve? is the board of variance the final decision?

Again-- extremely frustrating. My bird in the hand is being pulled from my grasp and now my fate is up in the air -- I'm at the mercy of a "board of variance." If nobody else cares about the LUC that is their prerogative but I care and would like LUC in force until 2024-2024 date-- I am willing to cap the square footage and will even pay to draw up some plans to show what kind of house I would propose to make (so that you know it fits the neighbourhood). Please let me know needs to be done so that when the early terminations take place (assuming they will-- which I am) I can get an exception.

Much appreciated.

Mark