

**From:** Richard Tang <rtangrtang@gmail.com>  
**Sent:** Monday, 9 November 2015 17:32  
**To:** LUC (Land Use Contract)  
**Cc:** Wade Gork; Cheuk Tang; Phillip Sewell  
**Subject:** Hi summary of some points regarding LUC015 Galleon Court and Windjammer dr

Hi John

On behalf of Wade Gork at 4411 windjammer ( whom i have just talked to) and my parents and among others we would like these points to be brought up during the LUC early termination. You may use this conversation during the public hearing.

As there are original owners who still own their places, there was a wave of new owners about 10 - 7 years ago into these homes as the original owners have retired and moved on. I am in this category of new owners and put a 25 year mortgage on my property. We have been informed of the LUC of 2024 and decided that we had plenty of time to rebuild our homes to live there permanently. Many of us "new owners" started a family and are now building cash reserves, lines of credit and extra funds for a new build or major renovation. When we do build we did not plan on increasing our square footage footprint by so little to only 2200 sqft (0.55 of 4000 sqft lot). We wanted to build out to accommodate a typical family plus an extended family for my parents. A couple plus two or three kids plus a pet and perhaps a parent or two. With the termination of this destroys our plans altogether.

Also recently I had an appraiser looking at our house for a refinancing. The early termination reduces the value because it discourages investors and builders from rebuilding on this land; which in turn reduces the usefulness and therefore the potential to sell at a price that is in line with the other homes.

Thirdly we must understand that during the 70s these homes were spec homes and were not made to last. The problems include thinner insulation and ranch siding and two by four framing. Most of the roofs did not have tar paper underneath, and the sheathing and all materials were not of the highest quality. These are not high quality compared to Westwind homes. They were built during the time when they just to pass efficiency standards. By reducing the allowable build size to 0.55 it reduces the incentive for these owners to build out and and rebuild a nicer home because the cost per square footage averages cheaper when it is higher.

If the main concern is to prevent building square homes then an ordinance is appropriate but doing this early termination across so many LUCs is not cost efficient or productive.

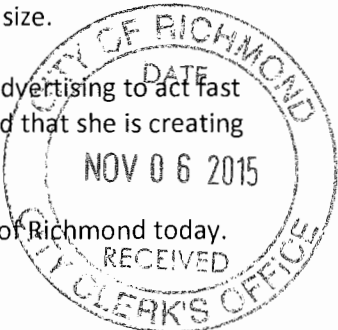
There are multitudes of reasons why we should leave things alone. Not all households are singular and atomic. We live in a diverse multicultural society and one aspect of it is respect and in-house care for our elders. Having the consolation of the RS1 zoning of a separate suite is not suitable to have an elder parent live in it. I think there is some callousness dealing (or not dealing ) with this issue. My parents are nearing 80 years of age and I plan on building or extending the home later to accommodate them. It is the culturally acceptable thing to do. The default assumption of porting these old timers to nursing care homes is a consequence of not being able to build out to an appropriate size.

Regarding Lynn Terborg and her petition to terminate the LUC, I think she had a listing or was advertising to act fast before the LUC is terminated. I believe this is self-serving and is not the benefit of the seller, and that she is creating controversy by advertising it in this fashion.

I think a commission should be made with proper measures to match the needs of the citizens of Richmond today.

City Clerk's Office

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When the city of Vancouver is taking positive changes to their zoning to accommodate the influx of immigrants and population by building lanehomes, why are we doing the opposite -- by reducing the density. This is a dangerous precedent and I think it is only for the benefit of those who want Steveston to stay the same. We cannot stop the influx of population and immigration, but by doing restrictions to prevent family density is destructive to the community and to our own households.

Thank you for your time.

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