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**From:** Martin Woolford <martin\_woolford@telus.net>  
**Sent:** Tuesday, 24 November 2015 13:30  
**To:** McPhail,Linda; Brodie,Malcolm; Au,Chak; Dang,Derek; Day,Carol; Johnston,Ken; Loo,Alexa; McNulty,Bill; Steves,Harold; Weber,David; LUC (Land Use Contract)  
**Subject:** City of Richmond LUC Early Termination

I am writing to show my support for the City decision to proceed with the process for the termination of Land Use Contracts by overlaying the existing neighbourhood zoning onto the LUC areas. It was never the intent for Land Use Contracts to be immune from Richmond's Zoning bylaws. The same rules should apply for all, our neighbourhoods are rapidly becoming dysfunctional as redevelopment under the current process and rules ruin their original character and intent. The current interpretation of LUC land was compromised when links to Richmond's Building Bylaws were severed and by the loop holes found in 2009, up to that point development or redevelopment in these areas were treated by the City similar or the same as the current residential bylaws. Most purchases of residential property, one would assume are not based on the speculation of future property value but rather about the long term livability of the house and the neighbourhood it resides. Obviously, we all hope our property will increase and not decrease in value over time, but how many purchasers of LUC property to that point actually knew that their property was a LUC property at all and was not controlled by city zoning bylaws? Knew in fact that, that difference under other rules, if exploited to the fullest upon redevelopment, could possibly provide, if any, more potential value? These purchasers would actually be reverting back to what rules, they believed actually controlled development of their property at the time it was originally purchased. Only speculators from 2009 forward could truly argue against the change to the proposed zoning, affecting their theoretical market values, if any. Complaining about potential loses and restrictions to size development as they exploit the loopholes that exist until the LUC's are discharged. At what cost is this development to our community and its's livability? Please get on with eliminating this problem, as soon as possible, moving these LUC properties to where they should be under control of Richmond's Building Bylaws.

Your Truly  
Martin Woolford  
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**City Clerk's Office**

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**LUC Correspondence**

