

Schedule 104 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

From: Steve Folk <sfolk@vsb.bc.ca>
Sent: Tuesday, 24 November 2015 13:37
To: LUC (Land Use Contract)
Subject: Steveston LUC

November 24, 2015

To whom it may concern:

There has been much interest and opinions on the subject of land usage in our neighborhood with several large homes being built recently. I have read many articles in the local Richmond papers in the last year and heard first hand conversations regarding complaints on this issue.

It is in my opinion and the opinion of many I have spoken to that to stop this type of development now that it has begun would be premature and unfair. This LUC adds considerable value to these land plots, and as such, many have cost more to purchase.

It is unacceptable to me that because of a few complaints, you would take away this option from current homeowners, effectively devaluing our property for resale by hundreds of thousands of dollars and limiting options for redevelopment. The redevelopment of our neighborhoods is already underway, how do you see that it is fair to eliminate the options for those of us who had purchased with the thought of having options with our growing families to be able to modify or rebuild to keep from having to move out of a neighborhood we love and a lot of us grew up in.

I think the issues of most complaints is the lack of guidelines with these new homes. Why don't you concentrate your efforts on setting guidelines for style, square footage, roof-lines etc. to help keep these new builds within the scope of the neighborhood so they fit in instead of taking away future options for people like me? Many developers are mindful when it comes to the architectural design of these houses so that it is almost unnoticeable that they are 3 stories, and although large, these homes add character to the street. Others build what they want with no regard for the neighborhood or the neighbors they are building beside.

I can't accept that you would take away m freedom and flexibility in this matter as well as devaluing my property.

Respectfully,

City Clerk's Office
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LUC Correspondence

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