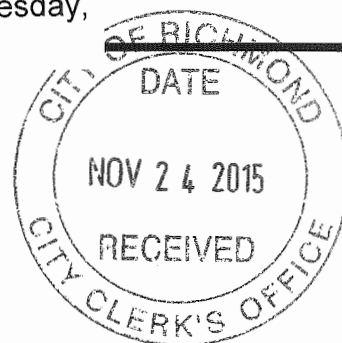


Schedule 107 to the Minutes of
the Special Public Hearing
meeting of Richmond City
Council held on Tuesday,
November 24, 2015.

LUC (Land Use Contract)

From: Christina Giuliani <christinancr@gmail.com>
Sent: Tuesday, 24 November 2015 14:47
To: LUC (Land Use Contract)
Subject: Special Land Use Contract- Steveston **City Clerk's Office**



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LUC Correspondence

To Whom It May Concern;

In the matter of Special Use Land Contracts and the City meeting to consider their termination, I would like to submit the following:

As a proud Richmondite born and raised I was proud of the day I closed on my Steveston single family home. I work in the Real Estate industry (I am a commercial mortgage Lender) and worked hard and clever through BC's rising real estate market from a condo, to a townhouse, to my home now on Schooner Court. I have lived in this home for 5 years and it has fulfilled my desire for community living, both in the commercial sector in the village, and the families that live in my court, and the surrounding cul-de-sacs. Together we have all enjoyed the benefit of rising asset values in our homes, and at the same time have had to witness the style of the community undergo some evolution.

Albeit it is somewhat hard hitting to see the quaint and well-loved bungalows, and rear-level split designs that are so reminiscent of Steveston's early boom in the 70's be discarded as land lot value, the truth is; it has happened. In my court alone we will have three new "monster" houses by next summer and several already around the corner...and several more down the street. Like with any change, when these new XL homes started going up, we were all puffed up with community pride (and rightfully so, it is a wonderful neighborhood) that a collective of complaints and requests for change were brought up to the city to help preserve what we had. Unfortunately, this meeting is being held 2 years too late.

With every 8th home being a rebuild nearly 3 times the size of its neighbour, how do we now expect that those early birds, with no regard for community design or cohesion, will forever blemish the streets and round-a-bouts in our area, whereas, instead, we should be looking long term, at the ability of the area to evolve as a whole into new and larger (not massive) homes of character, deserving of their \$2million plus price tags. Our community would now benefit from more precise rules and regulations on planning and design, not the limitation of square footage and removal of 3rd storeys that have been enjoyed by the builders and new home purchasers of the past 24+/- months.

The day these Special Land Use Contracts terminate, each of my neighbours and myself will have a devalued asset in contrast with their direct comparables and neighbouring houses. This, as well as the consideration that those able to move will likely make haste to catch the deadlines of the termination and there will be a late surge to get these houses up quick, and people to get "out of the market" what their neighbours have enjoyed, leaving the rest of us surrounded by even more XL houses.

In my opinion, as a home owner directly affected by a SLU contract, and therefore by its termination as well, is that the movement is too late, concentration should now be on the regulation of style and appropriate land usage (ie: gabling of third stories, appropriate set-backs, and land:structure ratios).

I'm proud of my community, and the home I've created in it, and the thought of an immediate move now to save from losing out on hundreds of thousands of dollars in opportunity with a one year deadline makes me very sad. Please consider the future of Steveston and its current home-owners, using a realistic view which is

now dappled with a large amount of XL and 3 storey homes; they are not coming down, so the remaining properties should enjoy the benefit of opportunity to compare.

Thank you for your consideration,

Christina Giuliani
11351 Schooner Court
Richmond