

Nov 24, 2015

LUC PH

Speaking Notes

To LUC Hearing on Nov 24 2015. LUC off.

Thank you for Honorable Mayor + Councillors for the opportunity to ~~see~~ speak. First of all, I'm extremely dissatisfied for the time frame to ~~owners~~ to understand the LUC booklet. With Ethnic groups being a significant percentage of our Richmond population, I had neighbors calling me to ~~to~~ translate. But not everyone has the opportunity to find a translator for such important change to their property!

In terms of LUC, everyone like options. One might not ~~with~~, rebuild, re-sell, or have plan. But option of LUC gave potential to decide with today's shortage of land and cost of purchasing a property, one might use the advantage of LUC. Under LUC off, there are lots have back lane access while others don't. So if all named under RS/B, it is like a blanket zoning. Each lot should be zoned individually to fully utilize the usage of land. Although re-zoning is possible, but that will involve extra expenses. Also zoning will be changed by councillors

and owners will no longer have the ability to give input.

Lastly, if bylaw amendment is passed, existing owners should be grandfathered the LLC to June 2024. The existing owners are not the typical investors who like to take ~~advantage~~ advantage of LLC. New owners of LLC title will be bound by new bylaw. This not only give existing owners the advantage of a LLC title owners. To the investors, this put a stop to exploitation of LLC.

Together, we can have a harmony community with beautiful neighborhoods.

Your Sincerely
Donald Mak.
2015 NAR 24