

Schedule 122 to the Minutes of
the Special Public Hearing
meeting of Richmond City
Council held on Tuesday,
November 24, 2015.

Nov 24, 2015
LUC PH
Speaking Notes

Lynda Terborg

Subject: FW: PH talk (final draft)

From: Lynda Terborg [<mailto:lterborg@shaw.ca>]

Sent: November-24-15

Subject: Public Hearing Submission for Early Termination Land Use Contract Amendment Bylaws

Mayor and Councillors

I fully support the process you have chosen to follow for early termination of Land Use Contracts. You are providing the leadership to finally restore zoning regulation and to have those same rules applied fairly and evenly across the board for all properties in Richmond. There is no valid overriding reason to delay. You have been working on this problem for over 6 years. The overall benefits of early termination far out weigh objections of a few who still have appeal privileges and the generous one year delay before termination comes into effect. Adjoining zoning owners have no avenue to appeal a super build coming near them.

Those original LUC developers could have abused their contracts and built excessively large but they did not. They were building neighbourhoods with character with a respectful interplay between the homes. They practiced restraint. You are today restoring that order and civility and holding true to the community values expressed in Richmond's Official Community Plan.

I just wanted to share with you an example of two different new homes recently rebuilt on LUC properties and that just sold last month in my neighborhood.

Both are new LUC rebuilds, the smaller one is a two storey house, and the larger one a 3 storey house. The big one is TWICE as big as the smaller one. As you can see by the table... bigger houses doesn't always equate to bigger prices.

The setting, the backyard set backs, the landscaping all contributed to the smaller house's success. We celebrate and applaud the success of this smaller house selling \$300,000 more than the bigger house.

Unfortunately, this smaller Pelican seems to be a one of a kind, as most LUC's, such as Pintail are twice as big as permitted density and getting bigger.

Residents have also heard the Mayor and Councillors express their concerns over these last 6 years when the problem was first publically identified, so we know you too are committed to a solution.

Thank you for voting for early termination.

Lyn ter Borg
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Richmond

BIGGER HOUSES don't always mean BIGGER PRICES

NEW LAND USE CONTRACT HOUSES	NO of STORIES	HOUSE SIZE (sq. ft.)	LOT SIZE (sq. ft.)	FLOOR AREA RATIO (FAR)	SOLD PRICE	YEAR BUILT	DAYS ON MARKET	SOLD DATE
PELICAN COURT	2	3,186	5,930	0.54	\$2,250,000	2014	2	OCT 28, 2015
PINTAIL DRIVE	3	6,194	5,300	1.17	\$1,945,000	2015	272	OCT 24, 2015