

Schedule 12 to the Minutes of the
Special Public Hearing meeting of
Richmond City Council held on
Tuesday, November 24, 2015.

From: paul wright <left321@telus.net>
Sent: Tuesday, 10 November 2015 13:13
To: LUC (Land Use Contract)
Subject: Re: land use contract 003....thanks

Thanks for your time and for answering my questions, I feel a bit more at ease. It was a shock to get such a big book in the mail yesterday and then try to figure out what it was all about and how it was going to affect us.

thanks

Paul Wright



City Clerk's Office

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LUC Correspondence

From: LUC (Land Use Contract)
Sent: Tuesday, 10 November 2015 13:07
To: 'paul wright'
Subject: RE: land use contract 003

The single family mill rate would be the same for LUC and RS1 properties.

You would have to speak to an independent appraiser about property values and how they are determined.

John

From: paul wright [mailto:lefty321@telus.net]
Sent: Tuesday, 10 November 2015 12:43
To: LUC (Land Use Contract)
Subject: Re: land use contract 003

thanks..

Is there an appraiser or a specialist in the field of land economics at City hall who you can defer the question too?

Are the forementioned "mill rates" the same for both types of property categories LUC 003 vs RS1/E.. If not what is the difference.

Thanks
paul

On 2015-11-10, at 12:29 PM, LUC (Land Use Contract) wrote:

That's a question that would have to be deferred to an appraiser or a specialist in the field of land economics. There are many factors involved in property values, so to find a precise answer on how the early termination of land use contracts would impact property values will be difficult to answer.

John

From: paul wright [mailto:lefty321@telus.net]
Sent: Tuesday, 10 November 2015 12:21
To: LUC (Land Use Contract)
Subject: Re: land use contract 003

yes... a difficult question but a very important one.

Based on what you know about property values is this process going to increase or decrease my property value and if so by how much?

On 2015-11-10, at 12:12 PM, LUC (Land Use Contract) wrote:

That is a difficult question to answer because taxes are set by a mill rate set by Council and the mill rate is multiplied by the assessed property value.

John

From: LUC (Land Use Contract)
Sent: Tuesday, 10 November 2015 12:13
To: 'paul wright'
Subject: RE: land use contract 003

That is a difficult question to answer because taxes are set by a mill rate set by Council and the mill rate is multiplied by the assessed property value.

John

From: paul wright [mailto:lefty321@telus.net]
Sent: Tuesday, 10 November 2015 11:59
To: LUC (Land Use Contract)
Subject: Re: land use contract 003

Thanks for the info
Do you have any info on whether or not this will affect our city taxes
thanks

Paul Wright

On 2015-11-10, at 11:47 AM, LUC (Land Use Contract) wrote:

Paul,

The property at 3071 Williams Road is in Land Use Contract 003. You can find additional information on our website at:

<http://www.richmond.ca/plandev/planning2/projects/LUC.htm>

In particular, click on the pdf file Land Use Contract - Report and Summaries, and scroll down past the report and to the summary pages - Land Use Contract 003. There you will find a table that compares the key regulations under LUC003 and the proposed RS1/E zone for your property.

John

-----Original Message-----

From: paul wright [mailto:lefty321@telus.net]
Sent: Monday, 9 November 2015 19:29
To: LUC (Land Use Contract)
Subject: land use contract 003

Hello,

My family and I live at 3071 Williams Rd.

Could you please detail the changes that are being proposed, and how this will affect us.

In particular we would like to know if this will affect our city taxes and how.

What if any changes will be made to what can be built on our property; ie what the current building footprint vs property size and any height restrictions changes.

thanks

Paul Wright