

Schedule 15 to the Minutes of the  
Special Public Hearing meeting of  
Richmond City Council held on  
Tuesday, November 24, 2015.

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**From:** Julie Halfnights <jhalfnights@shaw.ca>  
**Sent:** Sunday, 15 November 2015 19:47  
**To:** LUC (Land Use Contract)  
**Subject:** LUC Public Hearing Submission

November 15, 2015  
5184 Sapphire Place  
Richmond V7C 4Z9

To: Mayor and Council

Re: Early Termination of Land Use Contracts

We are unable to attend the upcoming Public Hearing due to travel plans. Please accept the following as our input.

As the owners of a home located at 5184 Sapphire Place on property impacted by the City's desire to terminate Land Use Contracts (LUCs), we are concerned this change will reduce the value of our property. This need not be the case. If the City is able to zone more creatively, our property value may stay the same and, at the same time, opportunities may open up for renovations and changes that actually benefit single family LUC neighbourhoods like ours.

Our older son recently purchased a single family home in the City of North Vancouver – it is a duplex on what was previously a single family lot; he and his wife own the title to their 'half' of the lot and building. In their area there are several different types of stratified lots, including:

- simple duplexes like theirs that are owned outright with, effectively, a zero lot line – those familiar with Ontario zoning will know these as 'semi-detached';
- duplexes and triplexes stratified by floor or within the building structure;
- duplexes and triplexes divided into separate residences for rental purposes, where the rental units may support the mortgage of young buyers or the lifestyle of retirees; and
- homes with coach houses at the back of the lot (sometimes over a garage), whether stratified or rental.

The neighbourhood is lively; nearby shops and the closest school have stayed open because families can still afford to buy there.

If Richmond can apply zoning options like these while terminating LUCs, the impact to LUC homeowners like us will be reduced or mitigated and the move could well provide options for more affordable homes in Richmond's single family neighbourhoods.

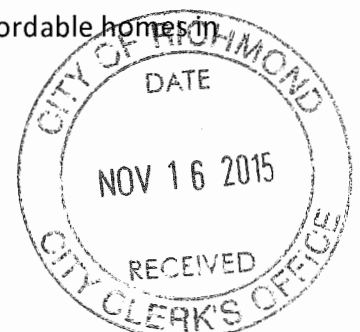
Thank you for your consideration

**City Clerk's Office**

Gordon and Julie Halfnights

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**LUC Correspondence**



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