

Schedule 34 to the Minutes of  
the Special Public Hearing  
meeting of Richmond City  
Council held on Tuesday,  
November 24, 2015.

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**From:** WuHongda <wuhongda8@hotmail.com>  
**Sent:** Tuesday, 17 November 2015 10:49  
**To:** LUC (Land Use Contract)  
**Subject:** Re: Some Questions about Land Use Contracts 157

Hi John,  
Thank you so much.

Hongda (Danny)

Sent from my iPhone

On Nov 17, 2015, at 10:47, LUC (Land Use Contract) <[LUC@richmond.ca](mailto:LUC@richmond.ca)> wrote:

Danny,

If a property is 7,400 square feet and located within LUC157, it may be possible to build a 5,000 square foot house while the land use contract is still in effect. You would need to obtain a copy of LUC157 and speak with our building department to determine this.

John

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**From:** WuHongda [<mailto:wuhongda8@hotmail.com>]  
**Sent:** Tuesday, 17 November 2015 10:29  
**To:** LUC (Land Use Contract)  
**Subject:** Re: Some Questions about Land Use Contracts 157

Hi John,  
Do you know if the property under LUC157 is around 7400 sqf, can we build around 5000 sqf new house?  
Thank you very much.

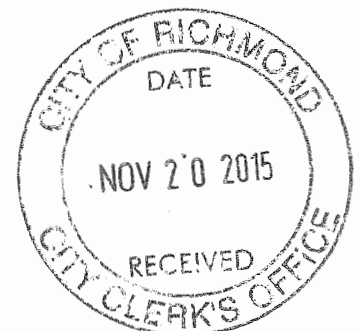
Danny.

Sent from my iPhone

**City Clerk's Office**

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**LUC Correspondence**



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**From:** WuHongda <wuhongda8@hotmail.com>  
**Sent:** Tuesday, 17 November 2015 09:02  
**To:** LUC (Land Use Contract)  
**Cc:** pecocon@shaw.ca  
**Subject:** Re: Some Questions about Land Use Contracts 157

Hi John,

Thank you very much for your reply, it is big help for us.  
Within the transition prior, when we want to build the house, we will be more than happy to meet city building department and discuss the building design.  
Thank you, have a nice day.

Hongda

Sent from my iPhone

On Nov 16, 2015, at 15:39, LUC (Land Use Contract) <[LUC@richmond.ca](mailto:LUC@richmond.ca)> wrote:

Hongda,

Thank you for your email. In response to your questions, Council will be considering the early termination bylaws at a Public Hearing on November 24<sup>th</sup>. Following the Public Hearing, Council may consider adopting all of the bylaws, some of the bylaws, or none of the bylaws. They could also consider deferring or tabling certain bylaws until a later Council date. Having said that, it is difficult to determine when the bylaws would be adopted following the November 24<sup>th</sup> Public Hearing. If the bylaws are adopted, there would be a 1-year transition period where the land use contract regulations would still apply. In order to build under those regulations, you would need to have a full building permit application submitted prior to the end of the 1-year transition period. All property owners will be notified following Council's decision on the bylaws. If you submit a completed building permit within the 1-year transition period, you will be able to build under the land use contract regulations; however, our building department will likely want to meet with you to discuss any aspects of the building design that may not be compatible with the neighbourhood.

I hope that answers your questions. Let me know if you have any further questions on this.

John

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**From:** WuHongda [<mailto:wuhongda8@hotmail.com>]  
**Sent:** Monday, 16 November 2015 14:47  
**To:** LUC (Land Use Contract)  
**Subject:** Fwd: Some Questions about Land Use Contracts 157

Hi Officer,  
My name is Hongda Wu, lives at 6231 Woodward's Road.

A week ago our family has made an offer on one of the LUC157 properties. the subject removal date is **Nov 18th, 2015**. and now we have received the Notice of Public Hearing relating to Land Use Contracts, so we have couple questions that really help on our decision whether or not we should buy this property.

- 1) is there a schedule time for termination Land Use Contracts?
- 2) if we apply to re-build the property before the timeline, and get the permit after the termination time, can we still build it under LUC?
- 3) during the building permit application, if City gets complains about applying under the LUC, will city be listing the complains and slow down the application or force to make changes on the plan?
- 4) what will be decided in the Public Hearing?

We are not planing to apply for monster huge building which makes everyone is uncomfortable, we will be carefully discuss with our architect and also listen to city plan checker's suggestions. Thank you very much. I really appreciate if you can answer those before the subject removal date( Nov18, Wednesday).

Best regards,

Hongda Wu.

Phone: 778-628-8677