

Tamara Melder

Schedule 41 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

November 20, 2015

BY EMAIL (luc@richmond.ca)

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Attention: City Counsel

Dear Sirs/Mesdames:

Re: Early Termination of Land Use Contracts and Establishment of Zoning

I write to express my opposition to the early termination of the Land Use Contracts on specific properties in Richmond. When purchasing my home in 2009, one of the attractions of this specific property was that the Land Use Contract was in effect and that should I decide to build on that property or sell the property before the contract expired, I would be able to build a house with a larger amount of square footage and with three full floors. While I support the idea of building reasonable size homes at reasonable prices in order for Richmond residents to be able to afford them, I feel that this early termination will now affect the overall resale value of my home and I do not agree with that. I was informed that should this Land Use Contract termination and re-zoning go ahead, it would happen immediately and I would only have 1 year to apply for building a new home on my property under the current Land Use Contracts, or I could apply for an extension. However, this extension would not be guaranteed. Therefore, I feel that I would prefer to leave them as is and let them expire at the original time they were meant to expire. At that point, Richmond City Council can then opt to rezone the properties to the new proposed regulations.

Thank you for your time and consideration in relation to this matter.

Yours truly,



Tamara Melder

City Clerk's Office

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LUC Correspondence

