
From: M Donaldson <mdonaldso@gmail.com>
Sent: Sunday, 22 November 2015 16:45
To: McPhail,Linda; Brodie,Malcolm; Au,Chak; Dang,Derek; Day,Carol; Johnston,Ken; Loo,Alexa; McNulty,Bill; Steves,Harold; Weber,David
Subject: Submission Letter for LUC Public Hearing on Tuesday, November 24, 2015

Hello,

We STRONGLY support Richmond City Council's decision to proceed with the process for the TERMINATION of Land Use Contracts, as soon as possible, because:

1) Land Use Contracts have served their purpose.

- Land Use Contracts were created as a land development tool to subdivide land.
- It was never the intent for Land Use Contracts to be immune from Richmond's Zoning bylaw.

2) Land Use Contracts are NOT FAIR!

- The early termination process IS FAIR to all and has a built in appeal mechanism for homeowners who feel they may have reasons for hardship.
- The only fairness that does not exist is the unfairness that continues for some neighbours to have to be the unlucky ones to have to endure an excessive overbuild next to them, behind them, or in front of their property.

3) The City of Richmond DEFINITELY HAS a leadership role in supporting Land Use Contract early termination.

- The Provincial government has provided the opportunity to regain control over Land Use Contracts, as lobbied by Richmond City Council (2010) and resolved by the Union of BC Municipalities.
- Richmond joins with other municipalities who are undertaking early termination of Land Use Contracts. Surrey is already further along in this process.
- Termination of Land Use Contracts is part of Richmond's Official Community Plan.

As committed, 40 year residents of Richmond, we believe in community and have seen too many negative effects on neighbourhoods when enormous megahouses are built on Land Use Contract properties.

Thank you.

Jim and Marilyn Donaldson

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City Clerk's Office

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LUC Correspondence

