

Schedule 56 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

MayorandCouncillors

From: Out West <jtrichmond@telus.net>
Sent: Sunday, 22 November 2015 22:07
To: LUC (Land Use Contract); Graeme Wood; Editor Richmond News; MayorandCouncillors
Subject: Editor Richmond News LUC
Attachments: Editor Richmond News LUC.docx

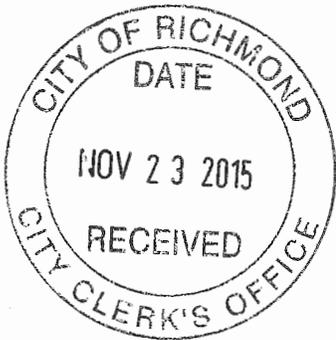
Categories: 12-8060-20-009300-009485

Dear Editor of the Richmond News,

Attached please find my letter outlining a number of concerns in relation to the Land Use Contract issue and a set of bylaws proposed by the City of Richmond. This matter will be addressed in a public hearing this upcoming Tuesday. I have also copied your reporter Graeme Wood.

Thanks,

Jim Barkwell
604/275-4810



City Clerk's Office

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LUC Correspondence

22 November 2015

Richmond News

Attn: Editor and Graeme Wood

Open Letter to Richmond Mayor and Council,

After four decades of Land Use Contract zoning, Richmond City spent several years quietly lobbying to end LUCs across BC. The province passed legislation to do so, providing a 10 year transition period. The City now proposes to end LUCs for 5,500 affected Richmond landowners, virtually immediately.

Many people have views on LUCs. What is undeniable, however, is the flawed process proposed by the city. Don't be surprised if you haven't heard about LUCs until recently. Despite owning an LUC-zoned home for 15 years we were repeatedly misinformed by city staff about what zoning rules applied. We spent over \$100,000 renovating our home based on that misinformation. After the city convinced the province to change the rules, they now want to slam the door shut on affected landowners, many of whom, like us, are only now aware of what options apply for rebuilding, selling or renovating. Oh yes, and then they tripled the appeal cost.

This rushed and unfair process will create financial disadvantages for many homeowners and will distort the local economy by forcing hastened decisions on the most important asset most of us hold – our homes. What will the forced transition do to home prices? What kind of building plans will be rushed through to beat the deadline? Will construction costs skyrocket if multiple projects are rushed forward? It doesn't appear the city has thought of any of this.

The vast majority of LUC homes are attractive, modern homes that enhance their neighbourhoods. A few are not, just as many non-LUC homes lack aesthetic appeal. If the city wants uniform standards, then use architectural controls to ensure appropriate standards. Don't hide the truth about LUCs for years and then institute a seriously flawed process, with jacked up appeal costs, to disadvantage thousands of Richmond homeowners. The province established a 10 year transition for good reasons. The current process proposed by Richmond City is un-democratic and unfair. We deserve better leadership than that.

Jim Barkwell

Richmond