

Schedule 70 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

From: Robert Breen <rjbreen@shaw.ca>
Sent: Monday, 23 November 2015 10:49
To: McPhail,Linda; Brodie,Malcolm; Au,Chak; Dang,Derek; Day,Carol; Johnston,Ken; Loo,Alexa; McNulty,Bill; Steves,Harold; Weber,David
Cc: Sally Breen
Subject: LUC Public Hearing

Dear Councillors:

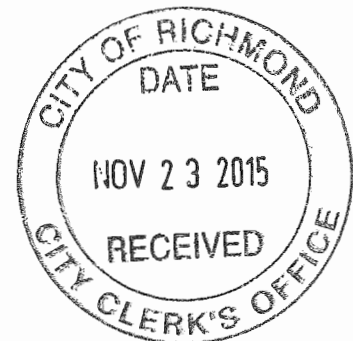
We support City Council's decision to proceed with the process for the termination of Land Use Contracts, because:

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 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.

Termination of Land Use Contracts is part of Richmond's Official Community Plan.

Sincerely

Robert and Sally Breen
12032 Osprey Court
Richmond



City Clerk's Office

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LUC Correspondence