

Schedule 72 to the Minutes of the
Special Public Hearing meeting of
Richmond City Council held on
Tuesday, November 24, 2015.

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From: jaykay8571@shaw.ca
Sent: Monday, 23 November 2015 03:01 PM
To: CityClerk
Subject: Public Hearing November 24, 2015 Written Submission

Categories: 12-8060-20-009300-009485

Dear Sirs and Madams,

Obviously, it is in the best interests of a neighbourhood to have all properties subject to uniform rules. There will be complaints about terminating LUCs from 2 main groups; builders who want to maximize profits by building as large as they can and people who want to sell their properties to those builders. Neither group has the best interests of the neighbourhood at heart and in any case, the complaints are easily dealt with. The City telegraphed its desire to terminate LUCs way back in 2010. Anyone who bought property before that who sells their house after zoning comes into effect is still going to make a large profit when they sell. After all, making the properties subject to the same zoning as the rest of the neighbourhood does not take away the ability to build a larger house; it only limits the increase so that the house fits in with its neighbours. Given the market in Richmond and the huge price increases houses that are subject to zoning are seeing, all that may be lost by a prospective seller is some whipped cream on top of the icing on the cake. It may be nice to have but not is not a right.

Owners who bought property after the City made its intentions known should have been aware of this possibility so there is no unfairness to them. If they were speculating that the zoning would not come to pass or that the allowable build would be bigger than it is now turning out to be, that is the risk of speculation. Not every speculation turns to gold.

Please do the right thing and support our neighbourhoods.

Graham Taylor
8571 Fairhurst Road

City Clerk's Office

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LUC Correspondence

