

From: Michael Seidelman <bat1734@telus.net>
Sent: Monday, 23 November 2015 18:53
To: McPhail,Linda; Brodie,Malcolm; Au,Chak; Dang,Derek; Day,Carol; Johnston,Ken; Loo,Alexa; McNulty,Bill; Steves,Harold; Weber,David
Subject: Land Use Contracts

Dear Mayor and City Councillors:

I would like to offer my SUPPORT for the EARLY TERMINATION of the Land Use Contracts.

If I am correct, homes in LUC were never intended to bypass Richmond' zoning bylaws. We are now ending up with sporadic homes in neighbourhoods that exceed size, most obvious in height, of their neighbours.

My parents bought a home in the late 70s that is identified as a LUC and they never were aware of this when they bought it or even what a LUC was until I explained it to them. They no longer own the home but it is still owned and lived in by family members who also had no idea their home fell into this category or what that meant. I think its fair to say that most owners of LUC contract homes likely also have had no idea of the fact until recently. Some of these owners may now see the possibility for a higher property value but I think very few people who had brought their property years ago knew what a LUC even was or that their home fell into the category. Expect for those wanting to profit on something they didn't know applied to them, I don't see how terminating the contracts would harm anyone.

I understand that even with the early termination, there will be a one-year grace period for developments for LUC. I would like to suggest a temporary bylaw that would prevent realtors or developers from taking advantage of this extra time and approaching homeowners with brochures or by knocking on their doors. This practice would be opportunistic and would not be in the best interest of Richmond neighbourhoods.

As well, I also understand if the Land Use Contracts are terminated early, owners of LUC homes can apply for an exemption for reasons of hardship. I would like to recommend that when applications for hardship arte made, the neighbours around the particular property will be consulted for their opinion. As you can see if you walk around the block onto Citation Way from the very obvious LUC property on Colonial Drive, a three level home like that has a direct view of all the yards in the surrounding areas. In addition to loss of sunlight for neighbours directly adjacent to a house like this, allowing an exception for one person's hardship could add to their neighbours own hardship and loss of privacy and sun as result so it only seems fair that they be consulted before a decision is made.

Sincerely,

Michael Seidelman
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City Clerk's Office

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LUC Correspondence

