

Schedule 79 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

From: Mary Hobbs <hobbsm@shaw.ca>
Sent: Monday, 23 November 2015 20:58
To: McPhail,Linda; Brodie,Malcolm; Au,Chak; Dang,Derek; Day,Carol; Johnston,Ken; Loo,Alexa; McNulty,Bill; Steves,Harold; Weber,David; MayorandCouncillors
Subject: Input for LUC Public Hearing
Attachments: Input for LUC Public Hearing 23Nov2015.tif

Follow Up Flag: Follow up
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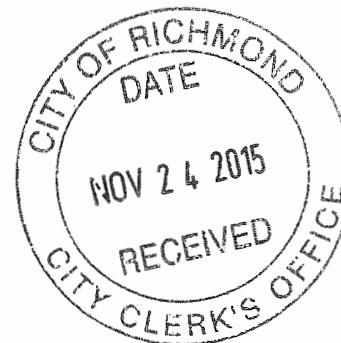
Hello – I have attached our signed letter to you all providing input for the Public Hearing on the Land Use Contracts scheduled for Tuesday Nov. 24, 2015.

Thank you for the opportunity to provide input into this important issue.

Mary Hobbs

Mary Hobbs
4711 Camlann Court
Richmond, BC V7C 4S1
hobbsm@shaw.ca

City Clerk's Office
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LUC Correspondence



November 23, 2015

4711 Camlann Court

Richmond BC V7C 4S1

To: Mayor Brodie, City Councillors & LUC Committee

We are writing in response to your request for input into the Public Meeting relating to the Land Use Contracts, scheduled for Tuesday November 24th, 2015. We, Mary & William Hobbs are

- long time citizens of Richmond (38 years) and
- homeowners who live adjacent to two of the houses identified in Land Use Contract 054 in West Richmond Area 8.(4731 Camlann Crt & 4751 Camlann Crt).

We support Richmond's City Council's proposed bylaws as they relate to all of the properties under LUC:

- to establish Zoning in those areas where properties are under the LUC's: and
- to approve the early termination of Land Use Contracts on those specific properties

Land Use Contracts have served their purpose

- Land Use Contracts were created as a land development tool to subdivide land and develop service agreements. The original contracts stated "the use and development of the lots shall conform to the provisions of the Zoning Bylaw".
- It was never the intent for Land Use Contracts to be immune from Richmond's Zoning bylaw. And Until about 2009 the City applied one zoning to bylaw to everyone.
- Over time this changed.

The Existence of Land Use Contracts Precludes Consistent Application of Zoning

Recent changes in zoning, that include height restrictions of 29 ft to control building height and massing and the elimination of 3rd story balconies, are not applicable to the redevelopment of about 4,000 LUC properties. Recent LUC rebuilds are 3 stories (35 ft or higher) with many more than twice the currently permitted density compared to zoned property. This inconsistency in building bylaws is creating problems in the community and neighborhood. Neighbours who are unlucky to be located adjacent, behind, or in front of the LUC rebuild face a loss of liveability, a loss of privacy, sunshine, green space, trees, and a rebuild very close to

their property line. These LUC rebuilds often dominate the neighborhood skyline and change the neighborhood character and sense of place.

The recent legislation for early termination allows the City Council to terminate LUC's without the consent of the landowner. The bylaw addressing the early termination process has a built in appeal mechanism through the 'Board of Variance' for homeowners who feel they may have reasons for claiming hardship with respect to land use and building construction.

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.

To conclude we believe that Richmond will benefit from the early termination of the Land Use Contracts and the application of consistent zoning:

- The termination process has an appeal process through the Board of Variance for affected owners.
- With consistent application of zoning bylaws in place City officials should receive fewer complaints and have fewer problems to solve.
- Early Termination is consistent with Richmond's Official Community Plan.
- Communities and neighborhoods will be happier knowing that the zoning bylaws will apply to former LUC properties.
- The landscape in neighborhoods will no longer be dominated by extremely large, in mass and height, LUC rebuilds.

Thank you for the opportunity to have input into this very important issue.

Sincerely

Mary C Hobbs

and

William Gordon Hobbs

