

Schedule 80 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

From: john terborg <john_terborg@hotmail.com>
Sent: Monday, 23 November 2015 21:22
To: MayorandCouncillors
Cc: Weber,David
Subject: Public Hearing Nov. 24 - I support early termination of Land Use Contracts

Mayor and Council,

I support your decision to proceed with early termination for Land Use Contracts. The years of hard work by staff, residents, study groups, and Councillors who lobbied for a just solution is only now being realized. The Provincial legislation that was created in response provides a fair process to be applied across all affected BC municipalities and matches well with the objectives in Richmond's Official Community Plan.

Land Use Contracts which were created as a development tool to subdivide land are responsible for many of Richmond's most appealing and character neighbourhoods. Having served their intended purpose the mistake that de-linked Land Use Contracts from the City's Zoning Bylaws is what is being corrected today.

It is unfortunate that this loophole that is being exploited by new rebuilds has had the exact opposite effect on the community. The excessive building that is observed does not respect neighbours and has significant impacts on neighbourhoods.

Your decision to eliminate these outdated development tools is a timely one and is much needed. The opportunity to replace Land Use Contracts with Zoning Bylaws allows the consistent application of modern land use policies and practices and will provide greater certainty and transparency for residents and those who develop and build within our community.

I look forward to your seeing this process through.

John ter Borg

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