
From: Carlo Pechuanco <cpechuanco@gmail.com>
Sent: Monday, 23 November 2015 22:26
To: LUC (Land Use Contract)
Subject: ATT: City Clerk RE: Bylaw 8500, Amendment Bylaw No. 9346 and Early Termination of LUC044 Bylaw No. 9347

Hello,

I am writing in response to the request for public input regarding the application of Amendment Bylaw No. 9346 and Bylaw No.9347 which imposes early termination of Land Use Contract 044. I currently reside at 6361 Sheridan Road which would fall under zoning RS1/B if the bylaws are to pass.

Early termination of LUC044 will significantly affect the value of my property and those of my neighbors because it will severely restrict any new home buyer that wishes to purchase one of our homes and start anew; a scenario that is quite reasonable given the age of the structures in my neighborhood. The small irregular shape of our lots is what creates the challenge. The shape of our lots requires that our homes be built as zero-lot-line structures. As such, builders are already restricted in the amount of floor area that they can create. In fact, if the new zoning were to come in, it is unlikely that a structure of equal size to what is currently present could be built at all without variances approved by the city. Applying for variances is a cost and risk to potential home buyers that devalues a property.

I gather that council is considering early termination of these Land Use Contracts in response to the growing concern over monster homes in Richmond. The likelihood of someone building a monster home in one of our lots is pretty low. Even a home built to the maximum potential under the current land use contract would be quite humble in comparison to those being built around the city or even up the street on the westernmost end of Sheridan Road and Parsons Road.

I strongly urge council to reconsider Bylaw 9346 and 9347 and consider the small families that reside in our neighborhood who depend on their homes not just for shelter, but also as a nest egg for retirement - a reality that many young families are faced with as the cost of living in the lower mainland continues to increase.

Carlo Pechuanco

City Clerk's Office

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LUC Correspondence

