

Schedule 83 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

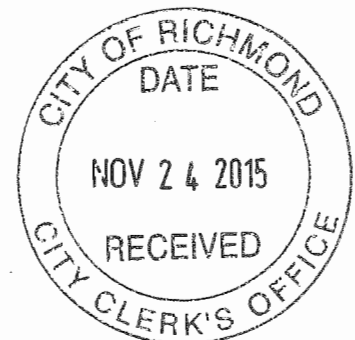
From: Lee Bennet <leeben@telus.net>
Sent: Monday, 23 November 2015 23:14
To: LUC (Land Use Contract)
Subject: Lee Bennett Submission, Luc Hearing
Attachments: Lee LUC.docx

Dear staff, please find attached my submission. Lee Bennett

City Clerk's Office

--- 83

LUC Correspondence



Nov 24, 2015 PH
LUC
Speaking Notes

City of Richmond
LUC Discussion

November 23, 2015

My name is Lee Bennett. I have lived at 5371 Woodpecker Drive since 1989 for 26 years. We have a great neighbourhood that provides an excellent safe and healthy environment to enjoy quality leisure time. Our children also have had the same great opportunity to be raised here and participated in many community activities and programs during their school years.

For the past 6 years, I have attended many LUC workshops, discussions and exchanges of information with city staff and council. Five and half years ago we formed a steering committee with city employees and residents to find solutions to manage the discrepancies between city bylaws and Land Use Contracts. As we know the Land Use Contract mechanism was adopted to subdivide land in the 1970s and dated back to the original bylaw 1430. However the LUCs seem to be immune to ongoing revisions to the Richmond City bylaws.

In 2009, the operating system went off the tracks when a legal loophole in the Land Use Contract 157 was discovered, and permitted the construction of a three storey dwelling instead of traditional two storey single family homes.

Today our city council is faced with unique challenges to discharge the Land Use Contracts following the process provided by the province. We agree that early termination of the Land Use Contracts will certainly provide more stability in the administration and compliance with our current bylaw 8500. However, a number of flaws within the mechanism have been identified which may impact existing residential properties referred to as down zoning. As an example a homeowner may not be permitted to build a home of the same size if their home were destroyed by fire.

This legislated process must be fair. City staff and other groups have identified between 33 and 43 percent of homes in Land Use Contract 157 will be non-conforming, in that they will exceed the permitted total square

footage for the property. Adoption of site specific zoning for this LUC is the best solution.

I understand that there is no applicable zoning for lands encumbered by Land Use Contracts. In light of this, property owners in Land Use Contract 157 want to know what to expect in the next year until the contracts are extinguished. We are fearful that accelerated, rampant demolition will overtake our neighbourhood. If Zoning Bylaws 1430 and 5300 have been long repealed, and if Bylaw 8500 is not applicable, what rules will be in place and applied to new house construction in Land Use Contracts in the next year. In particular, will three storey houses be allowed? What height restrictions will be imposed? We need fairness and equality to address these concerns.

This is the time for the Mayor and Councillors to show leadership and to consider the impact of termination of the Land Use Contracts during the entire process. I urge Council to direct staff to protect our neighbourhoods, and ensure that the interim period is not exploited now and in the future.

Yours truly,
Lee Bennett