

Schedule 88 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

From: Miranda MacKelworth <miranda.mackelworth@gmail.com>
Sent: Tuesday, 24 November 2015 09:48
To: LUC (Land Use Contract)
Subject: Steveston LUC
Attachments: IMG_4701.JPG; IMG_4706.JPG; IMG_4704.JPG; IMG_4705.JPG

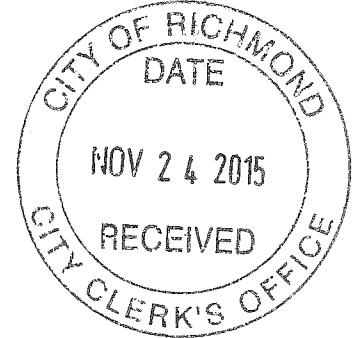
November 24, 2015

City Clerk's Office

To whom it may concern:

EE - - 88

LUC Correspondence



I was hoping to attend the meeting tonight regarding the LUC, but am now unable due to work commitments. I want to pass along my thoughts for consideration.

There has been much debate about this subject of land usage in our neighborhood with several large homes being built recently. I understand that some people are complaining, and 'the squeaky wheel gets the grease' but these people do not speak for everyone.

I feel very strongly that it is premature to stop development now that it has begun. Many families, including ours, have purchased homes in this specific neighborhood for the exact reason that there is the ability to redevelop to 3 levels, which is not the case in most neighborhoods. This adds considerable value to these land plots, and as such, many have cost more to purchase.

It is unthinkable to me that because of a few complaints, you would take away this option from current homeowners, effectively devaluing our property for resale by hundreds of thousands of dollars and limiting options for redevelopment. This decision should have been made before the first permits were given for these larger homes. Now that this development is underway, you can't simply eliminate the options for those of us who had purchased with thoughts of long range plans.

I think at the heart of most people's complaints is the colossal size and lack of guidelines with these new homes – and some truly are monstrosities. My question to you as a city is why you are not offering guidelines for style, square footage, roof-lines etc. to help keep these new builds within the scope of the neighborhood, instead of looking to take the entire option away from hardworking homeowners? Many developers are burying the third story into the roof-line and have taken great care architecturally, and although large, these homes add character to the street. Others look like apartment blocks, looming over the neighbors and blocking out their light. (see photo attachments).

Let's use some common sense here to work together to create guidelines for neighborhoods that everyone can live with, and prosper from, instead of taking away the freedom and flexibility that was promised when we bought our homes in good faith.

Respectfully,

Miranda MacKelworth

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