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Sent: Tuesday, 24 November 2015 11:07
To: McPhail,Linda; Brodie,Malcolm; Au,Chak; Dang,Derek; Day,Carol; Johnston,Ken; Loo,Alexa; McNulty,Bill; Steves,Harold; Weber,David
Subject: Early Termination of Land Use Contracts



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LUC Correspondence

Dear Mayor Brodie and City Councillors

As a long time residence of Richmond and Chinese immigrant we feel that Richmond City Council has not protected those who worked hard to maintain the beauty of Richmond and **through lack of policies** does not instill what Canada is about. This has encouraged a new demographic to dictate the direction of Richmond, a demographic who doesn't want to speak the language so they can be part of the community as a whole, and understand our values. Values that are good for all. Segregation in the community never has a good outcome.

Most of these immigrants came here for the quality of life and environment Canada has to offer, leaving an environment which none would want see to have happen here. The values are different here and that is what makes Canada special. The global environment is at a breaking point, and no longer can be ignored. So why would Richmond City Council be so passive in not protecting our environment as a whole and through good, fair policies, which teach newcomers how to become good Canadians, who are respectful and grateful to the land, as we all should be?

We as Canadians welcome new immigrants, but at the same time we expected the value of the land and rights of all Canadians to be upheld, by our City Council. **For years having permitted massing housing and ignoring the profound animosity created by favouring one sector of people rights over the population that paved the way for Richmond is irresponsible at best.**

Richmond has been know as a friendly city, with people caring for each other and the environment in which we live. The fortresses entering these new homes shows an attitude of unwelcoming in the neighbourhood. New houses can be easily spotted, not just for its massive sizing, but for the lack of green on these properties, which will cost us our air quality.

Massive housing is all part of the global warming, and most are uninhabited. We all have a responsibility to do our part. Just because we can doesn't mean we should.

Richmond Council needs to bring about policies that encourage the true value of Richmond for the land and its people.

I support City Council's decision to proceed with the process for the termination of Land Use Contracts, because...

1) Land Use Contracts have served their purpose

- Land Use Contracts were created as a land development tool to subdivide land.
- It was never the intent for Land Use Contracts to be immune from Richmond's Zoning bylaw.

2) Land Use Contracts are not fair

- The early termination process is fair to all and has a built in appeal mechanism for homeowners who feel they may have reasons for hardship.

- The only fairness that does not exist is the unfairness that continues for some neighbours to have to be the unlucky ones to have to endure an excessive overbuild next to them, behind them, or in front of their property.

3) 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.

Thank you
Bev Loo