

Schedule 92 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

November 23, 2015

By email

City of Richmond  
6911 No. 3 Road  
Richmond, BC

Attention: Mayor Brodie and Councillors Au, Dang, Day, Johnston, Loo, McNulty, McPhail and Steves

**Subject: At least one speculator eyeing Monster House payday to beat expected cancellations of Land-Use Contracts over Mirabel Court-Gilbert Road area**

I write in support of the laudable initiative by the City of Richmond's elected representatives, with the support of professional staff, to expedite the early termination of Land-Use Contracts and to replace them with a common suite of zoning principles to guide future responsible and sustainable growth of our community's neighbourhoods.

Specifically, I support the proposal to scrap Land-Use Contracts Nos. 066 and 132, which presently apply to approximately 80% of the single-family properties on Mirabel Court and the west side of Gilbert Road, in the Blundell Neighbourhood, and to replace them with RS1/D zonings for continuing single-family residential uses. I know that I share with many of my neighbours a keen desire to see that all LUC lots are brought into conformance with protections and development guidance inherent in Richmond's zoning bylaw as soon as possible.

It is essential to bear in mind the declared foundational objective of Richmond's Official Community Plan to 1) protect single-family neighbourhoods outside the city centre, 2) encourage the compatibility of single-family housing and 3) respect community values. Much already has been said publicly about the appalling abuses of these principles, apparently legitimized by lax LUCs that have been exploited by elements within the development sector to fuel the mega-housing blight that has been indiscriminately inflicted on neighbours and neighbourhoods.

One speculator-property owner in the Mirabel-Gilbert micro-neighbourhood readily admits that he sees the impending cancellation of his LUC as an incentive to cash in by selling the house he's been renting. He says he's been assured that a new Monster House can be built on his lot, standing a full three-storeys high and containing more than 8,500 square feet of space – **which would be well over 300% larger than most of the existing houses within the two LUCs.**

It is further confirmation that early termination of LUCs is the only reasonable and responsible course for Richmond. I thank you in anticipation of your continued leadership in moving to halt further spread of what has become Richmond's dark legacy of LUCs.

Yours sincerely,

Robert Williamson

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Richmond, BC

**City Clerk's Office**

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**LUC Correspondence**

