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**To:** Planning Committee **Date:** September 17, 2015  
**From:** Wayne Craig **File:** 08-4430-03-11/2015-  
Director of Development Vol 01  
**Re:** **Establishment of Underlying Zoning and Early Termination of Land Use  
Contracts for Land Use Contracts That Include Single Family Properties**

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**Staff Recommendation**

- (1) In relation to the properties developed under Land Use Contract 002:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9300 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 002 Early Termination Bylaw No. 9301 be introduced and given first reading.
- (2) In relation to the properties developed under Land Use Contract 003:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9302 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 003 Early Termination Bylaw No. 9303 be introduced and given first reading.
- (3) In relation to the properties developed under Land Use Contract 006:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9304 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 006 Early Termination Bylaw No. 9305 be introduced and given first reading.
- (4) In relation to the properties developed under Land Use Contract 007:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9306 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 007 Early Termination Bylaw No. 9307 be introduced and given first reading.
- (5) In relation to the properties developed under Land Use Contract 009:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9308 be introduced and given first reading; and

- (b) That Richmond Land Use Contract 009 Early Termination Bylaw No. 9309 be introduced and given first reading.
- (6) In relation to the properties developed under Land Use Contract 010:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9310 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 010 Early Termination Bylaw No. 9311 be introduced and given first reading.
- (7) In relation to the properties developed under Land Use Contract 011:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9312 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 011 Early Termination Bylaw No. 9313 be introduced and given first reading.
- (8) In relation to the properties developed under Land Use Contract 012:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9314 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 012 Early Termination Bylaw No. 9315 be introduced and given first reading.
- (9) In relation to the properties developed under Land Use Contract 014:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9316 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 014 Early Termination Bylaw No. 9317 be introduced and given first reading.
- (10) In relation to the properties developed under Land Use Contract 015:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9318 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 015 Early Termination Bylaw No. 9319 be introduced and given first reading.
- (11) In relation to the properties developed under Land Use Contract 018:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9320 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 018 Early Termination Bylaw No. 9321 be introduced and given first reading.

- (12) In relation to the properties developed under Land Use Contract 020:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9322 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 020 Early Termination Bylaw No. 9323 be introduced and given first reading.
  
- (13) In relation to the properties developed under Land Use Contract 023:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9324 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 023 Early Termination Bylaw No. 9325 be introduced and given first reading.
  
- (14) In relation to the properties developed under Land Use Contract 027:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9326 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 027 Early Termination Bylaw No. 9327 be introduced and given first reading.
  
- (15) In relation to the properties developed under Land Use Contract 030:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9328 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 030 Early Termination Bylaw No. 9329 be introduced and given first reading.
  
- (16) In relation to the properties developed under Land Use Contract 031:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9330 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 031 Early Termination Bylaw No. 9331 be introduced and given first reading.
  
- (17) In relation to the properties developed under Land Use Contract 032:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9332 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 032 Early Termination Bylaw No. 9333 be introduced and given first reading.

- (18) In relation to the properties developed under Land Use Contract 033:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9334 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 033 Early Termination Bylaw No. 9335 be introduced and given first reading.
  
- (19) In relation to the properties developed under Land Use Contract 036:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9336 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 036 Early Termination Bylaw No. 9337 be introduced and given first reading.
  
- (20) In relation to the properties developed under Land Use Contract 037:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9338 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 037 Early Termination Bylaw No. 9339 be introduced and given first reading.
  
- (21) In relation to the properties developed under Land Use Contract 041:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9340 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 041 Early Termination Bylaw No. 9341 be introduced and given first reading.
  
- (22) In relation to the properties developed under Land Use Contract 042:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9342 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 042 Early Termination Bylaw No. 9343 be introduced and given first reading.
  
- (23) In relation to the properties developed under Land Use Contract 043:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9344 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 043 Early Termination Bylaw No. 9345 be introduced and given first reading.

- (24) In relation to the properties developed under Land Use Contract 044:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9346 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 044 Early Termination Bylaw No. 9347 be introduced and given first reading.
  
- (25) In relation to the properties developed under Land Use Contract 048:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9348 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 048 Early Termination Bylaw No. 9349 be introduced and given first reading.
  
- (26) In relation to the properties developed under Land Use Contract 049:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9350 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 049 Early Termination Bylaw No. 9351 be introduced and given first reading.
  
- (27) In relation to the properties developed under Land Use Contract 050:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9352 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 050 Early Termination Bylaw No. 9353 be introduced and given first reading.
  
- (28) In relation to the properties developed under Land Use Contract 052:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9354 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 052 Early Termination Bylaw No. 9355 be introduced and given first reading.
  
- (29) In relation to the properties developed under Land Use Contract 053:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9356 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 053 Early Termination Bylaw No. 9357 be introduced and given first reading.

- (30) In relation to the properties developed under Land Use Contract 054:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9358 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 054 Early Termination Bylaw No. 9359 be introduced and given first reading.
  
- (31) In relation to the properties developed under Land Use Contract 057:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9360 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 057 Early Termination Bylaw No. 9361 be introduced and given first reading.
  
- (32) In relation to the properties developed under Land Use Contract 058:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9362 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 058 Early Termination Bylaw No. 9363 be introduced and given first reading.
  
- (33) In relation to the properties developed under Land Use Contract 060:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9364 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 060 Early Termination Bylaw No. 9365 be introduced and given first reading.
  
- (34) In relation to the properties developed under Land Use Contract 063:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9366 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 063 Early Termination Bylaw No. 9367 be introduced and given first reading.
  
- (35) In relation to the properties developed under Land Use Contract 065:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9368 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 065 Early Termination Bylaw No. 9369 be introduced and given first reading.

- (36) In relation to the properties developed under Land Use Contract 066:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9370 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 066 Early Termination Bylaw No. 9371 be introduced and given first reading.
  
- (37) In relation to the properties developed under Land Use Contract 069:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9372 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 069 Early Termination Bylaw No. 9373 be introduced and given first reading.
  
- (38) In relation to the properties developed under Land Use Contract 071:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9374 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 071 Early Termination Bylaw No. 9375 be introduced and given first reading.
  
- (39) In relation to the properties developed under Land Use Contract 072:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9376 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 072 Early Termination Bylaw No. 9377 be introduced and given first reading.
  
- (40) In relation to the properties developed under Land Use Contract 074:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9378 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 074 Early Termination Bylaw No. 9379 be introduced and given first reading.
  
- (41) In relation to the properties developed under Land Use Contract 077:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9380 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 077 Early Termination Bylaw No. 9381 be introduced and given first reading.

- (42) In relation to the properties developed under Land Use Contract 081:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9382 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 081 Early Termination Bylaw No. 9383 be introduced and given first reading.
  
- (43) In relation to the properties developed under Land Use Contract 083:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9384 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 083 Early Termination Bylaw No. 9385 be introduced and given first reading.
  
- (44) In relation to the properties developed under Land Use Contract 084:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9386 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 084 Early Termination Bylaw No. 9387 be introduced and given first reading.
  
- (45) In relation to the properties developed under Land Use Contract 088:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9388 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 088 Early Termination Bylaw No. 9389 be introduced and given first reading.
  
- (46) In relation to the properties developed under Land Use Contract 089:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9390 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 089 Early Termination Bylaw No. 9391 be introduced and given first reading.
  
- (47) In relation to the properties developed under Land Use Contract 090:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9392 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 090 Early Termination Bylaw No. 9393 be introduced and given first reading.



- (48) In relation to the properties developed under Land Use Contract 093:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9394 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 093 Early Termination Bylaw No. 9395 be introduced and given first reading.
  
- (49) In relation to the properties developed under Land Use Contract 095:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9396 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 095 Early Termination Bylaw No. 9397 be introduced and given first reading.
  
- (50) In relation to the properties developed under Land Use Contract 098:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9398 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 098 Early Termination Bylaw No. 9399 be introduced and given first reading.
  
- (51) In relation to the properties developed under Land Use Contract 099:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9400 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 099 Early Termination Bylaw No. 9401 be introduced and given first reading.
  
- (52) In relation to the properties developed under Land Use Contract 101:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9402 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 101 Early Termination Bylaw No. 9403 be introduced and given first reading.
  
- (53) In relation to the properties developed under Land Use Contract 102:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9404 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 102 Early Termination Bylaw No. 9405 be introduced and given first reading.

- (54) In relation to the properties developed under Land Use Contract 105:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9406 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 105 Early Termination Bylaw No. 9407 be introduced and given first reading.
  
- (55) In relation to the properties developed under Land Use Contract 107:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9408 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 107 Early Termination Bylaw No. 9409 be introduced and given first reading.
  
- (56) In relation to the properties developed under Land Use Contract 109:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9410 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 109 Early Termination Bylaw No. 9411 be introduced and given first reading.
  
- (57) In relation to the properties developed under Land Use Contract 110:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9412 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 110 Early Termination Bylaw No. 9413 be introduced and given first reading.
  
- (58) In relation to the properties developed under Land Use Contract 111:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9414 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 111 Early Termination Bylaw No. 9415 be introduced and given first reading.
  
- (59) In relation to the properties developed under Land Use Contract 112:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9416 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 112 Early Termination Bylaw No. 9417 be introduced and given first reading.

- (60) In relation to the properties developed under Land Use Contract 113:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9418 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 113 Early Termination Bylaw No. 9419 be introduced and given first reading.
  
- (61) In relation to the properties developed under Land Use Contract 114:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9420 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 114 Early Termination Bylaw No. 9421 be introduced and given first reading.
  
- (62) In relation to the properties developed under Land Use Contract 116:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9422 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 116 Early Termination Bylaw No. 9423 be introduced and given first reading.
  
- (63) In relation to the properties developed under Land Use Contract 117:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9424 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 117 Early Termination Bylaw No. 9425 be introduced and given first reading.
  
- (64) In relation to the properties developed under Land Use Contract 120:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9426 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 120 Early Termination Bylaw No. 9427 be introduced and given first reading.
  
- (65) In relation to the properties developed under Land Use Contract 121:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9428 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 121 Early Termination Bylaw No. 9429 be introduced and given first reading.

- (66) In relation to the properties developed under Land Use Contract 123:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9430 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 123 Early Termination Bylaw No. 9431 be introduced and given first reading.
  
- (67) In relation to the properties developed under Land Use Contract 124:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9432 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 124 Early Termination Bylaw No. 9433 be introduced and given first reading.
  
- (68) In relation to the properties developed under Land Use Contract 125:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9434 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 125 Early Termination Bylaw No. 9435 be introduced and given first reading.
  
- (69) In relation to the properties developed under Land Use Contract 129:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9436 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 129 Early Termination Bylaw No. 9437 be introduced and given first reading.
  
- (70) In relation to the properties developed under Land Use Contract 130:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9438 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 130 Early Termination Bylaw No. 9439 be introduced and given first reading.
  
- (71) In relation to the properties developed under Land Use Contract 132:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9440 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 132 Early Termination Bylaw No. 9441 be introduced and given first reading.

- (72) In relation to the properties developed under Land Use Contract 133:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9442 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 133 Early Termination Bylaw No. 9443 be introduced and given first reading.
  
- (73) In relation to the properties developed under Land Use Contract 134:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9444 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 134 Early Termination Bylaw No. 9445 be introduced and given first reading.
  
- (74) In relation to the properties developed under Land Use Contract 135:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9446 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 135 Early Termination Bylaw No. 9447 be introduced and given first reading.
  
- (75) In relation to the properties developed under Land Use Contract 136:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9448 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 136 Early Termination Bylaw No. 9449 be introduced and given first reading.
  
- (76) In relation to the properties developed under Land Use Contract 137:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9450 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 137 Early Termination Bylaw No. 9451 be introduced and given first reading.
  
- (77) In relation to the properties developed under Land Use Contract 140:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9452 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 140 Early Termination Bylaw No. 9453 be introduced and given first reading.

- (78) In relation to the properties developed under Land Use Contract 141:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9454 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 141 Early Termination Bylaw No. 9455 be introduced and given first reading.
  
- (79) In relation to the properties developed under Land Use Contract 142:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9456 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 142 Early Termination Bylaw No. 9457 be introduced and given first reading.
  
- (80) In relation to the properties developed under Land Use Contract 143:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9458 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 143 Early Termination Bylaw No. 9459 be introduced and given first reading.
  
- (81) In relation to the properties developed under Land Use Contract 144:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9460 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 144 Early Termination Bylaw No. 9461 be introduced and given first reading.
  
- (82) In relation to the properties developed under Land Use Contract 145:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9462 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 145 Early Termination Bylaw No. 9463 be introduced and given first reading.
  
- (83) In relation to the properties developed under Land Use Contract 146:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9464 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 146 Early Termination Bylaw No. 9465 be introduced and given first reading.

- (84) In relation to the properties developed under Land Use Contract 147:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9466 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 147 Early Termination Bylaw No. 9467 be introduced and given first reading.
  
- (85) In relation to the properties developed under Land Use Contract 148:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9468 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 148 Early Termination Bylaw No. 9469 be introduced and given first reading.
  
- (86) In relation to the properties developed under Land Use Contract 149:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9470 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 149 Early Termination Bylaw No. 9471 be introduced and given first reading.
  
- (87) In relation to the properties developed under Land Use Contract 152:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9472 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 152 Early Termination Bylaw No. 9473 be introduced and given first reading.
  
- (88) In relation to the properties developed under Land Use Contract 157:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9474 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 157 Early Termination Bylaw No. 9475 be introduced and given first reading.
  
- (89) In relation to the properties developed under Land Use Contract 159:
  - (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9476 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 159 Early Termination Bylaw No. 9477 be introduced and given first reading.

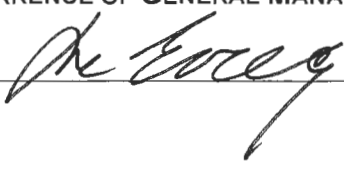

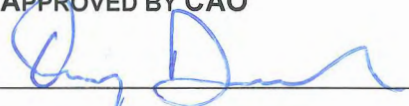
- (90) In relation to the properties developed under Land Use Contract 160:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9478 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 160 Early Termination Bylaw No. 9479 be introduced and given first reading.
- (91) In relation to the properties developed under Land Use Contract 161:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9480 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 161 Early Termination Bylaw No. 9481 be introduced and given first reading.
- (92) In relation to the properties developed under Land Use Contract 162:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9482 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 162 Early Termination Bylaw No. 9483 be introduced and given first reading.
- (93) In relation to the properties developed under Land Use Contract 164:
- (a) That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9484 be introduced and given first reading; and
  - (b) That Richmond Land Use Contract 164 Early Termination Bylaw No. 9485 be introduced and given first reading.
- (94) That the Richmond Land Use Contract Early Termination Bylaws and the Richmond Zoning Amendment Bylaws (to establish underlying zoning in relation to specified areas developed under Land Use Contracts), specifically Bylaw No. 9300 through Bylaw No. 9485, be referred to and considered at a (Special) Public Hearing to be held on Tuesday, November 24, 2015 at the Executive Airport Plaza Hotel, located at 7731 Westminster Highway, Richmond, BC, at 7:00 PM.



Wayne Craig  
Director, Development  
(604-247-4625)

Att. 1



| REPORT CONCURRENCE   |   |  |
|--|---|--|
| <b>ROUTED TO:</b>  | <b>CONCURRENCE</b>  | <b>CONCURRENCE OF GENERAL MANAGER</b>  |
| City Clerk   | <input checked="" type="checkbox"/>   |                           |
| Law  | <input checked="" type="checkbox"/>   |  |
| Building Approvals   | <input checked="" type="checkbox"/>   |  |
| <b>REVIEWED BY STAFF REPORT /<br/>AGENDA REVIEW SUBCOMMITTEE</b> | <b>INITIALS:</b><br> | <b>APPROVED BY CAO</b><br> |

## Staff Report

### Origin

On April 27, 2015, Richmond City Council directed staff to bring forward bylaws which would establish underlying zoning for single family dwelling land use contract areas, in addition to bylaws that would result in the early termination of all land use contracts within the City of Richmond that include single-family properties.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

*Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.*

*3.1. Growth and development that reflects the OCP, and related policies and bylaws.*

This report is also consistent with policies from the 2041 Official Community Plan which support exploring alternatives to land use contracts to achieve better land use management over time.

### Findings of Fact

A land use contract (LUC) is a contract between a property owner (typically a developer) and a municipality addressing the use and development rights of a property. The LUC regulations are similar to zoning, with the exception that the LUC is registered on the title of the property and, until recently, agreement from both the property owner and municipality was required to amend or discharge the contract.

The provincial legislation enabling LUCs was in effect for a short period of time between 1973 and 1979 and allowed the ability to create tailor-made development contracts for specific sites. LUCs were also used to control the form and character of buildings and landscaping of sites and, in some cases, included detailed servicing agreements. Typically the same LUC was registered by a developer against all the properties in a particular subdivision thereby creating consistent use and development rights for those properties. Unless discharged, LUCs registered during such period remain in place today affecting the use and development rights of the affected properties.

Today, there are 139 separate LUCs in the City of Richmond affecting over 5,500 properties which include residential (single-family and multi-family), commercial, institutional and industrial properties. Of those 139 LUCs, there are 93 separate LUCs that affect single-family properties throughout Richmond.

In 2014, the Province amended the *Local Government Act* to:

- require municipalities to adopt underlying zoning bylaws for all LUC properties by June 30, 2022;
- provide for the termination of all LUCs on June 30, 2024;

- establish a process to enable municipalities, by bylaw, to undertake the early termination of LUCs before June 30, 2022; and
- provide the Board of Variance with new authority to hear appeals on early termination of LUCs and to extend the dates set in early termination bylaws for reasons of hardship, up to the sunset date of June 30, 2024.

## **Analysis**

### Issues Associated With Land Use Contracts

LUCs typically involve limited development restrictions compared to today's development standards. Any reference to a zoning bylaw within a LUC is specific to the zoning bylaw in place at the date of contract execution. As LUC's are registered on title, LUCs could only be amended or discharged with the property owner's consent. As a result, LUCs have not evolved as land use considerations have changed. Properties under the current zoning bylaw (Bylaw No. 8500) have had multiple amendments over time to address various land issues such as building interface, landscaping, sustainability and overall building form.

Many single family properties are under increasing pressure to redevelop due to the aging housing stock and the rising cost of land. Richmond's current zoning bylaw (Bylaw No. 8500) has evolved over time to establish floor area restrictions, reduce height maximums, ensure a greater vertical articulation in buildings, and allow a wider range of accessory uses such as secondary suites and bed and breakfast operations. As single family LUC regulations tend to be less restrictive than the Zoning Bylaw 8500, there has been a high level of interest to redevelop single family properties under a LUC. This poses a number of concerns as the majority of the single family LUCs:

- do not have floor area restrictions;
- allow up to 3 storeys; and
- allow a building height maximum of 35 feet regardless of the roof pitch with no requirements for any vertical articulation.

For all new building permits under a LUC, building staff consult with the property owner and/or developer with the aim to lessen the bulk and massing of the proposed dwelling and to mitigate the impact of the proposed building on adjacent properties. In many cases, changes are made to the massing and design of the proposed dwelling. However, in most cases, these homes are still significantly larger than what could be built under Zoning Bylaw No. 8500.

### Bylaws to Establish Underlying Zoning

Staff have prepared a set of bylaws that introduce underlying zoning for the 93 LUC areas (even numbered bylaws ranging from Bylaw No. 9300 to Bylaw No. 9484). Attachment 1 provides a table summary of the regulations under each LUC along with the proposed underlying zone and a map for each LUC. The tables are for reference purposes only and should not be interpreted as the actual LUC.

*1. Existing Single-Detached Zoning*

The RS1 single detached zone (including the 10 sub-zones) is the most commonly used single-family zone and is applied to over 21,000 single family properties in Richmond. For each of the sub-zones, the core development regulations related to floor area ratio, building height, and lot coverage are consistent although the overall maximum floor area ratio is dependent upon lot size whereas lot dimensions, building setbacks and vertical building envelope regulations vary slightly between the RS1 sub-zones depending on lot geometry characteristics.

The RS1 zone is proposed to be used as the underlying zoning for over 95% of the single family properties affected by the early termination bylaws. Staff have reviewed the lot dimensions and zoning within the surrounding neighbourhood and propose to use four of the ten RS1 sub-zones (RS1/B, RS1/C, RS1/D and RS1/E). Utilizing these different sub-zones recognizes the unique characteristics of each lot and would prohibit the ability to subdivide as this is not permitted under existing LUCs. Table 1 below indicates the different lot dimensions for the four RS1 sub-zones proposed to be used.

**Table 1**

| Zone  | Min. Frontage    | Min. Lot Width   | Min. Lot Depth | Min. Lot Area                               |
|-------|------------------|------------------|----------------|---|
| RS1/B | 6.0 m (19.7 ft)  | 12.0 m (39.3 ft) | 24 m (78.7 ft) | 360 m <sup>2</sup> (3,875 ft <sup>2</sup> ) |
| RS1/C | 13.5 m (44.3 ft) | 13.5m (44.3 ft)  | 24 m (78.7 ft) | 360 m <sup>2</sup> (3,875 ft <sup>2</sup> ) |
| RS1/D | 7.5 m (24.6 ft)  | 15 m (49.2 ft)   | 24 m (78.7 ft) | 450 m <sup>2</sup> (4,844 ft <sup>2</sup> ) |
| RS1/E | 7.5 m (24.6 ft)  | 18 m (59 ft)     | 24 m (78.7 ft) | 550 m <sup>2</sup> (5,920 ft <sup>2</sup> ) |

*2. New Single-Detached and Semi-Detached Zoning*

In cases where certain LUC properties did not fit into an existing RS1 sub-zone, a new zone was created. For single family properties, two new zones were created for the following reasons:

- ZS25 Single Detached (Bylaw No. 9438) – properties along Yoshida Court in Steveston where lots are smaller, buildings are architecturally designed and have unique side yard setbacks; and
- ZS24 Semi-Detached Zero Lot Line (Bylaw Nos. 9324, 9334, 9338, & 9342) – zero lot line properties which are essentially a fee-simple duplex.

Table 2 summarizes the single family zones, including the new single family zones, that are proposed to be used for single family properties affected by the early termination bylaws, and how many properties are proposed for each single family zone.

**Table 2**

| Zone  | Purpose of Zone   | No. of Properties | % of Properties |
|-------|---|-------------------|-----------------|
| RS1/B | To allow a minimum lot area of 360 m <sup>2</sup> (3,875 ft <sup>2</sup> ) with a 12 m (39 ft) lot width. | 3,120             | 77.9%           |

|                      |   |              |      |
|----------------------|---|--------------|------|
| RS1/C                | To allow a minimum lot area of 360 m <sup>2</sup> (3,875 ft <sup>2</sup> ) with a 13.5 m (44 ft) lot width. | 54           | 1.3% |
| RS1/D                | To allow a minimum lot area of 450 m <sup>2</sup> (4,844 ft <sup>2</sup> ) with a 15 m (49 ft) lot width.   | 373          | 9.3% |
| RS1/E                | To allow a minimum lot area of 550 m <sup>2</sup> (5,920 ft <sup>2</sup> ) with a 18 m (59 ft) lot width.   | 284          | 7.1% |
| ZS24 (zero lot line) | To allow semi-detached dwellings with a zero lot line.  | 153 (3 LUCs) | 3.8% |
| ZS25 (Yoshida Court) | To allow small lot, reduced side yard setback detached dwellings.   | 23 (1 LUC)   | 0.6% |
| TOTAL                |   | 4,007        | 100% |

### 3. Other Zoning Categories

A number of single family LUCs included parks, school sites, multi-family residential uses, office and health care uses. For park and school properties within the 93 LUCs, the existing School & Institutional (SI) zone was used. For townhouses, apartment buildings, office commercial properties, and a health care facility, 11 new zones were created which reflected the regulations under the specific LUC to ensure there are no additional development rights.

Table 3 summarizes the purpose for each of the 11 proposed non-single family zones along with the LUC that they are originally from.

**Table 3**

| Proposed Zone                       | Bylaw Nos.   | Purpose   | LUC No.          |
|-------------------------------------|--------------|---|------------------|
| <b>Site Specific Townhouse</b>      |              |   |                  |
| ZT73 (Edgewater Park)               | 9302         | To allow a maximum of 208 townhouse units.  | LUC003           |
| ZT74 (Parksville)                   | 9308         | To allow a maximum 65 townhouse units for site area "A", 100 townhouse units for site area "C", and 145 apartment units for site area "D". Site area "B" to be used for amenity space only. | LUC009           |
| ZT75 (No. 2 Rd. & Blundell Rd.)     | 9310         | To allow a maximum 66 townhouse units in site area "F", 80 townhouse units for site Area "G", and 182 apartment units for site Area "H".  | LUC010           |
| ZT76 (Steveston Hwy & Trimarin Dr.) | 9318         | To allow a maximum 71 townhouse units at 4340 Steveston Highway and 65 units at 4800 Trimaran Drive.  | LUC015           |
| ZT77 (Sheridan Rd.)                 | 9346         | To allow a maximum 68 detached townhouse units.   | LUC044           |
| ZT78 (Tiffany Blvd.)                | 9444<br>9468 | To allow a maximum 48 townhouse units for 6100 Tiffany Blvd. and 44 units for 4160 Bonavista Drive.   | LUC134<br>LUC148 |

| Site Specific Low Rise Apartment |      |   |        |
|----------------------------------|------|---|--------|
| ZLR28 (Colonial Dr.)             | 9322 | To allow a maximum of 411 apartment units.  | LUC020 |
| ZLR29 (Daniels Rd.)              | 9382 | To allow a maximum of 48 apartment units.   | LUC081 |
| Site Specific Commercial         |      |   |        |
| ZC37 (Blundell Rd.)              | 9310 | To allow health service (minor), office, convenience retail and financial service uses. | LUC010 |
| ZC38 (Broadmoor)                 | 9442 | To allow a health service (minor) and office use.                                       | LUC133 |
| Site Specific Health Care        |      |   |        |
| ZR10 (Pinegrove Pl.)             | 9382 | To allow a health service (minor) and community care facility (minor) use.              | LUC081 |

### Bylaws to Terminate Land Use Contracts with Single Family Properties

When the *Local Government Act* was amended in 2014, this enabled local governments to undertake early termination of LUCs under certain conditions, provided that:

- early termination bylaw(s) are adopted on or before June 30, 2022;
- early termination bylaw(s) comes into force a minimum of one year after it is adopted (Council may, at their discretion, allow the effective date to be greater than one year up to the sunset date of June 30, 2024);
- a public hearing is held; and
- zoning is in place where LUCs are to be terminated.

The new legislation also:

- requires local governments to give written notice to affected property owners when LUCs are terminated early in advance of the sunset date of June 30, 2024;
- provides the Boards of Variance with new authority to extend the dates set in early termination bylaws for reasons of hardship, up to the sunset date of June 30, 2024 at the latest;
- provides, non-conforming use status to land, buildings and structures that are on land subject to a LUC after LUCs are terminated (this is subject to Section 911 of the *Local Government Act* which outlines specific rules for non-conforming uses and siting); and
- provides that compensation is not payable with regard to land use decisions for the termination of LUCs.

For each of the 93 LUCs that are to be terminated early (odd numbered bylaws ranging from Bylaw No. 9301 to Bylaw No. 9485), the bylaws include:

- an area map to indicate the geographical area where the LUC is to be terminated;

- the land title registration number for each LUC that is registered on title for each property affected by a LUC to be terminated; and
- the effective date being one year from the date of adoption of the early termination bylaw.

### Public Hearing

With 186 bylaws affecting over 5,200 properties in 93 separate LUC areas, staff anticipate that a significant number of people will want to either attend or participate in the public hearing. As such, a special public hearing is proposed to be held at the Executive Inn on Tuesday, November 24, 2015. Prior to the public hearing and in accordance with statutory requirements, a mailed notification booklet will be sent to all affected property owners and tenants, in addition to surrounding property owners and tenants, informing them of the details of the bylaws and the public hearing date. Following the public hearing, Council may consider adoption of the bylaws.

### Board of Variance/Appeal Process

Following the adoption of a LUC early termination bylaw, subject property owners have the right to submit an appeal to the Board of Variance (BOV), provided that they do so within 6 months of bylaw adoption. The BOV must make a decision on an appeal application within 6 months of submission. Applicants for appeal to the BOV are only able to claim hardship and ask the BOV for an alteration with regard to the LUC termination effective date. No other aspect of the matter can be appealed to the BOV. In considering an appeal, the BOV's only remedy is to order, that despite the early termination bylaw and despite any zoning bylaw, the provisions of the LUC will continue to apply in relation to the applicant for an extended period of time ending no later than June 30, 2024. It is important to note that any ruling by the BOV applies to the applicant and does not run with the land (i.e. does not apply to future owners or purchasers of the property).

If a property owner is displeased with the new underlying zoning adopted by Council, they may apply to rezone the property. Any rezoning would be subject to Council's decision as this is not within the jurisdiction of the BOV to consider.

### **Public Consultation**

Following the announcement by Council on April 27, 2015 to direct staff to bring forward bylaws that would result in the early termination of LUCs that include single-family properties, staff have implemented a Council endorsed communications strategy that has included the following:

- issuance of press release on Council's initial decision;
- posting a page on the City's website on the early termination of LUCs which includes a property search database, frequently asked questions and related maps;
- static display boards in the City Hall foyer which include the website materials, in addition to business cards that include contact information; and
- establishing a general inquiry email address ([luc@richmond.ca](mailto:luc@richmond.ca)) and phone number (604-204-8626).

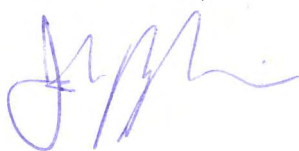
## Financial Impact

As part of Council's direction to staff to bring forward bylaws that would result in the early termination of LUCs that include single-family properties, an amendment was made to the 5-Year Financial Plan (2015-2019) to approve additional funds. These funds are to be used to offset costs associated with the public hearing (printing, postage, advertising, venue, equipment rental), legal and registration fees, and additional temporary full-time staff to manage the BOV process.

## Conclusion

With the recent amendments to the *Local Government Act* allowing municipalities to undertake the optional early termination of LUCs before June 30, 2022, Council directed staff to bring forward bylaws which would establish underlying zoning for single family dwelling land use contract areas, in addition to bylaws that would result in the early termination of all land use contracts within the City of Richmond that include single-family properties. Based on the legislation, early termination bylaws would only come into force a minimum one year after they are adopted. The BOV would also have new authority to hear appeals on the early termination of LUC bylaws and may defer the termination of the provisions of the LUC to a later date, based on the applicant's hardship, up to the sunset date of June 30, 2024.

Given Council's stated desire to terminate LUCs as soon as possible, staff recommends that the Richmond Land Use Contract Early Termination Bylaws and the Richmond Zoning Amendment Bylaws (to establish underlying zoning in relation to specified areas developed under Land Use Contracts), specifically Bylaw No. 9300 through Bylaw No. 9485, be introduced and given first reading.



John Hopkins, MCIP, RPP  
Senior Planner  
(604-276-4279)

JH:cas

Att. 1: Land Use Contract Summary Table and Map





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**To:** Mayor and Councillors  
**From:** Wayne Craig  
Director of Development  
**Date:** November 20, 2015  
**File:** 08-4430-03-11/2015-Vol 01  
**Re:** **Summary of Issues on Proposed Underlying Zoning and Early Termination of Single-Family Land Use Contracts Since Public Hearing Notification**

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Starting on Monday, November 9, 2015, over 12,000 Richmond residents (tenants and property owners) began receiving the notice of public hearing on the proposed underlying zoning and early termination of single-family land use contracts (LUC). The public hearing notice was a 112-page booklet that outlined the proposed bylaws for 93 separate LUC areas which included maps and a list of addresses for affected properties. Additionally, two 16-page newspaper inserts were included in the November 13, 2015 and November 18, 2015 publications of the Richmond News advising residents of the upcoming public hearing scheduled for November 24, 2015 beginning at 7pm at the Executive Airport Plaza Hotel (7311 Westminster Highway).

Residents and property owners have been encouraged to go online at the City's webpage (<http://www.richmond.ca/plandev/planning2/projects/LUC.htm>), drop by City Hall, phone the LUC phone line at 604-204-8626 or send an email to [luc@richmond.ca](mailto:luc@richmond.ca) to obtain additional information.

Since November 9, 2015, staff have received close to 200 phone calls and emails. Staff have also met with several residents to discuss particular aspects of the bylaws. Listed below is a summary of the issues that have been brought forward to date.

### **General Inquiries**

In general, the public hearing notice was well received and most residents who contacted the City were able to navigate through the booklet to find their property. However, a number of residents who called were unclear of the intent of the proposed bylaws, or were looking for clarification. Once staff provided an explanation, most residents were either neutral or supportive of terminating LUCs. It was also found that once residents reviewed the contents on the City's website, including the frequently asked questions (Attachment 1), they had a better idea on why Council is considering the proposed bylaws.

Some residents who sent in emails were looking for information to compare their LUC regulations and the proposed zoning. Staff were able to direct those residents to the LUC summary pages which compared some of the key regulations such as maximum floor area, height, and lot coverage, and minimum setbacks. This proved to be helpful in assisting residents to understand the implications of the bylaws.

**Timing of the Early Termination of Land Use Contracts**

Some residents have expressed concern about the timing of the early termination of LUCs and expressed a preference to let them terminate at the sunset date of June 30, 2024 as stipulated in the *Local Government Act*.

**Development Potential for Single-Family Dwellings**

Residents were somewhat polarized on this issue. Some residents were pleased that most single-family LUC areas would be zoned to RS1, and that the majority of single-family properties would be subject to the same development regulations as the other 21,000 single-family properties zoned as RS1. Other residents expressed concern that they were losing development potential and that they had purchased their property to build a larger house for extended family at a later date. Those residents were notified that the City's Board of Variance has been given new authority through the new Provincial legislation to consider appeals by a property owner regarding timing of the LUC termination date due to hardship.

**Potential Impact on Property Values**

For most residents who expressed concern that they were losing development potential under the proposed RS1 zone, they also expressed concern that this would have a negative impact on their property value. As there are several factors involved in assessing property values, it would be difficult to accurately measure the exact impact from the early termination of land use contracts. Although there may be a reduction in the maximum floor area and height potential of a new dwelling, the RS1 zone allows a range of secondary uses including a secondary suite, boarding and lodging and home businesses such as a child care facility for up to 10 children, and licensed home offices, subject to certain regulations. It's important to note that Section 914 of the *Local Government Act* states that compensation is not payable to any person for any reduction in the value of that person's interest in land, or for any loss or damages that result from the termination of a land use contract under Section 914.1 of the *Local Government Act*.

**Legal Non-Conformities**

When applying the RS1 zone to almost 4,000 single-family properties, there will be some properties that will not conform to the bylaw as the setbacks may not conform, or the livable floor area is larger than what the RS1 zone would permit. This has been an issue and concern for some residents in LUC157 which is located in the Westwind neighbourhood, but is also an issue in a few other LUC areas. Listed below is a summary of some of the non-conformities that would occur if the proposed bylaws are adopted:

| Floor Area  | Setbacks   |
|---|--|
| <p>Most homes that were built during the 1970s and early 1980s under LUC would conform to today's RS1 zone. However, housing trends in the 1980s started to include homes with a larger floor area. Some homes built towards the end of the LUC era, during the early to mid 1980s, may be larger than what is permitted under the RS1 zone. The vast majority of those homes are no larger than 46 m<sup>2</sup> (496 ft<sup>2</sup>) greater than the maximum allowable under the RS1 zone.</p> | <p>Some LUC properties have setbacks that do not conform to the RS1 zoning standard. In particular, there are a number of LUCs that allow a minimum 4.5m (14.8 ft) front setback whereas the RS1 zone has a minimum front setback of 6 m (19.7 ft). In other situations, there are some LUCs where single detached dwellings are built to one of the side lot lines.</p> |

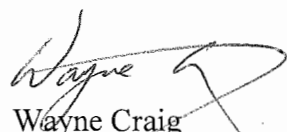
Existing buildings and structures which were lawfully built will have legal non-conforming protection. The retention of these buildings and structures would include the ability to fully renovate thus preserving the established character of the neighbourhood. All new buildings and structures will have to comply with the underlying zoning regulations in place when a building permit application is submitted. Council would possess the ability to consider individual rezoning applications to address site specific issues related to overall house size or setbacks and this would provide an opportunity for design input through the statutory rezoning process.

### **Zero Lot Line Properties**

Four (4) separate LUCs are for neighbourhoods where the dwelling unit is built to one of the side lot lines. In most cases, two (2) dwellings are attached at the property lot line as a semi-detached dwelling. The proposed semi-detached zero lot line (ZS24) zone was created to address the unique siting for those properties. An issue that has been brought forward is the ability to redevelop those properties and allow a single detached dwelling rather than a semi-detached dwelling. Staff have advised that this could be reviewed during a separate rezoning process which would allow staff to review the unique siting characteristics of a single detached dwelling on a narrow lot. It would also allow staff to consider requirements to ensure that the wall of the dwelling which would remain is properly reconstructed to meet building code requirements and to ensure consistency in building design.

### **Neighbourhood Specific Zones**

Residents from certain neighbourhood have requested the possibility of a neighbourhood specific zone. Neighbourhood zoning would require consultation with each neighbourhood to determine which aspects of the RS1 zone should be amended to reflect specific neighbourhood characteristics that residents believe warrants special zoning considerations. This would have significantly delayed the process to consider early termination of land use contracts as underlying zoning must be established first. Further, it would be difficult to establish neighbourhood specific zoning for one neighbourhood and not consider establishing neighbourhood specific zoning for another neighbourhood. Staff believe that it would take several years to negotiate and prepare neighbourhood specific zoning. In addition, it would displace other planning projects and initiatives. Following the public hearing, Council could direct staff to review the concept of neighbourhood zoning for specific LUC areas. This would delay adoption of the early termination bylaw for those specific LUC areas.

  
Wayne Craig  
Director of Development  
604-247-4625

WC:jh

Attachment 1–Frequently Asked Questions Brochure



**City of  
Richmond**

**Early Termination of  
Land Use Contracts**  
Planning and Development Division  
Policy Planning

## **A Frequently Asked Questions (FAQ) Brochure**

This brochure has been designed to provide you with essential background information on Land Use Contracts and the process that the City of Richmond is undertaking to consider the possible early termination of single-family Land Use Contracts prior to June 30, 2024 when all Land Use Contracts will be extinguished by Provincial legislation. The brochure has organized the FAQs under the following categories:

1. General Information
2. Early Termination Process
3. Post Early Termination
4. Underlying Zoning
5. Potential Implications of Underlying Zoning
6. Other Information

Please take a minute to review.

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### **1. General Information**

#### **1.1 What is a Land Use Contract?**

A Land Use Contract (LUC) is a contract that was typically entered into between the original developer of land and a local government addressing the use and development rights of a property. LUCs, which are similar to zoning regulations, are registered on the title of each property and remain in force today. Until recently, agreement from both the property owner and municipality was required to amend or discharge the contract.

#### **1.2 When were Land Use Contracts used?**

The provincial legislation enabling LUCs was in effect for a short period of time during the 1970s and allowed the ability to create tailor-made development contracts for specific sites.

#### **1.3 Do Land Use Contracts continue to affect the use and development rights of a property?**

Yes. Even though the legislation that enabled LUCs was repealed in 1978, LUCs still affect the use and development rights of a property until the LUC is terminated.

#### **1.4 Why have Land Use Contracts not changed over time like the City's Zoning Bylaw?**

As LUCs are legal contracts registered on the title of the property, LUCs could only be amended or discharged with the property owner's consent. The City's Zoning Bylaw in contrast has had multiple amendments over time to address various land and building issues such as building interface, landscaping, sustainability and overall building form. Bringing the LUC properties under the City's Zoning Bylaw will ensure consistent land use regulations are applied throughout the City.

## **1.5 How many Land Use Contracts are there in Richmond?**

Today, there are 139 separate LUCs in the City of Richmond affecting over 5,500 properties which include residential (single-family and multi-family), commercial, institutional and industrial properties. Of those 139 LUCs, there are 93 separate LUCs that affect over 4,000 single-family properties throughout Richmond.

## **2. Early Termination Process**

### **2.1 Why is the City considering the early termination of Land Use Contracts?**

For some time, City Council has requested the Province to enact legislation to allow municipalities the ability to amend or terminate LUCs. This is largely due to the fact that LUCs reflect out of date land use regulations.

In 2014, the Province adopted new legislation which will terminate all LUCs by June 30, 2024. The new legislation also establishes a process that enables local governments to undertake early termination of LUCs prior to the June 30, 2024 date when all LUCs will cease to exist. Council has decided to undertake a process to consider the early termination of those LUCs with single-family properties.

### **2.2 What will be the process for the early termination of Land Use Contracts?**

Utilizing the new legislation, Council has introduced and granted first reading to a set of bylaws that will terminate 93 LUCs that include single-family lots and establish new zoning designations in their place.

A Public Hearing will be held on Tuesday, November 24 to consider the proposed bylaws. The Public Hearing will provide an opportunity for those who believe that their interest in property is affected by the proposed bylaws to be heard or to present written submissions. Following the Public Hearing, Council may consider adoption of the bylaws.

### **2.3 How will I find out about the Public Hearing?**

In early November, a Public Hearing notice in the form of an information booklet will be sent to all affected property owners and tenants, in addition to surrounding property owners and tenants. Due to anticipated attendance the November 24 Public Hearing will be held at the Executive Airport Plaza Hotel, 7311 Westminster Highway, beginning at 7 p.m.

### **2.4 How Can I make a Submission to the Public Hearing?**

Interested parties may make a presentation to Council in person at the Public Hearing. Written submissions are also accepted and can be sent by mail to 6911 No. 3 Road, Richmond, BC, V6Y 2C1 Attn: City Clerk by Fax to 604-278-5139 or by using the online form found at: [www.richmond.ca/cityhall/council/hearings/about](http://www.richmond.ca/cityhall/council/hearings/about). Written submissions may also be delivered in person, in advance of or during the Public Hearing. All submissions become part of the public record.

## **3. Post Early Termination**

### **3.1 Once a Land Use Contract is terminated, is there a transition period to adjust to the new zoning regulations?**

Yes. The new legislation allows for a transition period of at least one (1) year after the LUC termination bylaw is adopted. For example if LUC termination bylaws for the 93 affected LUCs are adopted on December 1, 2015, then the LUC would still be valid until December 1, 2016 before the LUC is terminated. In order to build under the LUC regulations, a complete building permit application must be received by the City prior to the end of the transition period.

### **3.2 Can I appeal to have the minimum one year transition period extended?**

Yes. The City's Board of Variance has been given new authority through the new Provincial legislation to consider appeals by a property owner regarding timing of the LUC termination date due to hardship. The Board of Variance can extend the termination date for a LUC for a particular property to a later date up to June 30, 2024. If granted, the extension would only apply to the particular property owner and would end if the property ownership changes.

## **4. Underlying Zoning**

### **4.1 How was the underlying zoning for my property determined?**

The City reviewed the primary "use" of each property for each LUC, and reviewed the City's most up to date zoning regulations for that "use". The City also reviewed what the zoning within the immediate area of the affected LUC is for the same "use" to ensure consistent regulations are applied to a neighbourhood.

### **4.2 Why was the RS1 zone used for most of the affected single-family Land Use Contracts?**

For single-family lots the RS1 single detached zone (including the 10 sub-zones) is the standard zone and is proposed for over 95% of the single-family properties affected by the termination bylaws. The RS1 single detached zone is the most commonly used single-family zone and is applied to over 21,000 single-family properties in Richmond. For each of the sub-zones, the core development regulations related to the maximum floor area ratio, building height, and lot coverage are consistent.

### **4.3 Were there cases where the RS1 could not be used for single-family properties?**

There were five (5) LUCs where the siting of the homes did not fit well into an existing RS1 zone. In those cases, a new zone was created. For single-family properties, two new zones were created for the following reasons:

- ZS25 Single Detached (Bylaw 9438) – properties along Yoshida Court in Steveston where lots are smaller, and buildings have unique side yard setbacks; and
- ZS24 Semi-Detached Zero Lot Line (Bylaws 9324, 9334, 9338 and 9342) – zero lot line properties which are essentially a fee-simple duplex.

### **4.4 How did the City determine the zoning for non-single family uses such as townhouses, apartments, and office/medical buildings?**

A number of single-family LUCs included parks, school sites, multi-family residential uses, office and health care uses. For park and school properties within the 93 LUCs, the existing School & Institutional (SI) zone was used. For townhouses, apartment buildings, office commercial properties, and a health care facility, 11 new zones were created which reflect the regulations under the specific LUC to ensure existing uses continue to be permitted.

## **5. Potential Implications of Underlying Zoning**

### **5.1 What effect does the underlying zoning have on my property while the Land Use Contract is still in effect?**

As long as the LUC remains in place a property may be developed in keeping with the LUC regulations.

## **5.2 What effect does the underlying zoning have on my property, when the Land Use Contract is terminated?**

Once the LUC is no longer effective on the property, any new construction must conform to the zoning placed on the property.

## **5.3 What are some of the key differences between the RS1 zone and single-family Land Use Contracts?**

Some of the key differences include the following:

1. Secondary Uses – The RS1 zone allows a range of secondary uses including a secondary suite, boarding and lodging and home businesses such as a child care facility for up to 10 children, and licensed home offices, subject to certain regulations.
2. Lot Coverage – The RS1 zone allows buildings and structures to cover up to 45% of the lot. Most LUCs have a maximum lot coverage between 33% to 40%. The only exceptions are LUC011 and LUC012 which have a maximum lot coverage of 50%.
3. Floor Area – The RS1 zone limits the size of a house using a floor area ratio (FAR) which is determined by using the prescribed FAR and multiplying it by the size of the lot.
4. Building Height – The RS1 zone also restricts the building height to 2 ½ storeys (29.5 ft. maximum) and prevents a box shaped house massing by having certain building envelope requirements. For single-family properties under a LUC the maximum height for a house is typically 3 storeys (35 ft. maximum).

## **5.4 What is the implication of the underlying zoning on my lot, if there are any aspects of my existing house or lot that does not meet today's zoning regulations?**

Existing buildings and structures which were lawfully built will have legal non-conforming protection. The retention of these buildings and structures would include the ability to fully renovate thus preserving the established character of the neighbourhood. All new buildings and structures will have to comply with the underlying zoning regulations in place when a building permit application is submitted.

## **6. Other Information**

### **6.1 How Can I Find Out if I am in a Land Use Contract?**

To learn more about Land Use Contracts or see if your property is covered by a Land Use Contract, go to [www.richmond.ca](http://www.richmond.ca) and click on the Land Use Contracts link under Featured Topics on the home page. More information is also available by emailing [luc@richmond.ca](mailto:luc@richmond.ca), calling 604-204-8626 or by viewing an information display in the City Hall Atrium.

### **6.2 Where can I obtain a copy of my Land Use Contract?**

Copies of LUCs are registered on title to the affected properties and may be obtained from the [BC Land Title Office](#).

Please note this brochure provides general information only; a property owner may wish to obtain more detailed information about any relevant LUC or proposed zoning bylaw.