

From: LUC (Land Use Contract)
Sent: Monday, 19 October 2015 14:16
To: 'R T'
Cc: Cheuk Tang; Anna Tang
Subject: RE: appeal Land use contract termination

Hi Richard,

The square footage would likely be reduced with the new underlying zoning as compared to LUC015. In 2014, the Provincial government amended the Local Government Act to provide that all LUCs will expire on June 30, 2024 and require municipalities to establish underlying zoning for LUC properties by June 30, 2022. Additionally, the new legislation also established a process that enables municipalities to undertake the optional early termination of LUCs prior to 2024. Richmond City Council has decided to undertake the early termination of LUCs and establish underlying zoning. There would be no compensation as per Section 914 of the Provincial Local Government Act.

As mentioned in my earlier email, if the early termination bylaws are adopted following the November 24th Public Hearing date, then the bylaws would not take effect for at least 1 year following bylaw adoption. You would have the ability to submit a complete building permit application under the existing land use contract for a 1-year period before the new zoning takes effect.

John

From: R T [mailto:rtangrtang@gmail.com]
Sent: Monday, 19 October 2015 13:58
To: LUC (Land Use Contract)
Cc: Cheuk Tang; Anna Tang
Subject: RE: appeal Land use contract termination

Hi John

If I understand you correctly the sqft building with the new rs zone is considerably reduced to my maximum of 0.55 2750 sqft.

Would there be any compensation for such dramatic change because no disclosure of the early termination when i had bought these two homes in 2008 2009

The change is very dramatic. Take a look at yoshida court since they were allowed under luc to make townhomes. We lose value by usage restriction and the hope.

Thank you
Richard

On Oct 19, 2015 1:23 PM, "LUC (Land Use Contract)" <LUC@richmond.ca> wrote:

Dear Richard, **City Clerk's Office**

- - - - - 6

LUC Correspondence



Under LUC015, there is no floor area restriction – the restriction would be based on the maximum site coverage and 3 storeys. Two homes cannot be attached (no zero lot line), nor is a secondary suite allowed under LUC015.

For the floor area calculation under the RS1/B zone, it is calculated based on your lot size. The first 464.5 m² (5,000 ft²) of your lot has a 0.55 floor area ratio (5,000 ft² x 0.55 = 2,750 ft² of floor area). The remaining portion of your lot that is greater than 5,000 ft² in area, would be calculated using a 0.3 floor area ratio.

John

From: R T [mailto:rtangrtang@gmail.com]
Sent: Monday, 19 October 2015 12:35
To: LUC (Land Use Contract)
Cc: Anna Tang; Cheuk Tang
Subject: Re: appeal Land use contract termination

Dear John,

Thank you for the information for max floor area it says "n/a" under LUC015. Does this mean I can currently use 100% of my 4000sqft lot?

Also, has LUC015 currently permit the joining of my two adjacent properties so that my parents can be joined to my house via a hallway?

For the new proposed one you state "0.55 to max 464.5 m² 0.3 for the balance" Does this mean 0.55 max for the first floor and 0.3 for the second floor?

Thanks and have a great day.

Richard

On 19 October 2015 at 12:22, LUC (Land Use Contract) <LUC@richmond.ca> wrote:

Dear Richard,

The table below provides a summary of some of the key regulations under LUC015 and the proposed new zone, RS1/B.

John

The table below is intended to compare the land use contract regulations for single family dwellings with the proposed new single family zone. For non-single family zones, they are intended to reflect the regulations in the land use contract. The table does not include any site specific amendments or court orders made since registration of the land use contract.

| | LUC015 | RS1/B |
|------------------------|--|--|
| Floor Area Ratio (max) | N/A | 0.55 to max 464.5 m ² 0.3 for the balance |
| Lot Coverage (max) | 33% | 45% |
| Front Setback (min) | 6.00 m (20 ft) 1.50 m (5 ft) to attached or detached carports | 6 m |
| Side Setback (min) | 1.2m (4 ft) | <ul style="list-style-type: none">▪ 1.2 m for lots less than 18 wide ▪ 1.8 m for lots of 18m or more but less than 20m in width ▪ 2.0 m for lots of 20m or more in width |

| | | |
|-----------------------------|---------------|---|
| Exterior Side Setback (min) | 3.7m (12 ft) | 3 m |
| Rear Setback (min) | 6.0 m (20 ft) | 6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m) |
| Height (max) | 3 storey | 2 ½ storeys |
| Secondary Suite | Not permitted | Permitted |

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

From: R T [mailto:rtangrtang@gmail.com]
Sent: Monday, 19 October 2015 10:06
To: LUC (Land Use Contract)
Cc: Anna Tang; Cheuk Tang
Subject: RE: appeal Land use contract termination

Hello John

Thank very much for your email.

Can you please tell me the LUC contract 015 details for building currently? As I understand it is 30% land usage X 3 storeys with some X%age permeable space for draining, and zero lot line.

What would be the proposed change in build structures after the LUC terminates? Would the # of storeys and height be changed and the if it is lowered, would ht ebase first floor be bigger and the second floor be bigger, in case you no longer have the ability to make 3 storeys?

On my rationale and position: I think this hurts my plans on having my extended family live in the house, because not everybody put their elders into a retirement home.. I think it is more graceful for family to take care of each other in house rather than put them in a mix of people that they do not know in their last years.

Thank you very much.

Richard

On Oct 19, 2015 9:41 AM, "LUC (Land Use Contract)" <LUC@richmond.ca> wrote:

Dear Cheuk and Elaine Tang,

Thank you for your inquiry. The properties at 11340 and 11320 Galleon Court are in land use contract (LUC) 015. As you noted, this LUC is one of the 93 LUC areas that are being considered for early termination. The early termination of single family LUCs was the result of recent legislative changes that allowed local governments to consider terminating LUCs. The legislation will terminate all LUCs by June 30, 2024; however, there is a process that local governments can take to terminate LUCs earlier. On April 27, 2015, Richmond City Council directed staff to prepare bylaws that introduce new underlying zoning and terminate the 93 LUCs. These are the bylaws that will be subject to a Public Hearing on November 24, 2015. The Public Hearing will give you and any other affected property owners and residents an opportunity to voice your concerns.

There will also be a public information session on November 5, 2015, where people will have an opportunity to understand the process and content of the bylaws.

If the early termination bylaws are adopted following the November 24th Public Hearing date, then the bylaws would not take effect for at least 1 year following bylaw adoption. You would have the ability to submit a complete building permit application under the existing land use contract for a 1-year period before the new zoning takes effect.

John

-----Original Message-----

From: Richard Tang [<mailto:rtangrtang@gmail.com>]

Sent: Sunday, 18 October 2015 21:55

To: LUC (Land Use Contract); cft604@gmail.com

Cc: jet.annatang@gmail.com

Subject: appeal Land use contract termination

Hello City of Richmond

Regarding <http://www.richmond.ca/plandev/planning2/projects/LUC.htm>

We own 11340 and 11320 Galleon Court Richmond BC and V7E 4L3

We noticed that our two properties are under the 93 potential terminations for early termination.

What has caused a change to terminate this? This will negatively affect the property value.

Please let us know. I do not think it is wise to do so. I would like our properties to NOT be affected and stay the same so we appeal this and enact the right to maintain it until the end of 2024.

Thank you.

Cheuk and Elaine Tang

604-338-8813

Richard and Anna Tang

604-644-4465 and 604-644-0266

From: Richard Tang <rtangrtang@gmail.com>
Sent: Sunday, 18 October 2015 22:39
To: LUC (Land Use Contract); cft604@gmail.com
Cc: jet.annatang@gmail.com
Subject: Re: appeal Land use contract termination

Sorry,

The phone number should be 604-338-8113
and 604-644-4465 and 604-644-0266

On 10/18/2015 9:55 PM, Richard Tang wrote:

- > Hello City of Richmond
- >
- > Regarding <http://www.richmond.ca/plandev/planning2/projects/LUC.htm>
- >
- > We own 11340 and 11320 Galleon Court Richmond BC and V7E 4L3
- >
- > We noticed that our two properties are under the 93 potential
- > terminations for early termination.
- >
- > What has caused a change to terminate this? This will negatively
- > affect the property value.
- >
- > Please let us know. I do not think it is wise to do so. I would like
- > our properties to NOT be affected and stay the same so we appeal this
- > and enact the right to maintain it until the end of 2024.
- >
- > Thank you.
- >
- > Cheuk and Elaine Tang
- > 604-338-8813
- > Richard and Anna Tang
- > 604-644-4465 and 604-644-0266