

Schedule 8 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

From: LUC (Land Use Contract)
Sent: Friday, 6 November 2015 15:02
To: 'TONY BURNS'
Cc: Burns, Kim; Morris,A.J.
Subject: RE: information sessions

A Public Hearing notification on LUCs will begin appearing on doorsteps next Monday, November 9th. Yesterday's public information session was to provide baseline information on LUCs, and all of the information at that session can be found at:

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

The boards at yesterday's public information session will be added to the above link later on today.

I hope this helps and please call 604-204-8626 or send an email at luc@richmond.ca for further information.

John

From: TONY BURNS [<mailto:tonyburns@shaw.ca>]
Sent: Friday, 6 November 2015 11:11
To: LUC (Land Use Contract)
Cc: Burns, Kim; Morris,A.J.
Subject: information sessions

I thought the people who were in LUC's would be notified about these information sessions . I have herd there was one yesterday and two other people at work here say they were not notified.

City Clerk's Office

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LUC Correspondence



From: LUC (Land Use Contract)
Sent: Thursday, 4 June 2015 15:45
To: 'TONY BURNS'
Cc: 'kimburns@shaw.ca'
Subject: RE: Early Termination

Thank you for your email and questions.

To answer your questions:

#1: No. Each land use contract (LUC) will be treated separately and the proposed zoning will consider the differences for each LUC. We intend to use the City's standard RS1 zoning, and if that does not reflect the current LUC regulations, we may propose site specific zoning.

#2: Yes. For zero-lot line LUCs we will likely create a site specific zone to allow anyone who wishes to construct a zero-lot line house.

#3: Not determined yet. If a site specific zone is being created, we would likely consider using a similar site coverage that is in the LUC. In cases where the site coverage is not regulated, we will likely use our existing zoning bylaw as a guide. For many of our RS1 zones, site coverage up to 45% is permitted.

#4: Difficult to answer. Having said that, there shouldn't be a measurable difference (i.e. increase) as the proposed zoning is meant to reflect many of the regulations in the LUC.

We intend to present the proposed zoning to Council in the fall. Following that, there will be a detailed Public Hearing notice that would indicate the proposed zoning in order for property owners to assess the impact. A separate Public Hearing will be held later in the fall.

John

From: TONY BURNS [<mailto:tonyburns@shaw.ca>]
Sent: Thursday, 4 June 2015 14:30
To: LUC (Land Use Contract)
Cc: kimburns@shaw.ca
Subject: Early Termination

Good afternoon i have a couple of straight forward questions. Being that all land use contracts are different as you would know,EG some are stand alone property's and others like mine are zero lot line, our particular one has 33% site coverage no FSR.

#1 Are all land use contracts being treated the same in relation to the re zoning?

#2 Will we be able to re build with a zero lot line as the lots are only 30ft wide.

#3 what will the re zoned site coverage be ?

#4 will this in any way affect my taxes in the future.

Thank you .