

Schedule 19 to the Minutes of
the Special Public Hearing
meeting of Richmond City
Council held on Tuesday,
November 24, 2015.

From: Bruce Imrie <bruce.imrie@gmail.com>
Sent: Tuesday, 17 November 2015 22:08
To: Weber,David
Subject: Re: Notice of Public Hearing relating to Land Use Contracts

Thanks for following up, David.

The purpose of my email was to gain clarification of the changes that are being proposed. I support the changes that the city is proposing and so will not be speaking. I also support the city's OCP plan to 2041.

Best regards,

Bruce Imrie



City Clerk's Office

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LUC Correspondence

From: LUC (Land Use Contract)
Sent: Thursday, 12 November 2015 14:39
To: 'Bruce Imrie'; LUC (Land Use Contract)
Cc: Lach Coburn; Gayle Imrie
Subject: RE: Notice of Public Hearing relating to Land Use Contracts

Bruce,

Thank you for your email. You appear to have a good understanding of the nature of the proposed bylaws. You can find a series of summary sheets that compare some of the key regulations for each land use contract and the proposed zoning at the following link:

<http://www.richmond.ca/plandev/planning2/projects/LUC.htm> - click on the pdf file for Land Use Contract – Report and Summaries.

I have included the table summaries for both LUC041 and LUC148 below.

Land Use Contract 041

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.

	LUC041	RS1/B	RD1 (duplex)
FAR (max)	N/A	0.55 to max 464.5 m ² 0.3 for the balance	0.55 to max 464.5 m ² 0.3 for the balance
Lot Coverage (max)	33%	45%	45%
Front Setback (min)	6 m	6 m	6 m
Side Setback (min)	1.2 m	<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 	1.2 m

		or more in width	
Exterior Side Setback (min)	4.5m	3 m	3 m
Rear Setback (min)	6 m	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)	6 m
Height (max)	3 storeys	2 ½ storeys	2 ½ storeys
Secondary Suite	Not permitted	Permitted	Not 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.

Land Use Contract 148

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.

	LUC148	RS1/B	ZT78 (townhouse)
FAR (max)	N/A	0.55 to max 464.5 m ² 0.3 for the balance	0.44
Lot Coverage (max)	40%	45%	33%
Front Setback (min)	4.5m 1.5m for carports or garages	6 m	7.5 m from a public road
Side Setback (min)	1.2m 0.9m to carports	<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 	11 m

		lots of 20m or more in width	
Exterior Side Setback (min)	3m	3 m	6 m
Rear Setback (min)	4.5m for one storey 6m for second storey	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)	6 m
Height (max)	3	2 ½ storeys	9 m (2 storeys)
Secondary Suite	Not Permitted	Permitted	Not permitted

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Hope this helps.

John

From: Bruce Imrie [<mailto:bruce.imrie@gmail.com>]
Sent: Thursday, 12 November 2015 14:32
To: LUC (Land Use Contract)
Cc: Lach Coburn; Gayle Imrie
Subject: Notice of Public Hearing relating to Land Use Contracts

Dear Sir or Madam;

My friend and I have received a booklet with notice as described above. We have reviewed the information contained therein and while we understand that the intention is to seek early termination of bylaw 9341, within Land Use Contract 041, which I understand will be replaced with Zoning bylaw 8500, amendment bylaw 9340. I understand that this proposal will change my residential zoning to RS1/B.

Similarly, Mr. Coburn is impacted within Land Use Contract 148, seeking early termination of bylaw 9469 to be replaced with bylaw 9468. Again, I understand that this proposal will change the residential zoning to RS1/B.

I have located and read zoning for RS1/B and can apply the ratios of lot size to building as provided, however I have not been able to locate what the current provisions are so that I can assess the impact.

Can you please provide the following:

1. confirm that my understanding of this Land Use Contract proposal is correct.

2. If my understanding is correct, provide we with the current zoning ratios which would apply to Land Use Contract 041, bylaw 9341 and Land Use Contract 148, bylaw 9469.

Thank you for your assistance.

Best regards;

Bruce Imrie