

From: Ted Bruce <tedbruce51@gmail.com>
Sent: Tuesday, 17 November 2015 20:28
To: LUC (Land Use Contract)
Subject: Re: Land use contract 052

Thank you John. This is very helpful. I am still uncertain if the zoning proposed in the land use contract 052 is different from the current zoning. If it is different, it would be good to know what changes will be in effect - for example will there be secondary suites allowed under the new zoning when they were not allowed before? Thanks for further information if you can provide it.

On Mon, Nov 16, 2015 at 3:50 PM, LUC (Land Use Contract) <LUC@richmond.ca> wrote:

Ted,

The RS1 zone is our standard single-detached dwelling zone. The 'B' in RS1/B reflects the minimum lot size. Regulations in RS1/B, RS1/C, RS1/D, and RS1/E have the same regulations as they apply to the size and massing of a building.

More than 21,000 properties in Richmond are zoned as RS1. That is why this is the zone that is proposed to be used for almost all of the single-family land use contracts that are proposed to be terminated.

Listed below is a summary of some of the key regulations under the RS1 zone.

	RS1/B
Floor Area Ratio (max)	0.55 to max 464.5 m ² of site area plus 0.3 for the balance
Lot Coverage (max)	45%
Front Setback (min)	6 m
Side Setback	▪ 1.2 m for lots less than

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(min)	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 m
Rear Setback (min)	6 m (if the exterior setback is 6.0 m the rear yard can be reduced to 1.2m)
Height (max)	2 ½ storeys
Secondary Suite	Permitted

The RS1 zoning is different for most land use contracts as land use contracts do not have a floor area maximum and they have a maximum of 3 storeys. However, most land use contracts allow a smaller lot coverage (generally 33% to 40%) and do not allow a secondary suite.

Let me know if you have any further questions on this.

John

From: Ted Bruce [mailto:tedbruce51@gmail.com]
Sent: Monday, 16 November 2015 15:36
To: LUC (Land Use Contract)
Subject: Land use contract 052

Can you explain in plain language the zoning definition Single Detached RS1/B? Is this different than the current zoning and if so what is the substantive difference? I read the definition of this classification on line but

it is very technical and I don't understand what the City is proposing to allow on Peterson Drive as a result of the Bylaw Amendment. Thank you.

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Ted Bruce

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