

Schedule 22 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

From: karen cowl <design@stripegraphics.com>
Sent: Wednesday, 18 November 2015 10:48
To: LUC (Land Use Contract)
Cc: karen cowl
Subject: Re: Public Hearing on Land Use Contracts, information request

Hi John

Sorry...ignore this question...I found our particular LUC is already in there.
Karen

On 2015-11-18, at 10:42 AM, karen cowl <design@stripegraphics.com> wrote:

Hi John

Sorry, one last question...regarding Land Use Contract 041 which is the neighbourhood we live in.

We are on the south side of Hollymount Drive, so below Hollymount Gate effectively...why are we not included in this proposed termination and adoption of new bylaws to restrict the size and height of homes being built? Or are we covered by newer bylaws that already do this? I ask in part because a "monster" home is currently being built on Hollybank just off of Lassam Road and it is one full floor over all the other houses there and appears to be quite close to the other houses on either side?

Thanks again for your help with all of this,
Karen

On 2015-11-18, at 10:22 AM, "LUC (Land Use Contract)" <LUC@richmond.ca> wrote:

Karen,

I think that is a fair interpretation of why Council is considering the bylaws. Many of the single family properties under land use contract are relying on regulations from the 1970s which is not in keeping with today's zoning regulations. We are seeing this with some of the new single family homes being rebuilt under a land use contract. In some cases, homes being rebuilt under a land use contract are significantly larger than the size of a new house being built under RS1 zoning. I hope this provides some clarification on this issue.

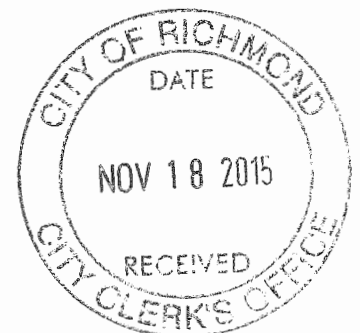
John

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

From: Stripe Graphics [mailto:design@stripegraphics.com]
Sent: Wednesday, 18 November 2015 09:57 **City Clerk's Office**

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LUC Correspondence



To: LUC (Land Use Contract)
Cc: karen cowl
Subject: Re: Public Hearing on Land Use Contracts, information request
Importance: High

Thank you John. This is very helpful. If I may ask for further clarification...in reading the report and summary to do with our neighbourhood's LUC which is 041, it appears that proposed bylaw amendments have to do with protecting the integrity, look, feel etc of our current neighbourhood, and essentially restricting the building of "monster" homes above everyone else's roof line, a few of which have been built, within our neighbourhood?

I would like this clarified as we are unable to attend the meeting on the 24th, but I would like to submit something in writing if this is the correct understanding or interpretation.

Thank you very much for your help with this,

Karen Cowl

On 2015-11-18, at 9:32 AM, LUC (Land Use Contract) <LUC@richmond.ca> wrote:

Karen,

Thank you for your email. You can find additional information on the early termination of land use contracts at: <http://www.richmond.ca/plandev/planning2/projects/LUC.htm>. On that page, if you click on the pdf link 'Land Use Contracts - Report and Summaries' and scroll down to the summary page for your land use contract, it will provide you with a comparison of some of the key regulations between your land use contract and the proposed zoning. I hope this helps.

John

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

From: karen cowl [<mailto:design@stripegraphics.com>]
Sent: Wednesday, 18 November 2015 08:58
To: LUC (Land Use Contract)
Cc: karen cowl
Subject: Public Hearing on Land Use Contracts, information request
Importance: High

Hello Luc

We are a residents in the west side of Richmond. We received the booklet regarding the public hearing, and outlining the proposed bylaw changes to the land use in our neighbourhood.

In reading through our specific pages regarding our neighbourhood, it is unclear what the new bylaws will be. Can you clarify? Right now it appears that the termination of the existing residential single detached and residential two-unit dwellings land use bylaws could be replaced by any new bylaw stipulations.

We would like more information on the proposed re-allocation of land use in the areas noted in the diagram for our neighbourhood.

Thanks
Karen Cowl
604-271-5543