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**From:** LUC (Land Use Contract)  
**Sent:** Thursday, 12 November 2015 09:06  
**To:** 'Scott Nakade'  
**Subject:** RE: Information on 105

Hi,

You can find additional information on our website at:

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

In particular, click on the pdf file Land Use Contract - Report and Summaries, and scroll down past the report and to the summary pages - Land Use Contract 105. There you will find a table that compares the key regulations under LUC105 and the proposed RS1/B and RS1/D zone - note the 2 properties facing Hollycroft Gate are proposed to be zoned as RS1/D and the remaining properties are proposed to be zoned as RS1/B.

Some of the key differences between your land use contract and the RS1 zoning include the following:

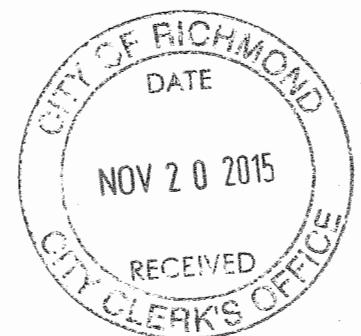
1. Secondary Uses – The RS1 zone allows a range of secondary uses including a secondary suite, boarding and lodging and home businesses such as a child care facility for up to 10 children, and licensed home offices, subject to certain regulations.
2. Lot Coverage – The RS1 zone allows buildings and structures to cover up to 45% of the lot. LUC 105 has a maximum lot coverage of 40%.
3. Floor Area – The RS1 zone limits the size of a house using a floor area ratio (FAR) which is determined by using the prescribed FAR and multiplying it by the size of the lot.
4. Building Height – The RS1 zone also restricts the building height to 2 ½ storeys (29.5 ft. maximum) and prevents a box shaped house massing by having certain building envelope requirements. For single-family properties under a LUC the maximum height for a house is typically 3 storeys (35 ft. maximum).

I hope this helps.

John

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

**From:** Scott Nakade [<mailto:scottnakade@yahoo.com>]  
**Sent:** Tuesday, 10 November 2015 20:02  
**To:** LUC (Land Use Contract)  
**Subject:** Information on 105



Hi there I live on hollycroft dr in Richmond and I am looking for information on luc 105 as I have received a booklet on a vote coming up but do not any information on what exactly my property is at the moment. Thank you for your time.

**City Clerk's Office**

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**LUC Correspondence**