

Schedule 30 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: Monday, 16 November 2015 11:12
To: 'Rob M.'
Subject: RE: Land Use Contract Info

Rob,

Yes, the RS1/B and RS1/E zoning does have a floor area limit whereas land use contract properties do not have a limit. Further, a land use contract property has the ability to build a full 3 storey house to a maximum of 35 feet high whereas a RS1 zoned property can build a maximum of 2 ½ storeys up to a maximum of 29.5 feet.

John

From: Rob M. [<mailto:rmclaren9441@shaw.ca>]
Sent: Monday, 16 November 2015 11:10
To: LUC (Land Use Contract)
Subject: RE: Land Use Contract Info

Hi John -- thanks for the info.

A further question re: your comment " There are some differences in regulations (eg. Floor area maximums, building height, lot coverage) between LUC071 and the RS1 zoning. " Will the changes for RS1/B & RS1/E curtail overbuilding (" mega houses/mansions ") by providing maximum limits to floor area & height ???

Rob

From: LUC (Land Use Contract) [<mailto:LUC@richmond.ca>]
Sent: November-16-15 10:19 AM
To: 'Rob M.'
Subject: RE: Land Use Contract Info

Rob,

Thank you for your email. The changes for LUC071 involve applying RS1/B and RS1/E zoning to that area (Bylaw 9374) and terminating the associated land use contract (Bylaw 9375). LUC071 permits a single detached house which is why the City is proposing to apply our standard single detached zone (RS1). The letters B and E only reflect the different lot sizes within LUC071. There are some differences in regulations (e.g. floor area maximums, building height, lot coverage) between LUC071 and the RS1 zoning. Applying RS1 zoning will ensure that all the regulations are consistent with other RS1 zoned properties. Your property at 4340 Craigflower is zoned RS1/E.

John

From: Rob M. [<mailto:rmclaren9441@shaw.ca>]
Sent: Saturday, 14 November 2015 13:08
To: LUC (Land Use Contract)
Subject: Land Use Contract Info

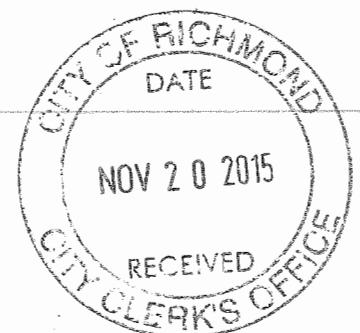
City Clerk's Office

Hi

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LUC Correspondence



I recently rec'd the booklet " Notice of Public Hearing relating to Land Use Contracts " and wanted to know specifics of how any changes would impact my residence at 4340 Craigflower Drive ??

It appears Land Use Contract 071 (page 33 of booklet) is the most relevant one that is closest to my residence but I'm having difficulty determining/understanding what exactly is being done by the termination of bylaw no. 9375 and the enactment of amendment bylaw no. 9374 ??

I appreciate a reply at your earliest convenience.

Regards, Rob McLaren