

---

**From:** LUC (Land Use Contract)  
**Sent:** Tuesday, 17 November 2015 09:59  
**To:** 'Jason Fung'  
**Subject:** RE: 6111 tiffany blvd land use contract 134

Yes you are correct. The proposed zoning will allow exactly what is there today. As long as the building remains, it can be renovated and updated.

If a home has a lot coverage that is greater than what is permitted under the proposed zone, it would still be legal, but non-conforming to the bylaw. Therefore, the property owner could not add to the non-conformity.

John

**From:** Jason Fung [mailto:jason.fung.604@gmail.com]  
**Sent:** Tuesday, 17 November 2015 09:45  
**To:** LUC (Land Use Contract)  
**Subject:** Re: 6111 tiffany blvd land use contract 134

thanks very much John, it does help to clarify.

as per the specs you sent on the dimensions of the townhomes under the ZT78 zone, i'm assuming that as long as the building is not demolished/rebuilt, the building will stay the same

example:

home in question has larger dimensions and has a greater than 33% lot coverage, the zoning restrictions would only take effect if the house was then demolished and rebuilt to new specs. Other than that the house would remain unchanged, no renovations to fit the zoning restrictions is required.

correct?

- Jason

On Tue, Nov 17, 2015 at 9:21 AM, LUC (Land Use Contract) <[LUC@richmond.ca](mailto:LUC@richmond.ca)> wrote:

Jason,



Thank you for your email. To begin with, Council will be considering 2 bylaws for each affected land use contract; they are not options. The first bylaw is to introduce new zoning for the affected properties, and the second bylaw would terminate the land use contract.

For land use contract 134 and the proposed ZT78 zone, the intention was to prepare a new townhouse zone that would mirror the regulations under the land use contract. Therefore there are no significant differences between the land use contract and the proposed ZT78 zone. Some of the specific regulations under the proposed ZT78 zone are as follows:

**City Clerk's Office**

--- 33

	<b>ZT78 Zone</b>
Floor Area Ratio (max)	0.44 of site area
Lot Coverage (max)	33%
Front Setback (min)	7.5 m from a public road
Side Setback (min)	11 m
Exterior Side Setback (min)	6 m
Rear Setback (min)	6 m
Height (max)	9 m (2 storeys)
Secondary Suite	Not permitted

I hope this helps. Let me know if you have any further questions.

John

**From:** Jason Fung [mailto:[jason.fung.604@gmail.com](mailto:jason.fung.604@gmail.com)]  
**Sent:** Monday, 16 November 2015 22:22  
**To:** LUC (Land Use Contract)  
**Subject:** 6111 tiffany blvd land use contract 134

Hi.

I was reading the online site and the booklet received in the mail and understand there are two options to either amend the luc or terminate it. The site mainly talks about the single house luc and it being replaced by the rs1 zoning. How will the townhouses be zoned if the luc is removed for land use 134 residential town housing (zt78)? What are the differences between the current luc and the new zoning planned for it?

Thanks for answering my questions,

-Jason

--

- Jason Fung