

Schedule 71 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, 23 November 2015 12:18
To: 'Janet Khong'
Subject: RE: LUC 020

Janet,

Thank you for your email and questions. Many of the definitions that you are inquiring about can be found in our Zoning Bylaw at <http://www.richmond.ca/cityhall/bylaws/zoningbylaw8500.htm>. Specifically, you could click on the following link for a list of defined items: http://www.richmond.ca/_shared/assets/Interpretation24222.pdf

Having said that, I will provide a brief answer to your questions in the order that they were asked:

- Setback is defined as the distance between a building or structure and a property line. The front lot line is the lot line separating the lot from the road. In the case of a corner lot, the front lot line is the line separating the narrowest road frontage. The rear lot line is the lot line opposite and most distant from the front lot line. The side lot line means any lot line that is not a front or rear lot line. The exterior lot line is a side lot line separating the lot from the road.
- For almost all of the single family areas, the standard single detached (RS1) residential zone is proposed as the underlying zoning. Under the RS1 zone, the maximum lot coverage is 45% and the maximum building height is 2 ½ storeys. The RS1 is the most commonly used single-family zone in Richmond.
- 2 ½ storeys is a defined term in our Zoning Bylaw. In general, the ½ storey is on the third level, but it must be within the roof line and be no more than ½ the floor area of the second storey.
- The proposed changes are not set in stone. The purpose of the public hearing is to hear from anyone who wishes to provide their opinion on the bylaws. Council will not make a decision on the bylaws until after the public hearing.
- A motion could be proposed by members of the public during the public hearing for Council's consideration. Any change to the proposed bylaws would likely be referred to staff and may necessitate another public hearing.
- You would have to check with our building department on the building permit approval timeline. You can contact Building Approvals at:
 - phone: 604-276-4285
 - fax: 604-276-4063
 - email: building@richmond.ca
- If the bylaws are adopted, and the LUCs are set to expire in 1 year, a completed building permit application would be required to be submitted no later than 1-year following bylaw adoption. If the bylaws are adopted tomorrow (Nov. 24), then the last day to submit a completed building permit application under the LUC regulations would be November 24, 2016.

I hope this answers your questions.

John

From: Janet Khong [<mailto:janetkhong55@gmail.com>]
Sent: Monday, 23 November 2015 11:06
To: LUC (Land Use Contract)
Subject: LUC 020

City Clerk's Office

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LUC Correspondence



Hi!

I'm a resident of Colonial Drive and am not familiar with some terms used. I have some questions and clarifications for LUC 020:

What is "setback"? What is the definition for Front Setback, Side Setback, Exterior Side Setback, Rear Setback?

If the lot coverage is being increased from 33% to 45%, why is the height being reduced from 3 storey to 2 ½ storey?

What is 2 ½ storeys? How do you define a half storey? What is the purpose?

Is the proposed changes set in stone? If yes, the what is the purpose of having a hearing?

Could we propose a motion to amend the max height from 2 ½ storeys to 3 storeys (no change)?

How long does the building permit approval process take, approximately?

If the LUC is valid for one year after adoption, does that mean the building permit application deadline is the last day of the termination or building permit has to be approved by the last day?

Thanks.

Janet Khong

604-276-7626 (work)

604-277-1599 (home)