

Schedule 73 to the Minutes of the Special Public Hearing meeting of Richmond City Council held on Tuesday, November 24, 2015.

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**From:** LUC (Land Use Contract)  
**Sent:** Monday, 23 November 2015 15:09  
**To:** 'Alan Wong'  
**Subject:** RE: Land Use Contract 095

To whom it may concern,

A land use contract is very similar to zoning, except that the land use contract is registered on the title of your property. Council wishes to terminate single-family land use contracts, and replace them with the City's standard single-family zone (RS1). For your property under LUC095, Bylaw No. 9396 would establish the zoning of your property to be RS1/E, and Bylaw No. 9397 would terminate the land use contract. For more information you can go to <http://www.richmond.ca/plandev/planning2/projects/LUC.htm>.

Some of the key differences between a 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. Most LUCs have a maximum lot coverage between 33% to 40%. The only exceptions are LUC011 and LUC012 which have a maximum lot coverage of 50%.
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 answers your questions.

John

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

From: Alan Wong [<mailto:awong2205@yahoo.com>]  
Sent: Monday, 23 November 2015 14:25  
To: LUC (Land Use Contract)  
Subject: Land Use Contract 095

Hi Richmond City Hall,

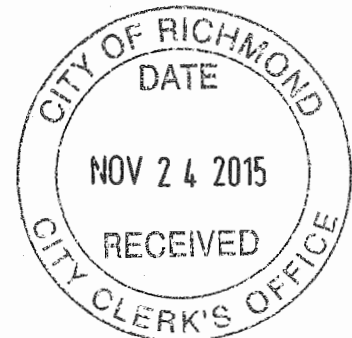
I am resident of 7991 Bennett Road and we have received a booklet indicating there is an early termination bylaw 9397 for LUC 095.

We are wondering what is the effect to house as LUC 095 terminates. We would like to know because we will not be able to make it to the hearing on Nov 24.

City Clerk's Office

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LUC Correspondence



Thanks.