

Schedule 95 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:** Tuesday, 24 November 2015 08:40  
**To:** 'J. L.'  
**Subject:** RE: Notice of Public Hearing relating to Land Use Contracts

Jeff,  
  
You are correct in that each house is on a fee simple lot – there is no strata to regulate building materials and colours.

John

---

**From:** J. L. [<mailto:jefferylijj@hotmail.com>]  
**Sent:** Monday, 23 November 2015 21:07  
**To:** LUC (Land Use Contract)  
**Subject:** Re: Notice of Public Hearing relating to Land Use Contracts

John,  
  
Thanks for the response.  
One more question is TO UNDERSTAND the definition in ZS24:  
“Single semi-detached zero lot line dwellings” is still Single House, not Duplex, correct? We don’t have to get neighbour’s agreement to change like roof, exterior color, etc, do we?

Jeff  
**From:** [LUC \(Land Use Contract\)](#)  
**Sent:** Monday, November 23, 2015 9:15 AM  
**To:** 'J. L.'  
**Subject:** RE: Notice of Public Hearing relating to Land Use Contracts

Jeffery,  
  
Thank you for your email. The proposed ZS24 essentially reflects what is built. Therefore a house that is attached or semi-detached to another house can remain, and if rebuilt would have to be attached or semi-detached. The proposed ZS24 zone indicates which homes are single-detached, and those homes can remain single-detached or be rebuilt as semi-detached provided that one side is built to the lot line. If you wished to rebuild as a single-detached house, and assuming that the early termination bylaws are all adopted, you could apply to rezone your property to allow a single-detached home. This would allow staff to review the unique siting characteristics and address any issues relating to the wall of the neighbouring house.

John

---

**From:** J. L. [<mailto:jefferylijj@hotmail.com>]  
**Sent:** Sunday, 22 November 2015 23:14  
**To:** LUC (Land Use Contract)  
**Subject:** Notice of Public Hearing relating to Land Use Contracts  
**Importance:** High

Hi there,  
**City Clerk's Office**

----- 9 5

**LUC Correspondence**



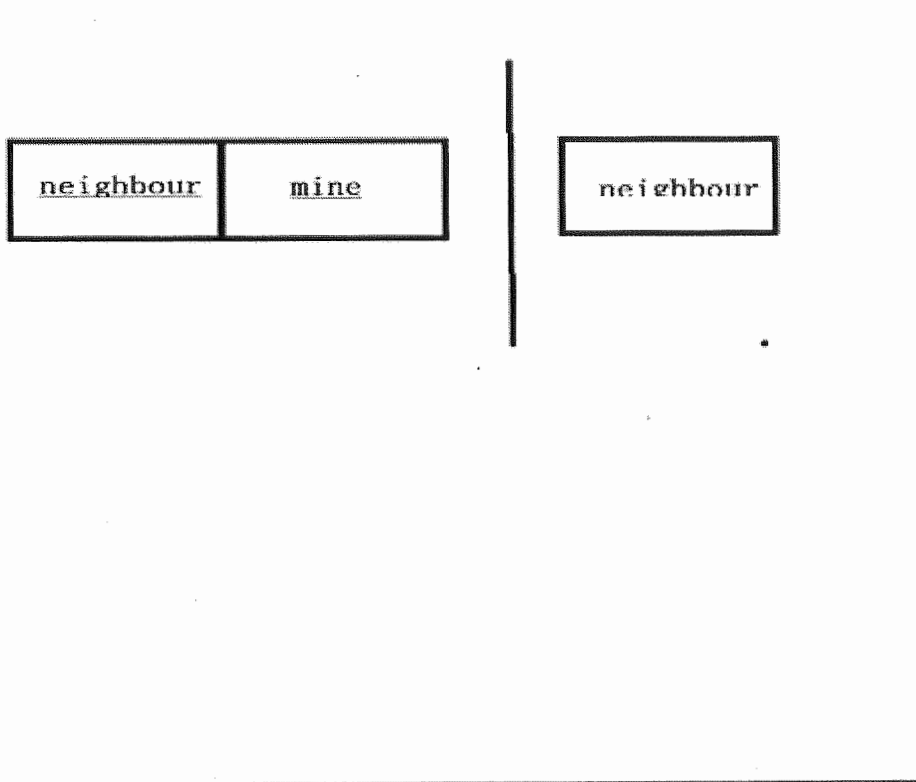
I am writing to object the proposal of early termination of LUC by end of 2016. I prefer to have them expired as scheduled 2024.

I own the property at 4251 Tyson Pl which has zero land line. In order to access the impact for early termination of LUC, can you please provide the following confirmation?

LUC042	ZS24
Side Setback (min) As per drawings (1.2 m on one side only)	1.2 m on one side and 0 m on the other side

Under new zoning ZS24, can we rebuilt a new house apart from the neighbour's (will recover neighbour's wall) so it can be totally detached? Like the drawing below?

Current:



after Re-built:

neighbour

mine

neighbour

Thanks.

Jeffrey Li