



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director of Development

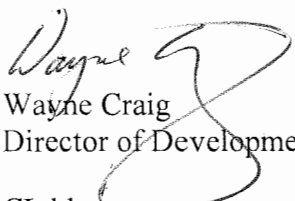
Date: January 13, 2016

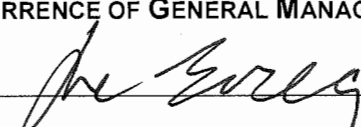
File: LU 15-717343

Re: Application by Jaspreet Chung to Discharge the Land Use Contract at
9420 Parksville Drive

Staff Recommendation

That Bylaw 9517, to discharge "Land Use Contract 009" from the title of 9420 Parksville Drive, be introduced and given first reading.


Wayne Craig
Director of Development
CL:blg
Att.

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

On November 24, 2016, City Council adopted a set of bylaws that:

- Terminated 93 separate Land Use Contracts (LUC) that include single-family properties effective one year from the date of adoption.
- Established new zoning designations in their place.

The 93 LUCs that are subject to the early termination bylaws will remain on land title records until November 24, 2016. The new zoning designations became operative immediately following adoption. For the one-year period, while both the zoning bylaw and the LUC are operative, the provisions of an LUC prevail where they are not consistent with the applicable zoning bylaw. Where a property owner wishes to use the provisions in the newly adopted zoning designation prior to the expiry of the one-year period, discharge of the LUC, by bylaw, is required.

Jaspreet Chung has applied to the City of Richmond for permission to voluntarily discharge "Land Use Contract 009" from the title of 9420 Parksville Drive, to permit construction of a new single-family dwelling, including a secondary suite, consistent with the underlying "Single Detached (RS1/B)" zoning (Attachment 1).

Findings of Fact

A Development Application Data Sheet is attached; which provides details about the proposal, along with a comparison of the LUC provisions and the underlying RS1/B zoning provisions (Attachment 2).

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North, is an existing dwelling on a lot under "Land Use Contract 009", at the corner of Parksville Drive and Princeton Avenue.

To the South, is an existing dwelling on a lot under "Land Use Contract 009", fronting Parksville Drive.

To the East, are existing dwellings on lots under "Land Use Contract 009", fronting Palmer Drive.

To the West, immediately across Parksville Drive, is the West Richmond Pitch and Putt Golf Course within Hugh Boyd Community Park.

Public Consultation

As this application does not involve rezoning of the subject property, a sign is not required to be posted on-site.

Should this application advance to a Public Hearing, the standard notification will be sent to all residents and property owners of land within 50 m of the subject site, with details about public participation in the process.

Analysis

This application to discharge the Land Use Contract from the subject property will enable the property owners to apply for and obtain a Building Permit to build a new single-family dwelling and a secondary suite, consistent with the underlying RS1/B zone, without having to wait until the Land Use Contract termination date of November 24, 2016. The resulting dwelling would be in keeping with the form and character of dwellings that are built in the RS1/B zone city-wide.

Existing Legal Encumbrances

There is an existing statutory utility right-of-way for the existing sanitary sewer along the east property line. Construction within the right-of-way is not permitted.

There is also an existing statutory building scheme registered on title of the subject property, which identifies a termination date of January 1, 1981. Discharge of the building scheme from title is at the discretion of the applicant. This document has no impact or bearing on the proposed single detached dwelling at the subject site.

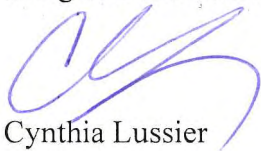
Financial Impact

None.

Conclusion

The applicant is requesting permission to voluntarily discharge "Land Use Contract 009" from the title of 9420 Parksville Drive, to permit construction of a new single-family dwelling, including a secondary suite, consistent with the underlying "Single Detached (RS1/B)" zoning.

It is recommended that Richmond Land Use Contract Discharge Bylaw No. 9517 be introduced and given first reading.



Cynthia Lussier
Planner I
(604-276-4108)
CL:blg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet



City of
Richmond



LU 15-717343

Original Date: 01/13/16

Revision Date:

Note: Dimensions are in METRES



LU 15-717343

Attachment 2

Address: 9420 Parksville Drive

Applicant: Jaspreet Chung

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Gurbaksh Kaur Chung Jaspreet Kaur Chung	No change
Site Size (m ²):	446 m ² (4,800 ft ²)	No change
Land Uses:	Single detached dwelling	New single detached dwelling, including a secondary suite
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Land Use Contract 009 & Single Detached (RS1/B) zoning	Single Detached (RS1/B)

Provision	LUC	RS1/B	Variance
Floor Area Ratio:	None	0.55	none permitted
Lot Coverage – Building:	Max. 33%	45%	none
Setback – Front Yard (m):	House/garage - Min. 7.62 m (25 ft) Carport - Min. 3 m (10 ft)	Min. 6 m	none
Setback – Rear Yard (m):	Min. 7.62 m (25 ft)	Min. 6 m	
Setback – Side Yards (m):	One side - 0 m (0 ft) Other side - 1.2 m (4 ft) for the first storey; - 1.83 m (6 ft) for the second storey.	Min. 1.2 m	none
Height (m):	2 storeys not exceeding 8.23 m (27 ft)	2 ½ storeys not exceeding 9 m (29.5 ft)	none



**Richmond Land Use Contract 009
Discharge Bylaw No. 9517 (LU 15-717343)
9420 Parksville Drive**

Whereas "Land Use Contract 009", having Charge Number K31033, including all amendments, modifications and extensions to Charge Number K31033, charges the following land:

P.I.D. 001-032-259

Lot 82 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200; and

Whereas "Land Use Contract 009" was entered into with the City of Richmond as a party and filed in the Land Title Office, New Westminster, British Columbia;

Whereas the owners of said land which is subject to "Land Use Contract 009" have requested and agreed with the City that the "Land Use Contract 009" be discharged as against its property title;

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. That "Land Use Contract 009" having Charge Number K31033, including all amendments, modifications and extensions to Charge Number K31033, be discharged as against:

P.I.D. 001-032-259

Lot 82 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200

2. That the Mayor and Corporate Officer are hereby authorized to execute any documents necessary to discharge "Land Use Contract 009" from said land.
3. This Bylaw may be cited as **"Richmond Land Use Contract 009 Discharge Bylaw No. 9517"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>PIC</i>
APPROVED by Director or Solicitor <i>al</i>

MAYOR

CORPORATE OFFICER