



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 16, 2016
File: LU 16-723450

Re: Application by Rohit and Ashwani Chand to Discharge Land Use Contract 015 at 11071 Trimaran Gate

Staff Recommendation

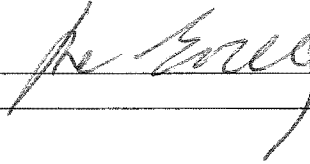
That Richmond Land Use Contract 015 Discharge Bylaw No. 9526, to discharge "Land Use Contract 015" from the title of 11071 Trimaran Gate, be introduced and given first reading.


Wayne Craig
Director, Development

CL:blg
Att. 2

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

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

- Terminated 93 separate Land Use Contracts (LUCs) that affect single-family properties, which will be 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 a property owner wishes to use the provisions in the underlying zoning prior to the expiry of the one-year period, formal discharge of the LUC, by a bylaw adopted by Council, is required.

Rohit and Ashwani Chand have applied to the City of Richmond for permission to voluntarily discharge “Land Use Contract 015” from the title of 11071 Trimaran Gate, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, 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 in the “Single Detached (RS1/B)” zone, fronting Trimaran Gate.

To the South, immediately across Trimaran Drive, is an existing dwelling on a lot under “Land Use Contract 015”, which fronts Cutter Place.

To the East, immediately across Trimaran Gate, is an existing dwelling on a lot under “Land Use Contract 015”, which fronts Trimaran Drive.

To the West, is an existing dwelling on a lot under “Land Use Contract 015”, which fronts Trimaran Drive.

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 with a maximum site coverage of 45%, 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 are existing statutory right-of-ways for the storm and sanitary sewers along the north and south property lines, as well as foreign utilities (i.e. hydro, telephone). Construction within the right-of-ways is not permitted.

Financial Impact

None.

Conclusion

The applicants are requesting permission to voluntarily discharge "Land Use Contract 015" from the title of 11071 Trimaran Gate, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/B)" zoning.

It is recommended that Richmond Land Use Contract Discharge Bylaw No. 9526 be introduced and given first reading.



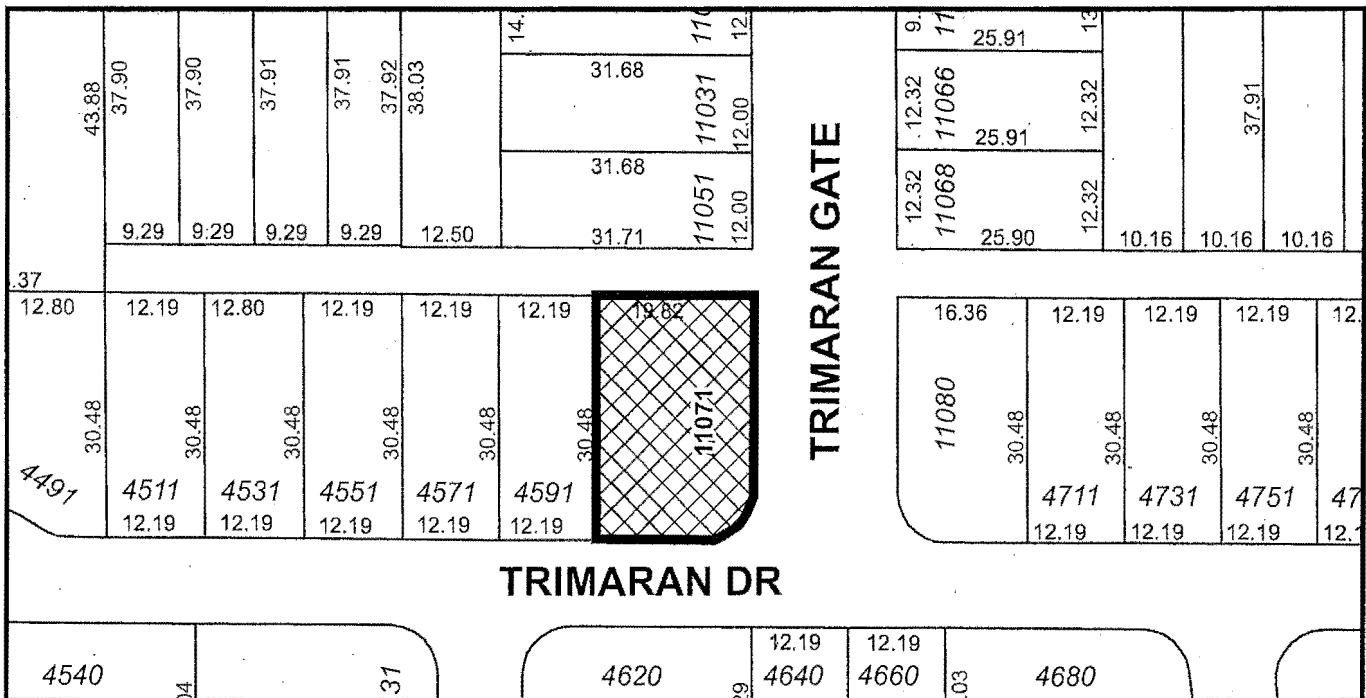
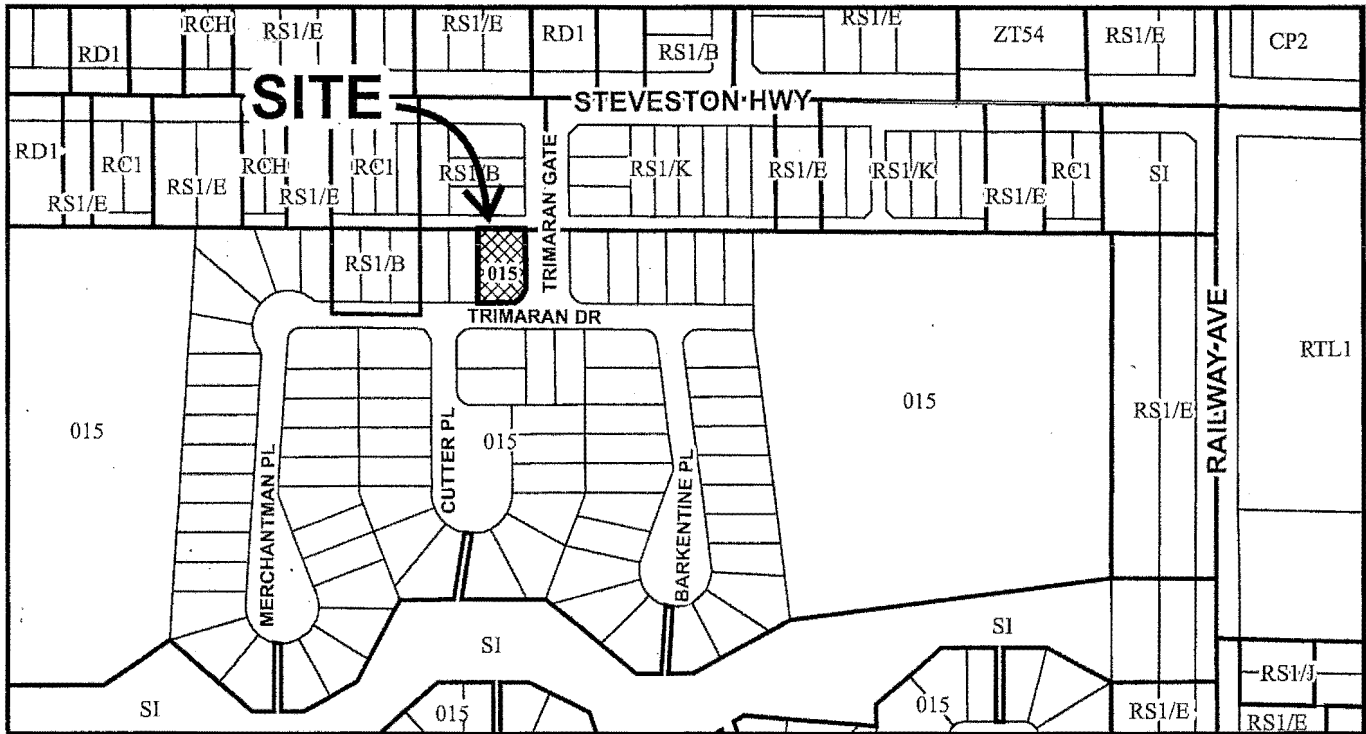
Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

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



City of
Richmond



	<h1>LU 16-723450</h1>	Original Date: 02/09/16 Revision Date: Note: Dimensions are in METRES
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City of
Richmond



LU 16-723450

Original Date: 02/09/16

Revision Date: 02/10/16

Note: Dimensions are in METRES



LU 16-723450

Attachment 2

Address: 11071 Trimaran Gate

Applicant: Rohit & Ashwani Chand

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Rohit Chand Ashwani Chand	No change
Site Size (m²):	595 m ² (6,404 ft ²)	No change
Land Uses:	Single detached dwelling	New single detached dwelling
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single-Family	No change
Zoning:	Land Use Contract 015 & Single Detached (RS1/B)	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 & Rear Yard (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.65 m	Min. 3.0 m	none
Building Height (m):	3 storeys	2 ½ storeys not exceeding 9 m (29.5 ft.)	none



Richmond Land Use Contract 015
Discharge Bylaw No. 9526 (LU 16-723450)
11071 Trimaran Gate

Whereas "Land Use Contract 015", having Charge Number K130741, including all amendments, modifications and extensions to Charge Number K130741, charges the following land:

P.I.D. 000-626-759
Lot 379 Section 2 Block 3 North Range 7 West New Westminster District Plan 50769;

Whereas "Land Use Contract 015" was entered into with the City of Richmond as a party and filed in the Land Title Office, New Westminster, British Columbia; and,

Whereas the owners of said land which is subject to "Land Use Contract 015" have requested and agreed with the City that the "Land Use Contract 015" 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 015" having Charge Number K130741, including all amendments, modifications and extensions to Charge Number K130741, be discharged as against:

P.I.D. 000-626-759
Lot 379 Section 2 Block 3 North Range 7 West New Westminster District Plan 50769;

- 2. That the Mayor and Corporate Officer are hereby authorized to execute any documents necessary to discharge "Land Use Contract 015" from said land.
3. This Bylaw may be cited as "Richmond Land Use Contract 015 Discharge Bylaw No. 9526".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

MAR 14 2016

Four horizontal lines for signatures or dates.

CITY OF RICHMOND APPROVED by BK APPROVED by Director or Solicitor il

MAYOR

CORPORATE OFFICER