



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: May 30, 2016

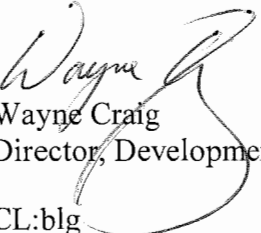
From: Wayne Craig
Director, Development

File: LU 16-727303

Re: Application by Su Ping Yang to Discharge Land Use Contract at 9508 Palmer Road

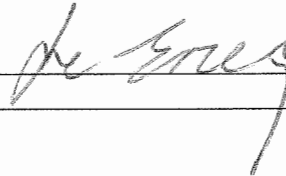
Staff Recommendation

That Richmond Land Use Contract Discharge Bylaw No. 9572, to discharge the Land Use Contract from the title of 9508 Palmer Road, be introduced and given first reading.


Wayne Craig
Director, Development
CL:blg
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

On November 24, 2015, 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.

Su Ping Yang has applied to the City of Richmond for permission to voluntarily discharge the Land Use Contract from the title of 9508 Palmer Road, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/E)" 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/E 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 LUC 009, which fronts Princeton Avenue.
- To the South, immediately across Pembroke Place, are existing dwellings on lots under LUC 009.
- To the East, is an existing dwelling on a lot under LUC 009, which fronts Pembroke Place.
- To the West, immediately across Palmer Road, are existing dwellings on lots under LUC 009.

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the discharge bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Analysis

This application to discharge the LUC from the subject property will enable the property owners to obtain a Building Permit to build a new single-family dwelling that is consistent with the underlying RS1/E zone without having to wait until the LUC 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/E zone city-wide, and would be approximately 328 m² (3,537 ft²) in size.

The proposed Building Permit drawings are shown in Attachment 3.

Existing Legal Encumbrances

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

Financial Impact

None.

Conclusion

The applicant is requesting permission to voluntarily discharge the Land Use Contract from the title of 9508 Palmer Road, to permit construction of a new single-family dwelling with a maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/E)" zoning.

It is recommended that Richmond Land Use Contract Discharge Bylaw No. 9572 be introduced and given first reading.



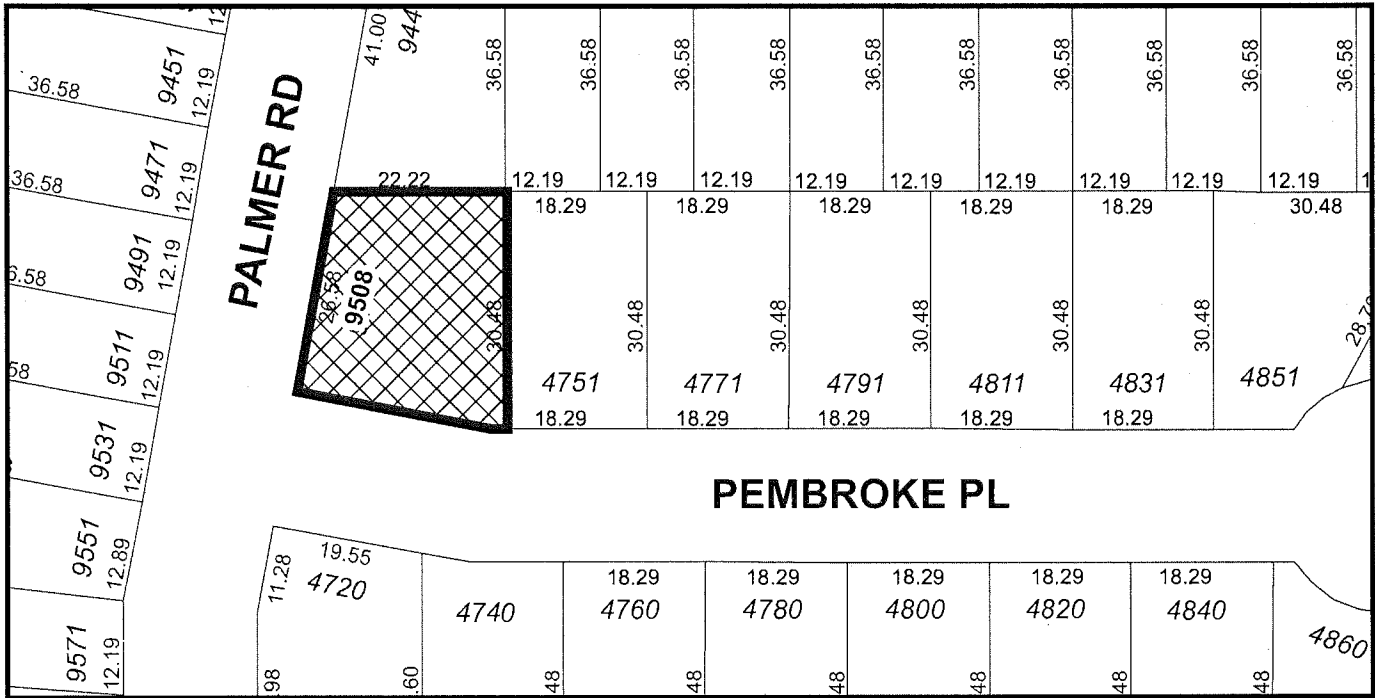
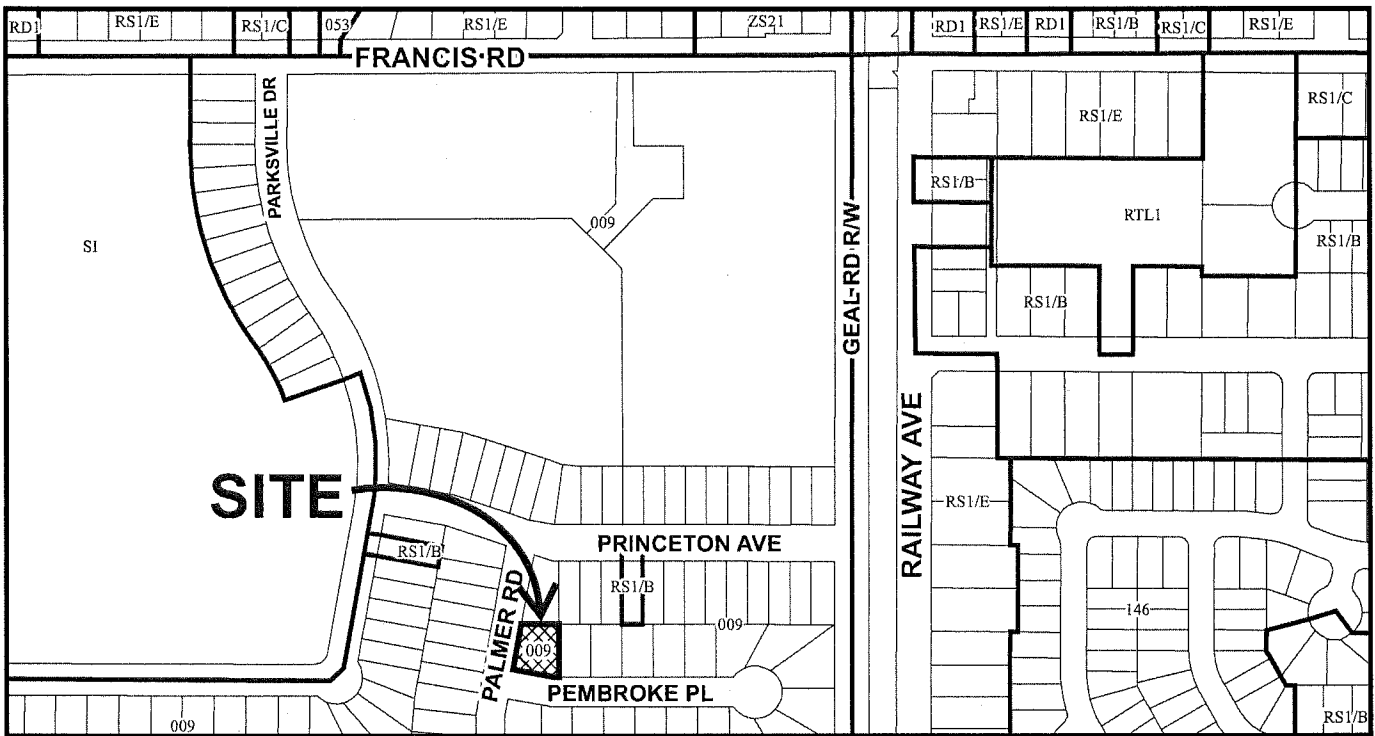
Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Proposed Building Permit drawings.



City of
Richmond



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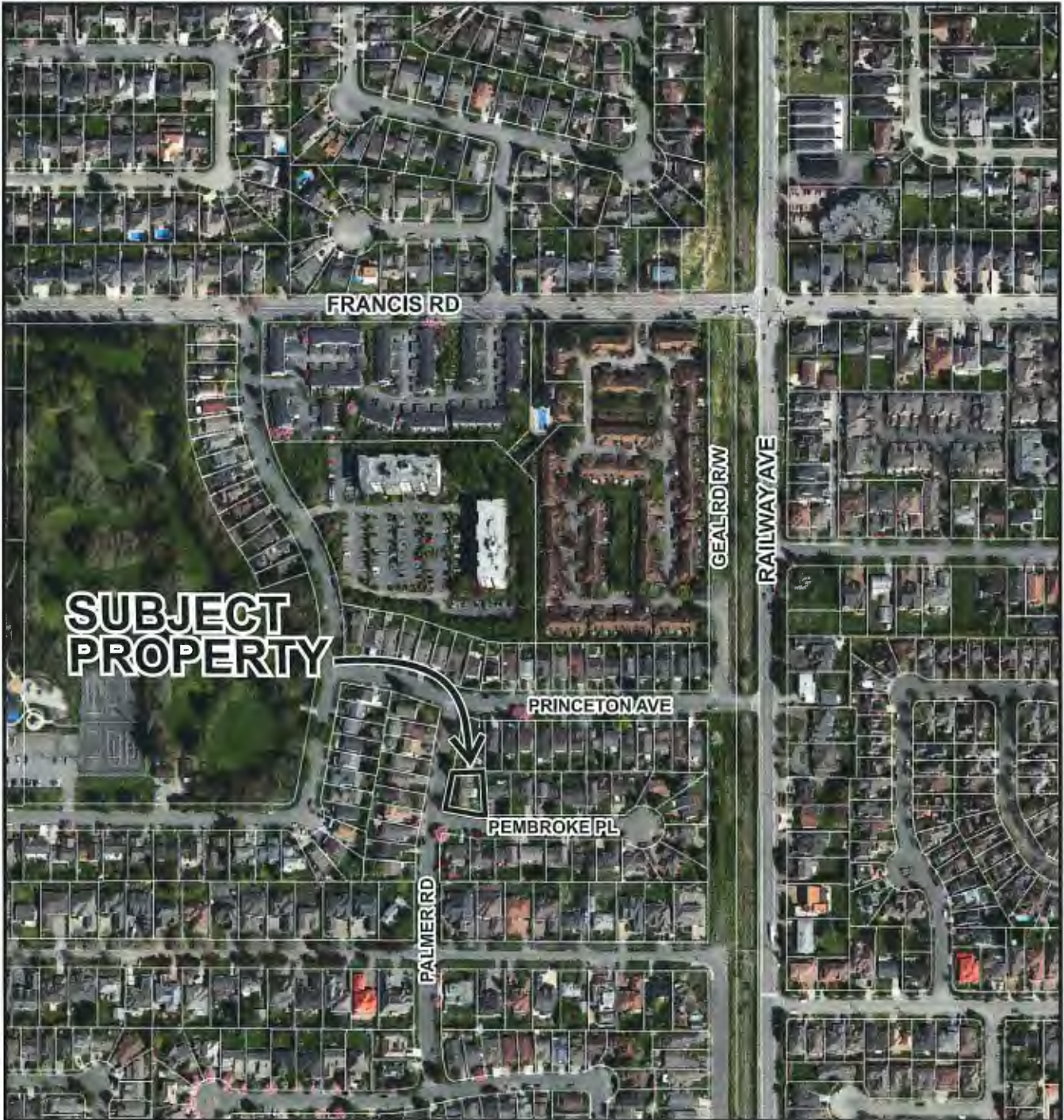
Original Date: 05/30/13

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



LU 16-727303

Original Date: 05/30/16

Revision Date:

Note: Dimensions are in METRES



LU 16-727303

Attachment 2

Address: 9508 Palmer Road

Applicant: Su Ping Yang

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Tai Huang Wei Su Ping Yang	To be determined
Site Size (m²):	708 m ² (7,621 ft ²)	No change
Land Uses:	Single-family dwelling	New single-family dwelling
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Existing: LUC 009 Underlying: Single Detached (RS1/E)	Single Detached (RS1/E)

On Future Subdivided Lots	LUC 009	Single Detached (RS1/E)	Proposed	Variance
Floor Area Ratio:	N/A	0.55 FAR to max. 464.5 m ² plus 0.30 FAR for the balance Total: 328.52 m ² * (3,536.2 ft ²)*	328.52 m ² * (3,536.2 ft ²)*	none permitted
Lot Coverage – Building:	Max. 33%	Max. 45%	0.40 %	none
Setback – Front Yard (m):	Min. 6.0 m	Min. 6.0 m	6.80 m	none
Setback – Interior Side Yard (m):	1 st storey: Min. 1.2 m 2 nd storey: Min. 1.8 m	Min. 1.2 m	1.22 m	none
Setback – Exterior Side Yard (m):	4.5 m	Min. 3.0 m	3.18 m	none
Setback – Rear Yard (m):	1 st storey: Min. 3.0 m 2 nd storey: Min. 6.0 m	Min. 6.0 m	6.10 m	none
Height (m):	2 storeys 8.2 m (27 ft)	2 ½ storeys 9 m (29.5 ft)	2 storeys 7.92 m (26 ft)	none

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



Richmond Land Use Contract
Discharge Bylaw No. 9572 (LU 16-727303)
9508 Palmer Road

Whereas Land Use Contract, having Charge Number K31033 (the "Land Use Contract"), charges the following land:

P.I.D. 001-724-134
Lot 112 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200;

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

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

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

- 1. That the Land Use Contract be discharged as against:
P.I.D. 001-724-134
Lot 112 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 the Land Use Contract from said land.
3. This Bylaw may be cited as "Richmond Land Use Contract Discharge Bylaw No. 9572".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

JUN 27 2016

Four horizontal lines for signature or stamp.

CITY OF RICHMOND APPROVED by [signature] APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER