



# City of Richmond

## Report to Council Planning and Development Division

**To:** Richmond City Council

**Date:** June 16, 2016

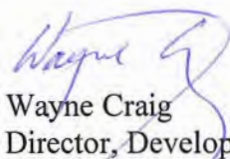
**From:** Wayne Craig  
Director, Development

**File:** LU 16-734637

**Re:** Application by Raman Kooner to Discharge Land Use Contract at  
9440 Palmer Road

### Staff Recommendation

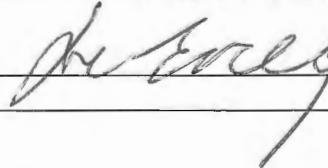
That Richmond Land Use Contract Discharge Bylaw No. 9581, to discharge the Land Use Contract from the Title of 9440 Palmer Road, be introduced and given first reading.

  
Wayne Craig  
Director, Development

SDS:blg  
Att.

**REPORT CONCURRENCE**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

On November 24, 2015, Council adopted a number of bylaws that:

- Terminated 93 separate Land Use Contracts (LUCs) on single-family properties, which will be effective one year from the date of adoption.
- Established new zoning designations in place of LUCs, which became operative immediately following adoption.

While both the Zoning Bylaw and the LUCs are in effect, the provisions of the LUCs prevail and will remain on land title records for the one-year period (until November 24, 2016). Where a property owner wishes to use the provisions in the underlying zoning prior to the expiry date, formal discharge of the LUC, by a bylaw adopted by Council, is required.

Raman Kooner has applied to the City of Richmond for permission to voluntarily discharge the Land Use Contract from the Title of 9440 Palmer Road; to permit construction of a new single-family dwelling with maximum site coverage of 45%, consistent with the underlying "Single Detached (RS1/E)" zoning (Attachment 1).

### Findings of Fact

A Development Application Data Sheet providing details about the proposal is attached (Attachment 2).

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots under LUC 009 fronting Princeton Avenue.

To the South: Single-family dwelling on a lot under LUC 009 fronting Pembroke Place.

To the East: Single-family dwellings on lots under LUC 009 fronting Princeton Avenue.

To the West: Single-family dwellings on lots under LUC 009 fronting Palmer Road.

### 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 rezoning 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 owner to obtain a Building Permit to build a new single-family dwelling that is consistent with the underlying "Single Detached (RS1/E)" zone, before 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 "Single Detached (RS1/E)" zone.

**Existing Legal Encumbrances**

There is an existing 3.0 m statutory right-of-way registered on Title for utilities in the south end of the subject property. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

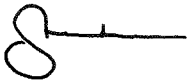
**Financial Impact or Economic Impact**

None.

**Conclusion**

The applicant is requesting permission to voluntarily discharge the Land Use Contract from the Title of 9440 Palmer Road, to permit the construction of a new single-family dwelling with 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. 9581 be introduced and given first reading.



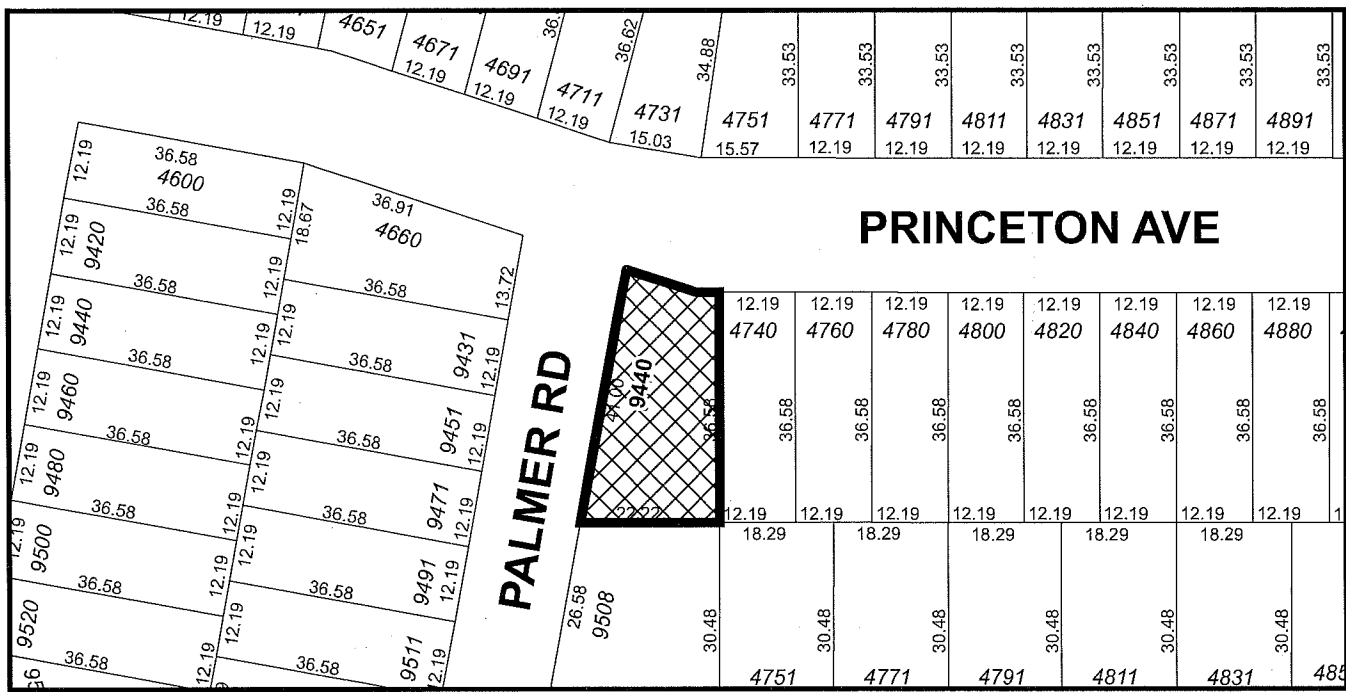
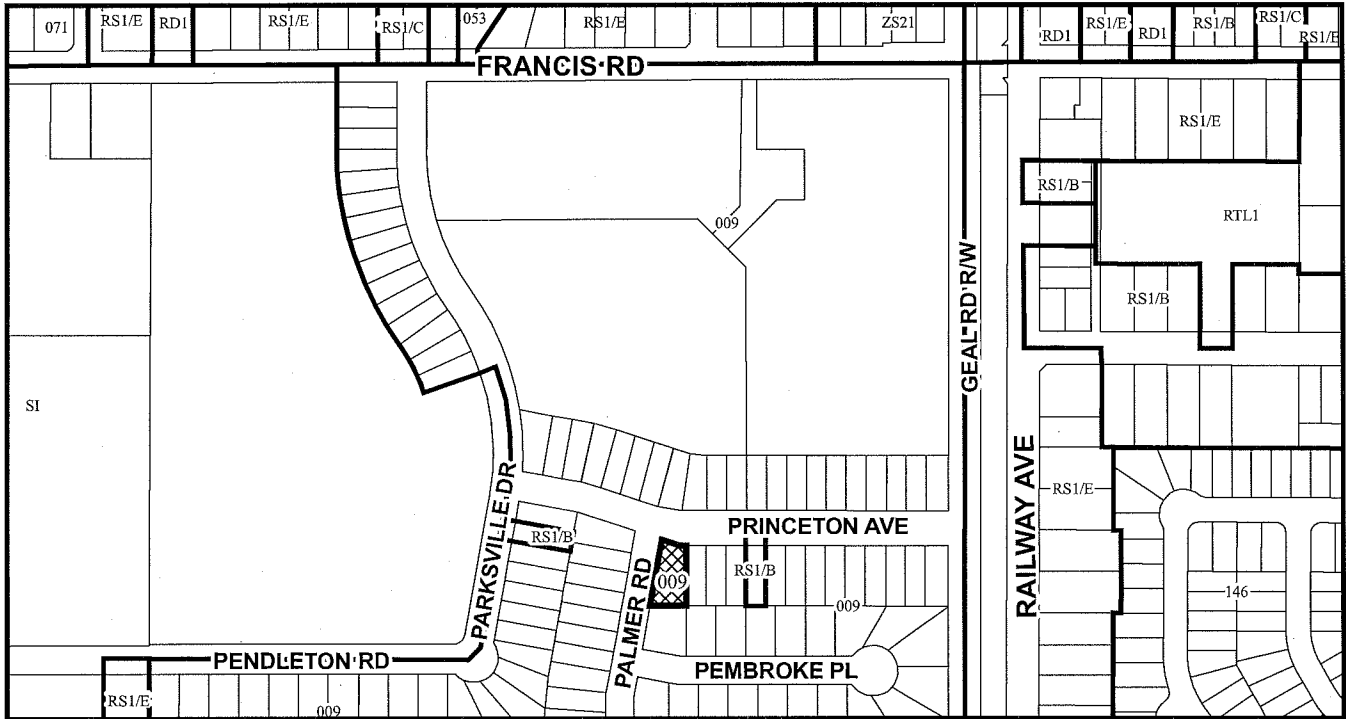
Steven De Sousa  
Planning Technician – Design  
(604-276-8529)

SDS:blg

Attachment 1: Location Map  
Attachment 2: Development Application Data Sheet



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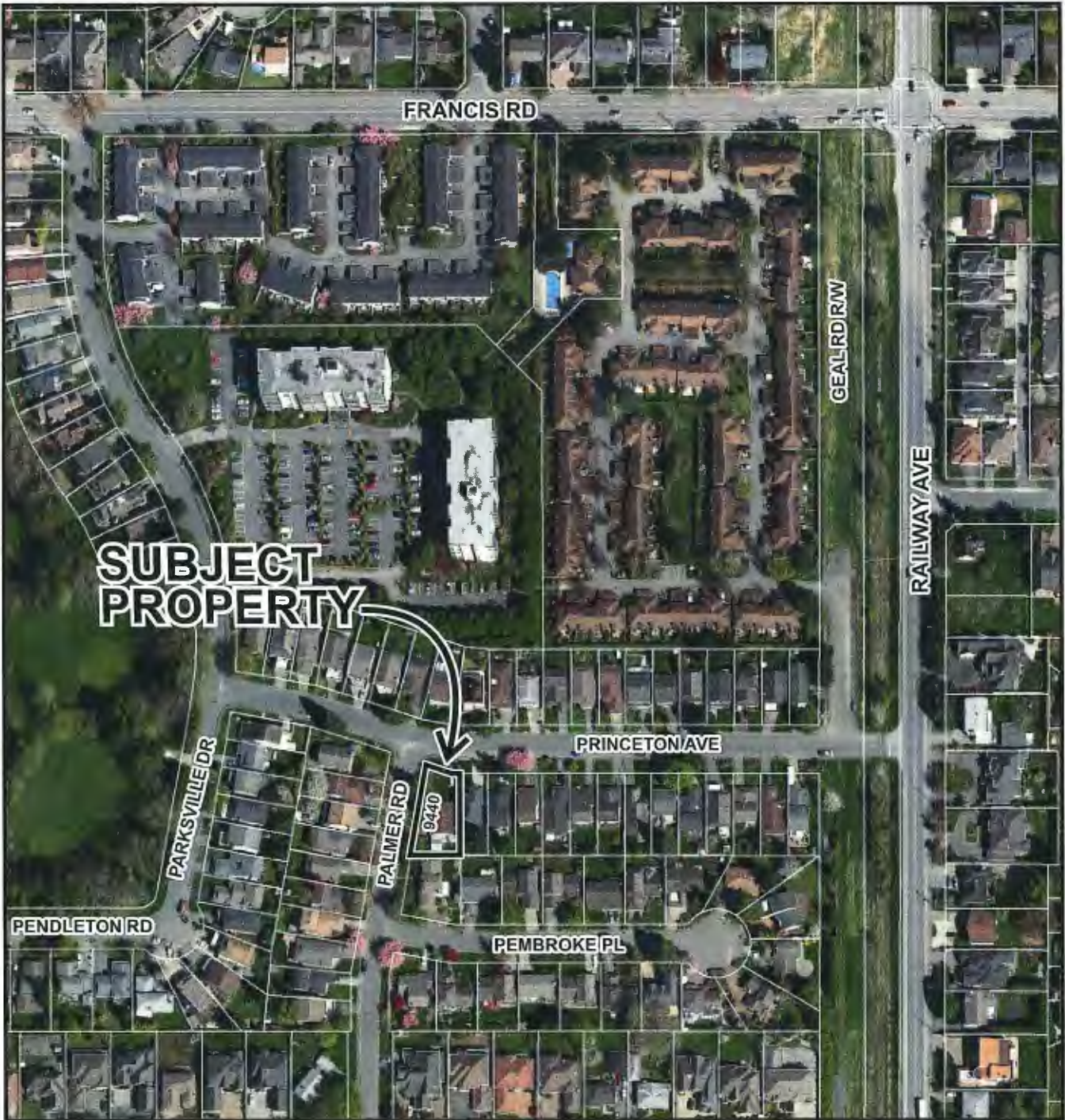


	<h1 style="margin: 0;">LU 16-734637</h1>	Original Date: 06/15/16 Revision Date: Note: Dimensions are in METRES
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LU 16-734637

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**LU 16-734637**

**Attachment 2**

Address: 9440 Palmer Road

Applicant: Raman Kooner

Planning Area(s): Seafair

	Existing	Proposed
<b>Owner:</b>	1076710 B.C. Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	714 m <sup>2</sup> (7,685 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	Single-family dwelling	No change
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	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	Max. 0.55	Max. 0.55	None permitted
Buildable Floor Area:	N/A	Max. 330 m <sup>2</sup> (3,555ft <sup>2</sup> )*	Max. 330 m <sup>2</sup> (3,555ft <sup>2</sup> )*	None permitted
Lot Coverage – Building:	Max. 33%	Max. 45%	Max. 45%	None
Lot Size (min. dimensions):	N/A	Min. 550.0 m <sup>2</sup>	Min. 714.0 m <sup>2</sup>	None
Setback – Front Yard (m):	Min. 6.0 m	Min. 6.0 m	Min. 6.0 m	None
Setback – Rear Yard (m):	Min. 3.0 m	Min 6.0 m	Min 6.0 m	None
Setback – Interior Side Yard (m):	Min. 1.2 m	Min 1.2 m	Min 1.2 m	None
Setback – Exterior Side Yard (m):	Min. 4.5 m	Min 3.0 m	Min 3.0 m	None
Height (m):	Max. 2 Storeys 8.2 m (24 ft.)	Max. 2 ½ Storeys 9 m (29.5 ft.)	Max. 2 ½ Storeys 9 m (29.5 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. 9581 (LU 16-734637)
9440 Palmer Road

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

P.I.D. 003-503-542
Lot 113 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, 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. 003-503-542
Lot 113 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. 9581".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

JUN 27 2016

Four horizontal lines for signature or stamp.

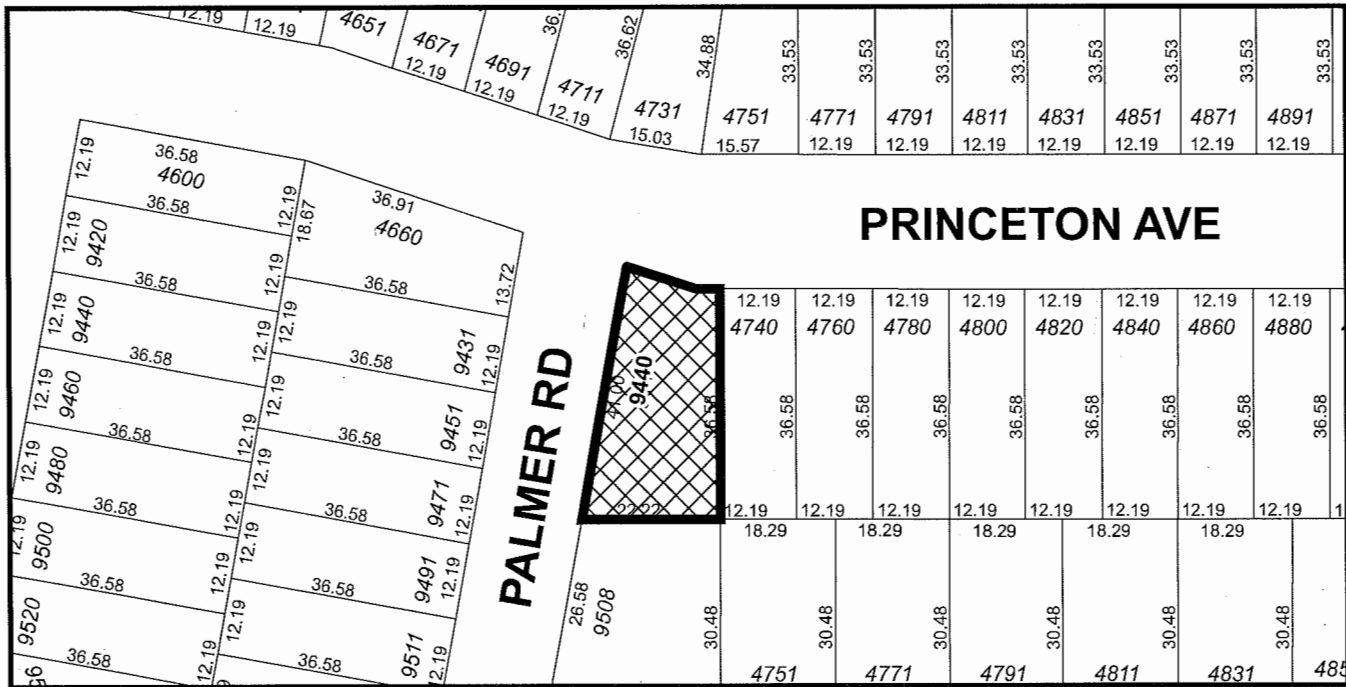
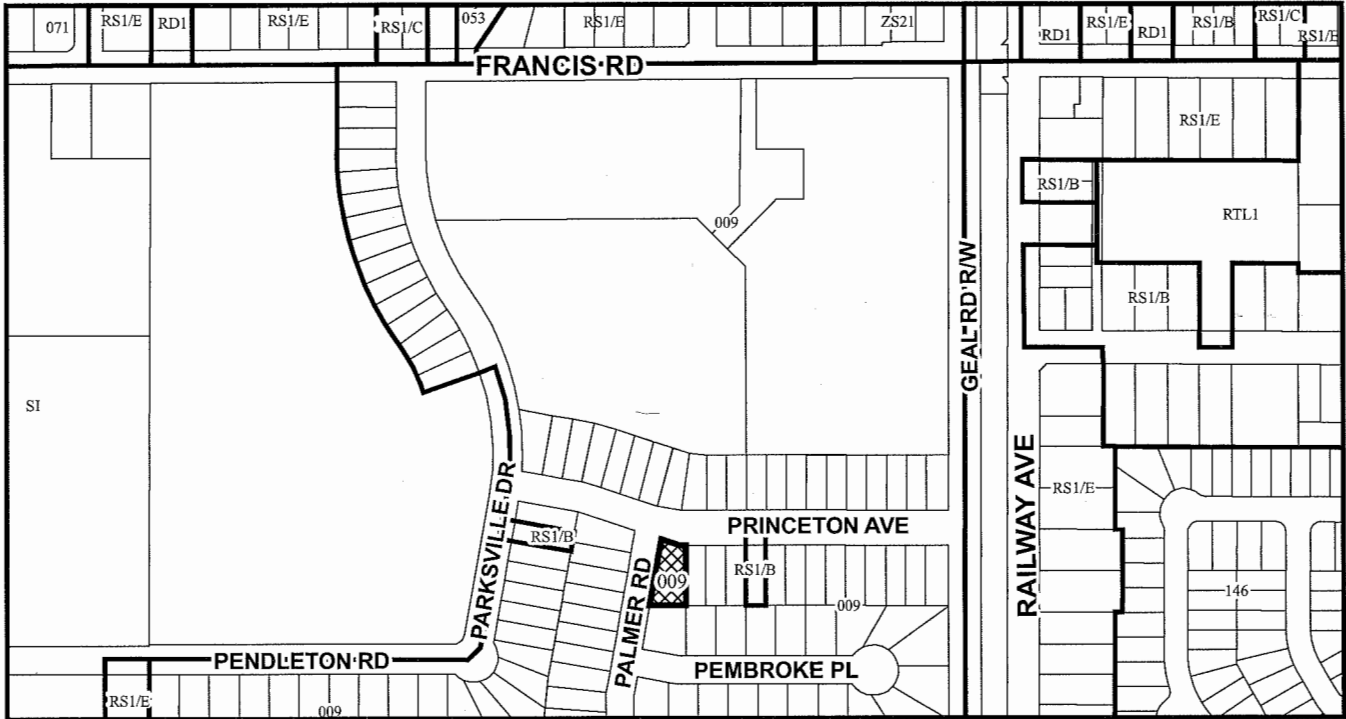


MAYOR

CORPORATE OFFICER



# City of Richmond



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