



To: Planning Committee

Date: January 25, 2005

From: Raul Allueva,
Director of Development

File: RZ 04-274399

Re: **APPLICATION BY RAMAN KOONER FOR REZONING AT 6340 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

Staff Recommendation

That Bylaw No. 7896, for the rezoning of 6340 Williams Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area K (R1/K)”, be introduced and given first reading.

H. Bullee

for

Raul Allueva,
Director of Development

TCB:rg

Att. 2

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>He Eney</i>

Staff Report

Origin

Raman Kooner has applied to the City of Richmond for permission to rezone 6340 Williams Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K) in order to permit the property to be subdivided into two single-family residential lots.

Findings Of Fact

Item	Existing	Proposed
Owner	Akkalan Holdings Inc. Johal Home Builders Inc.	To be determined
Applicant	Raman Kooner	No change
Site Size	809 m ² (8,708 ft ²)	2 lots of 404.5 m ² (4,354 ft ²)
Land Uses	Large Lot Single-Family	Small Lot Single-Family
OCP Designation	Low Density Residential	No change
Zoning	R1/E	R1/K

Related Policies & Studies

Lot Size Policy

Lot Size Policy 5417, which restricted subdivision to R1/C size lots, was rescinded by Council on April 19, 2004 in order to permit a similar development on the adjacent 6360/6366 Williams Road (RZ 03-251977).

Arterial Road Redevelopment Policy

The subdivision of the subject lot is consistent with the Arterial Road Redevelopment Policy, as it currently exists. Because there are newer houses both to the east and west, there is no opportunity of a consolidation with the adjacent lots for a townhouse development.

Lane Policy

Generally, with a subdivision of a lot along an arterial road, the applicant would be required to dedicate land and pay for a lane to be constructed. In the case of the subject lot, because lane implementation is unlikely, only a right-of-way across the rear of the lot is recommended. This is consistent with the approach taken on the adjacent development to the east (RZ 03-251977).

Interim Strategy/Policy Review

This application was submitted prior to the approval of the Interim Strategy and the review of the Arterial Road Redevelopment and Lane Policies. The application was held in abeyance pending this review but can now be processed since Council has lifted the moratorium on in-stream applications.

Staff Comments

The staff comments are reflected in the Conditional Rezoning Requirements that the applicant has agreed to (see **Attachment 2**).

Analysis

The main issue with the subject application is in regards to the lane. Specifically, the implementation of a lane will be difficult for a number of reasons:

- it would be preferable to locate the access to the lane from the side street, Swift Lane, however the house at 6320 Williams Road is newer and the lot is too narrow to subdivide;
- the two lots to the east (6360/6366 Williams Road) provided a right-of-way rather than a dedication when they were rezoned R1/K by RZ 03-251977;
- the next lot further to the east (6380 Williams Road), while wide enough to redevelop, has a fairly new home and therefore it could be a while before a lane could be obtained; and
- the last lot in this block (6420/6426 Williams Road, a duplex, is able to split into two, however, it has a jogged rear property line that would make the lane difficult to construct.

Therefore, rather than the few developable lots in this block dedicating and paying for the construction of a lane that will probably not be functional for a long time, it makes more sense to only require a right-of-way just in case a lane becomes possible in the future.

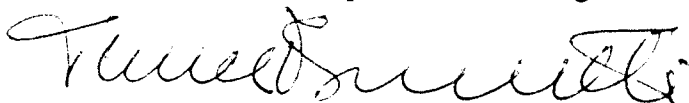
Also of note is the fact that the homes behind the future lane are zoned under a Land Use Contract and are setback only 4 m (13 ft) from the property line rather than the 6 m (20 ft) minimum in the standard single-family residential zone. With no lane dedication required, it becomes possible to locate the garages at the front of the property which will have less of an impact on the homes along Swift Avenue.

Financial Impact

None

Conclusion

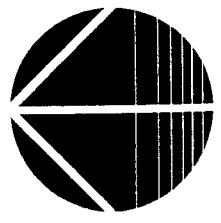
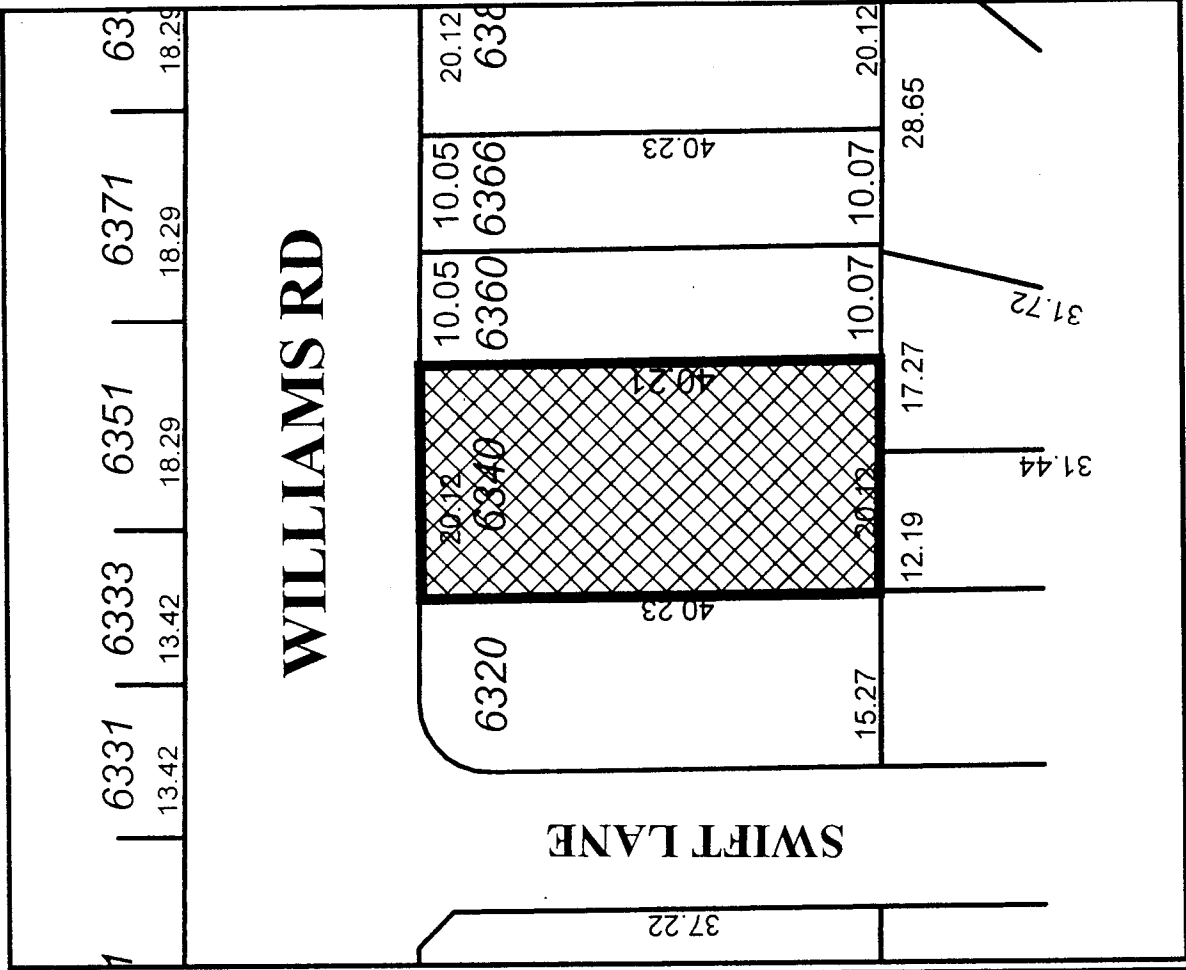
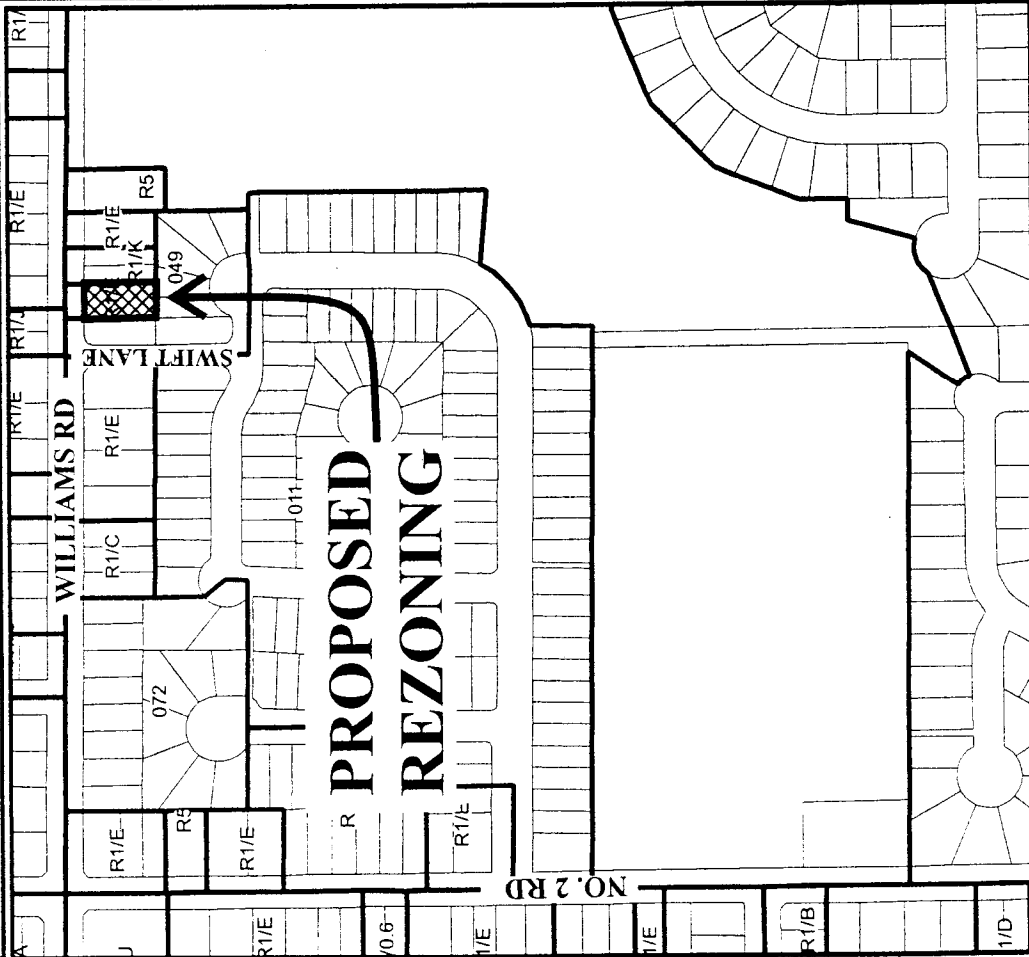
Overall, staff is supportive of the subject application as it is consistent with what was approved on the adjacent development to the east (6360/6366 Williams Road). Because of concerns about the long-term lane implementation, a right of way is being required rather than a lane dedication.



Terence Brunette
Planner (Temp.)
(4212)

TCB:rg

City of Richmond



RZ 04-274399

Original Date: 07/29/04
 Revision Date: 01/26/05
 Note: Dimensions are in METRES

ATTACHMENT 2

Conditional Rezoning Requirements 6340 Williams Road RZ 04-274399

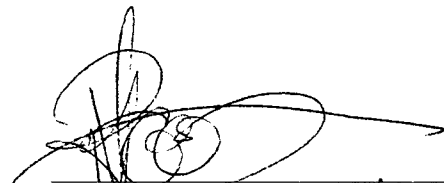
Prior to final adoption of Zoning Amendment Bylaw 7896, the developer is required to complete the following legal requirements:

- Register a 6m right-of-way for a lane across the entire south edge of the site;
- Register a covenant to require the rear yard building setback to be calculated from the edge of the right of way; and
- Register a covenant for one temporary access to be shared by both properties which will be removed if the lane becomes operational.

At the time of subdivision*, the developer will be required to:

- Register a 4 m wide cross access easement between the two (2) new lots to accommodate the shared access driveway. (A boulevard tree will have to be relocated at the developer's cost.);
- Pay a deposit for the future reinstatement of the driveway access when the lane connects to a permanent location;
- Relocate the bus stop, 2 m west of the East Property Line, as any stopped bus would block the new driveway; and
- Relocate the power pole at the East Property Line.

* Note: This requires a separate application.



Signed

01/27/05.

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7896 (RZ 04-274399)
6340 WILLIAMS ROAD**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**.

P.I.D. 002-377-926

Lot 2 Section 31 Block 4 North Range 6 West New Westminster District Plan 15567

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7896”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>
HB

MAYOR

CITY CLERK