



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

to Council - Jan 24, 2006.
to Planning - Jan 17, 2006.
Date: December 6, 2005

To: Planning Committee
From: Holger Burke
Acting Director of Development

RZ 05-318225

File: 12-8000-20-8009

Re: **Application by Gaia Developments Ltd. for Rezoning at 9711 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

Staff Recommendation

That Bylaw No. 8009, for the rezoning of 9711 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - 0.6), be introduced and given first reading.

Holger Burke
Acting Director of Development

EL:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Item	Details
Application	RZ 05-318225
Location	9711 Williams Road
Owner	Gaia Developments Ltd.
Applicant	Gaia Developments Ltd.

Date Received	November 9, 2005
Acknowledgement Letter	November 24, 2005
Fast Track Compliance	December 6, 2005
Staff Report	December 6, 2005
Planning Committee	January 4, 2006

Site Size	736 m ² (7,922 ft ²)
Land Use	Existing – A single-family dwelling Proposed – Two (2) Single-Family lots each approximately 307 m ² or 3,305 ft ² * <i>*Excludes lane dedication</i>
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) (Minimum width 18 m or 59.055 ft.) Proposed – Single-Family Housing District (R1 – 0.6) (Minimum width 9 m or 29.527 ft.)
Planning Designations	OCP Specific Land Use Map: Low-Density Residential Area or Sub-Area Plan: None applicable
Related Policies	Arterial Road Redevelopment and Lane Establishment Policies – <i>Complies</i>
Surrounding Development	This block of Williams Road contains a majority of older character single-family dwellings on larger R1/E designated lots as well as recently completed single-family dwellings on R1/K or R1 – 0.6 designated lots or properties that are currently in the process of redevelopment. There is a local neighbourhood commercial use to the east at the corner of No. 4 Road and Williams Road.

Staff Comments	<ul style="list-style-type: none"> Numerous similar applications to rezone and subdivide nearby properties to R1/K and R1 – 0.6 have been approved along Williams Road between Ash Street and No. 4 Road (reference file RZ 02-221142, RZ 03-235761, RZ 04-255356, RZ 04-270692, RZ 04-271606). These proposals have been for single-family dwellings only as these sites and surrounding properties are considered too shallow for coach houses. A rezoning application to rezone 9651 Williams Road to R1 - 0.6 has been received.
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	<ul style="list-style-type: none"> • Attachment 2 outlines rezoning requirements and general conditions of subdivision.
<p>Analysis</p>	<ul style="list-style-type: none"> • Council has reviewed and adopted on September 6, 2005 the Public Consultation Results and Recommendations Regarding the Review of the Lane Establishment and Arterial Road Redevelopment Policies. • Based on the results of the public consultation held for the Williams Road area, staff are directed to support single-family residential development with a lane along the north side of Williams Road between Ash Street and No. 4 Road. • Most lots along this block of Williams Road have the potential to rezone and subdivide. A permanent lane access will be established from Ash Street further to the west or next to the pedestrian walkway to the east. • This is the seventh rezoning application along this block of Williams Road between Ash Street and No. 4 Road. Temporary cross access easements are only allowed in new single-family developments along this block of Williams Road and until the planned laneway becomes operational. • No public consultation have been carried out for this rezoning application since a public consultation for the Williams Road area was held in June 2005. • The proposal of two (2) single-family lots with future back lane complies with the above policy. It is similar to the developments already undertaken in the immediate vicinity of the site. • There is no significant tree on site. However, construction of the laneway may affect the significant trees along the rear property line of the adjacent property to the north.
<p>Attachments</p>	<p>Attachment 1 – Location Map; Attachment 2 – Rezoning Requirements and Conditions of Subdivision; Attachment 3 – Proposed Subdivision Plan</p>
<p>Recommendation</p>	<p>The rezoning application complies with all policies and land use designations contained within the OCP and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.</p>



Edwin Lee
Planning Technician - Design
(4121)

EL:blg



City of Richmond

PROPOSED REZONING



35.05	35.05	35.05	35.05	35.05
21.34	21.34	21.34	21.34	21.34
20.12	20.12	20.73	17.07	17.07
36.58	36.58	36.58	36.58	36.58
9691	9711	9731	9751	9751
20.12	20.12	20.73	17.07	17.07
WILLIAMS RD				
22.86	20.11	26.96	20.12	20.12
9560	9580	9600	9620	9620
		.45		



RZ 05-318225

Original Date: 12/05/05
 Revision Date:
 Note: Dimensions are in METRES

Attn. Edwin Lee.

ATTACHMENT 2

Conditional Rezoning Requirements 9711 Williams Road RZ 05-318225

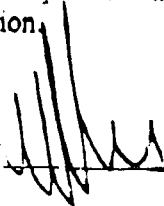
Prior to final adoption of Zoning Amendment Bylaw 8009, the developer is required to complete the following requirements:

1. 6 m lane dedication along the entire north property line.
2. Registration of a restrictive covenant ensuring that the garages be located at the rear of the proposed lots with access from the temporary shared driveway. When the lane is constructed in the future, garages to be accessed from the lane. Area of future lane is to be landscaped, not paved, until lane is constructed.
3. Restrictive Covenant ensuring that one (1) temporary shared driveway be provided for both properties, which will be closed once the lane becomes operational.
4. Payment of \$16,860.56 for Neighbourhood Improvement Charge (NIC) fee for future lane construction.

Please note that the following will be required at time of subdivision:

1. Provide a 4 m cross-access easement, centered on the new property line for the temporary driveway access from the street to the lane.
2. Pay a deposit for the future reinstatement of the driveway access when the lane connects to a permanent location.

Signed



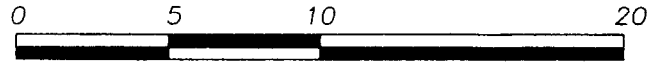
Dec 14th, 2005.

Date

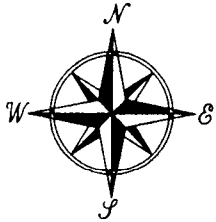
PROPOSED SUBDIVISION PLAN OF LOT 8
SECTION 27 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 15322

#9711 WILLIAMS ROAD
RICHMOND, B.C.
P.I.D. 003-328-791

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



49

48

S.R.W.
PLAN 40612

20.11

LANE

6.00

6.00

10.06

10.06

PLAN 15322

A

307 m²

B

307 m²

7

PLAN 15322

30.53

PROPOSED 2m CROSS ACCESS EASEMENT

PROPOSED 2m CROSS ACCESS EASEMENT

30.53

30.53

9

PLAN 15322

10.06

10.06

WILLIAMS ROAD

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Job No. 2860
Drawn By: JT

DWG No. 2860-PRO-SUB

OCTOBER 26th, 2005.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8009 (RZ 05-318225)
9711 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 (R1-0.6)**.

P.I.D. 003-328-791

Lot 8 Section 27 Block 4 North Range 6 West New Westminster District Plan 15322

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8009”**.

FIRST READING

JAN 24 2006

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Director or Solicitor <i>WB</i>

MAYOR

CORPORATE OFFICER