



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Council **DATE:** April 5, 2001
FROM: Joe Erceg **FILE:** -
 Manager, Development Applications
RE: **Application by Dava Developments Ltd. for Rezoning at 4591 No. 5 Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C)**

STAFF RECOMMENDATION

That the following report be received for information in addition to the original report regarding the above proposed application by Dava Developments.

Joe Erceg
Manager, Development Applications

Att. 1

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER

STAFF REPORT

ORIGIN

At the April 3rd Planning Committee, the development proposal for an 8 lot subdivision at 4591 No. 5 Road was amended to:

- move the access to the lane from Deerfield Crescent to No.5 Road. This access is to be located on one of the middle five newly-created lots until such time as a permanent lane access is available to Dewsbury Drive. At that time a no-build covenant would be released by the City to enable the lot to be developed;
- increase the width of the three new lots fronting Deerfield; and
- create additional parking areas for the lots fronting No.5 Road by moving the garages 10 feet in from the edge of the lane.

Attachment 1 reflects these changes.

FINDING OF FACT

To be consistent with the updated proposal, the requirements prior to final adoption have changed to require:

- a right of way from the lane to No.5 Road, rather than Deerfield Crescent.
- a no-build covenant on the lot used for lane access until such time as the access is relocated.

ANALYSIS

The changes proposed should alleviate concerns by the neighbours regarding:

- increased parked cars in the neighbourhood;
- increased traffic in the neighbourhood;
- lane traffic; and
- location of lane access.

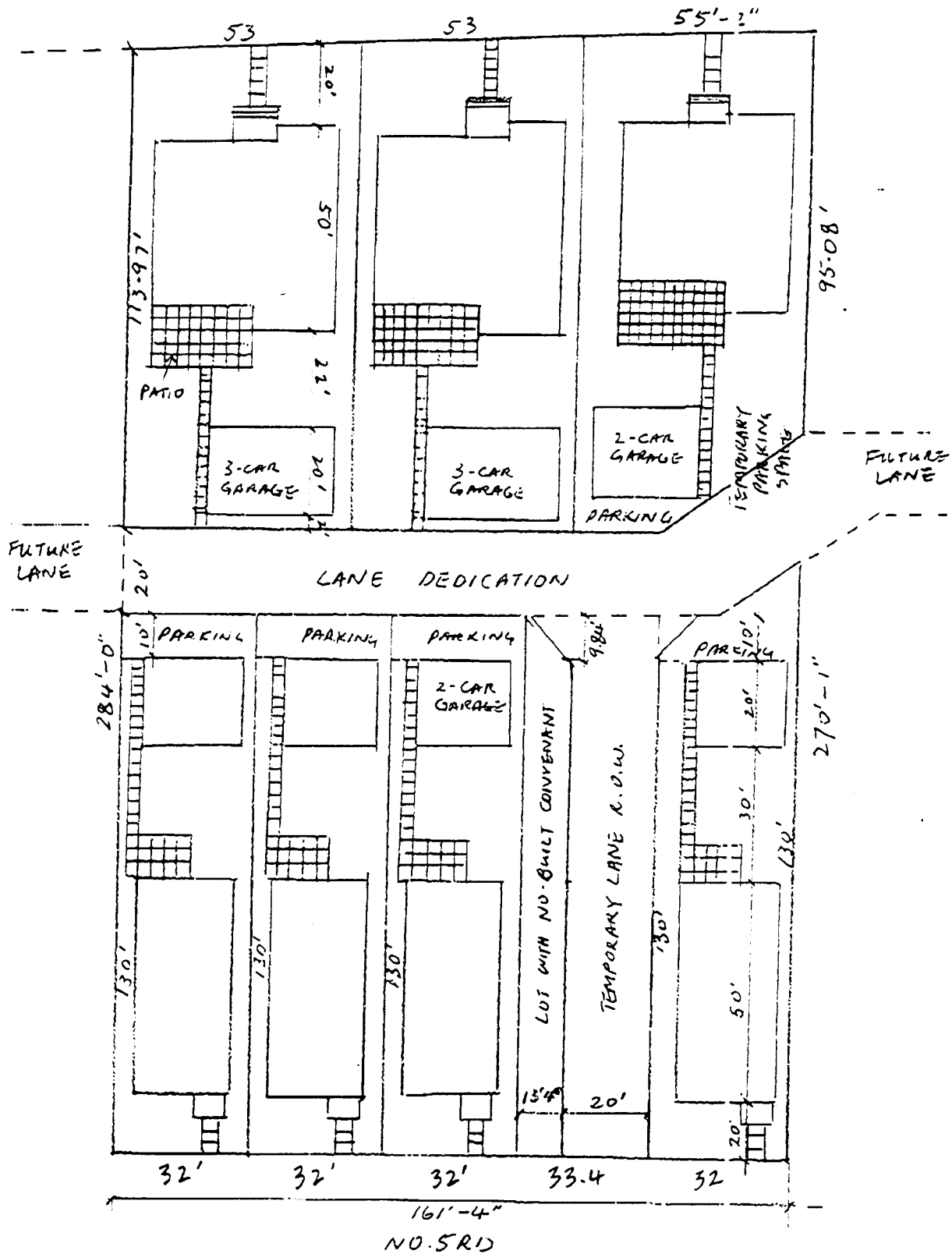
CONCLUSION

Changes were made to the proposed 8 lot subdivision at Planning Committee that should address the neighbours concerns.


Jenny Beran, MCIP
Planner

JMB:jmb

DEERFIELD CRES



FOOTNOTE: IT IS POSSIBLE THAT FOR DEERFIELD HOUSES GARAGE CAN BE BUILT AT THE FRONT WITH FRONT DRIVEWAYS IF PREFERRED. THE LOTS ARE WIDE ENOUGH TO DO THAT.