



REPORT TO COUNCIL

TO: Richmond City Council
FROM: Cllr. McNulty, Chair
Planning Committee
DATE: May 5th, 2005
FILE: 8060-20-7896
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)

The Planning Committee, at its meeting held on Tuesday, May 3rd, 2005, considered the attached report, and recommends as follows:

COMMITTEE RECOMMENDATION – Opposed: Cllrs. Barnes and Steves

That:

- i) 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;***
- ii) Neighbourhood Improvement Charges not be collected for the lane right-of-way being obtained as part of the rezoning of 6340 Williams Road.***

Cllr. McNulty, Chair
Planning Committee

Attach.

VARIANCE

Please note that Committee added Part 2 above.

Staff Report

Origin

At the February 8, 2005 Planning Committee Meeting, the following referral motion was introduced pertaining to the rezoning application at 6340 Williams Road (Bylaw 7896):

That Bylaw 7896 be referred to staff for:

- *A review of Neighbourhood Improvement Charge (NIC) fees.*
- *The possibilities for a future lane dedication.*
- *A review of the history of the adjacent application and possible options for this site.*

This staff report responds to the Committee referral and brings forward this “In Stream” application for Council’s consideration.

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 subdivision of two (2) single-family residential lots.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is in **Attachment 2**.

Surrounding Development

- To the North: Across Williams Road, is a mix of older and newer character single-family dwellings on various lot sizes;
- To the East: Two (2) recently constructed single-family dwellings with garages in the front;
- To the South: An existing single-family neighbourhood; and
- To the West: A newer character single-family dwelling on a narrow lot.

Related Policies & Studies

Revised Interim Strategy

On March 29, 2005, Council adopted the “Revised Interim Strategy for Managing Rezoning Applications During the Review of the Lane Establishment and Arterial Road Redevelopment Policies”. This revised strategy gave staff the direction to continue processing “in stream” applications and bring them forward for Council consideration.

Neighbourhood Consultation

As required in the “Revised Interim Strategy”, letters were sent out to the surrounding neighbourhood informing residents of the proposal as well as to present a Conceptual Development Plan for the small group of lots along Williams Road between Swift Lane and the park to the east (refer to **Attachment 3**).

Generally, this conceptual block plan envisions some future redevelopment potential, which will be limited by a newer character dwelling to the east and narrow corner lot to the west. The conceptual plan also outlines the possibility of implementing an operational laneway in the long term. Staff will monitor public input and forward all correspondence to Council.

Staff Comments

Staff comments pertaining to the Committee referral are as follows:

- If required, the applicant is willing to pay Neighbourhood Improvement Charge (NIC) fees in the amount of \$16,860.56 (\$838 per lineal metre) to cover implementation of a future rear lane.
- The approved rezoning (RZ 03-251977) to the east required a 6m (20 ft.) right-of-way (R.O.W.) rather than a dedication. Securing a R.O.W. is recommended for the subject application as implementation of an operational lane is unlikely in the foreseeable future. Having a R.O.W. does keep options available for implementing a rear lane in the event this becomes a possibility in the future. The key advantage of a R.O.W. over dedication is that the applicant does not lose the lane area in the density calculations. Requiring a lane dedication on the subject property could result in a smaller building area than what was approved on the adjacent lot to the east.
- The rezoning application to the east at 6360 Williams Road (RZ 03-251977) was approved by Council on June 14, 2004 (Public Hearing on April 19, 2004). During the review of this application, staff were willing to look at an alternative development scheme considering the surrounding residential context (i.e. new single-family dwellings and narrow lots) and challenges it posed to laneway implementation. As a result, the proposal for a residential subdivision with garages in the front accessed by a shared driveway from Williams Road was considered the most appropriate form of development. The applicant was not required to pay Neighbourhood Improvement Charge (NIC) fees for the lane. This development is nearing completion.

Staff Technical Review comments are contained in **Attachment 4**. No significant concerns have been identified through the technical review.

Analysis

Lane Implementation

The following are pertinent issues regarding long-term implementation of an operational lane:

- The lot to the west at the corner of Swift Lane and Williams Road (6320 Williams Road) contains a newer character dwelling on a narrow lot that will not be able to redevelop on its own, thus limiting the ability to 'daylight' the lane to the side street.
- In the long-term, the feasibility of implementing a rear lane and vehicle access from Williams Road is possible given the width of properties to the east. Actual creation of an operational laneway will be a long-term endeavour as the property to the east contains a newer character dwelling.
- Properties that have developed with front access garages will not be able to implement or make use of a lane at the rear until such a time that these lots redevelop in the future.

Surrounding Developments

The neighbouring property to the east received rezoning approval to redevelop into two (2) single-family residential lots with garages positioned at the front. Due to the above-mentioned limitations of implementing a lane, a 6 m right-of-way was secured to take into account the remote possibility of establishing a rear lane. Both proposed new lots were also required to share one (1) vehicle access onto Williams Road.

Neighbourhood Improvement Charge Fee Requirements

Staff recommend payment of Neighbourhood Improvement Charge (NIC) fees in the amount of \$16,860.56. Although the neighbouring development was not required to pay NIC fees, staff have deemed that long term implementation of a rear lane with an access to Williams Road is feasible. As a result, collection of NIC fees are recommended to facilitate laneway creation in the future. The applicant has indicated that they would be willing to pay NIC fees if required.

Proposed Form of Development

The development of front-access single-family lots on arterial roads is not considered an appropriate development solution in the majority of cases due to concerns related to multiple accesses and aesthetics. However, in this particular case, an exception is being considered for the following reasons:

- The property is located on a local arterial road (versus major arterial) and on a small, self-contained pocket of properties where the conventional development options are limited;
- The identical residential development was approved by Council to the immediate east. If approved, the subject proposal would result in a similar housing character that is currently being constructed to the east;
- Establishment of an operational lane system for this portion of Williams Road is impossible in the foreseeable future. In the event that a future lane system is established, a 6 m right-of-way is required at rezoning in conjunction with legal mechanisms to limit and close vehicle accesses to Williams Road if the lane is made operational;
- One (1) shared vehicle access will service the proposed lots, which limits vehicle access along the local arterial road to address access concerns;
- The applicant has committed to building quality houses on the property and has agreed to enter into a building scheme for the two proposed lots; and
- The application is an in-stream application, and the proposed form of development is considered consistent with the surrounding area, as opposed to townhouses.

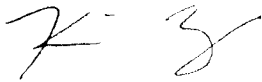
The site context, age of surrounding houses, varying lot sizes and previous development applications are factors that are specific to the subject site and locale. The subject application is being brought forward for consideration based on these site-specific factors, including the fact that it has been in-stream for some time. As a result, this proposal for a residential subdivision with garages in the front would not be considered precedent setting.

Financial Impact or Economic Impact

None anticipated.

Conclusion

Staff support the application to rezone 6340 Williams Road into two (2) residential lots zoned Single-Family Housing District, Subdivision Area K (R1/K) as it is consistent with an approved development to the east. Furthermore, staff consider this proposal to be the most appropriate form of development, given the surrounding residential context and challenges to lane implementation.



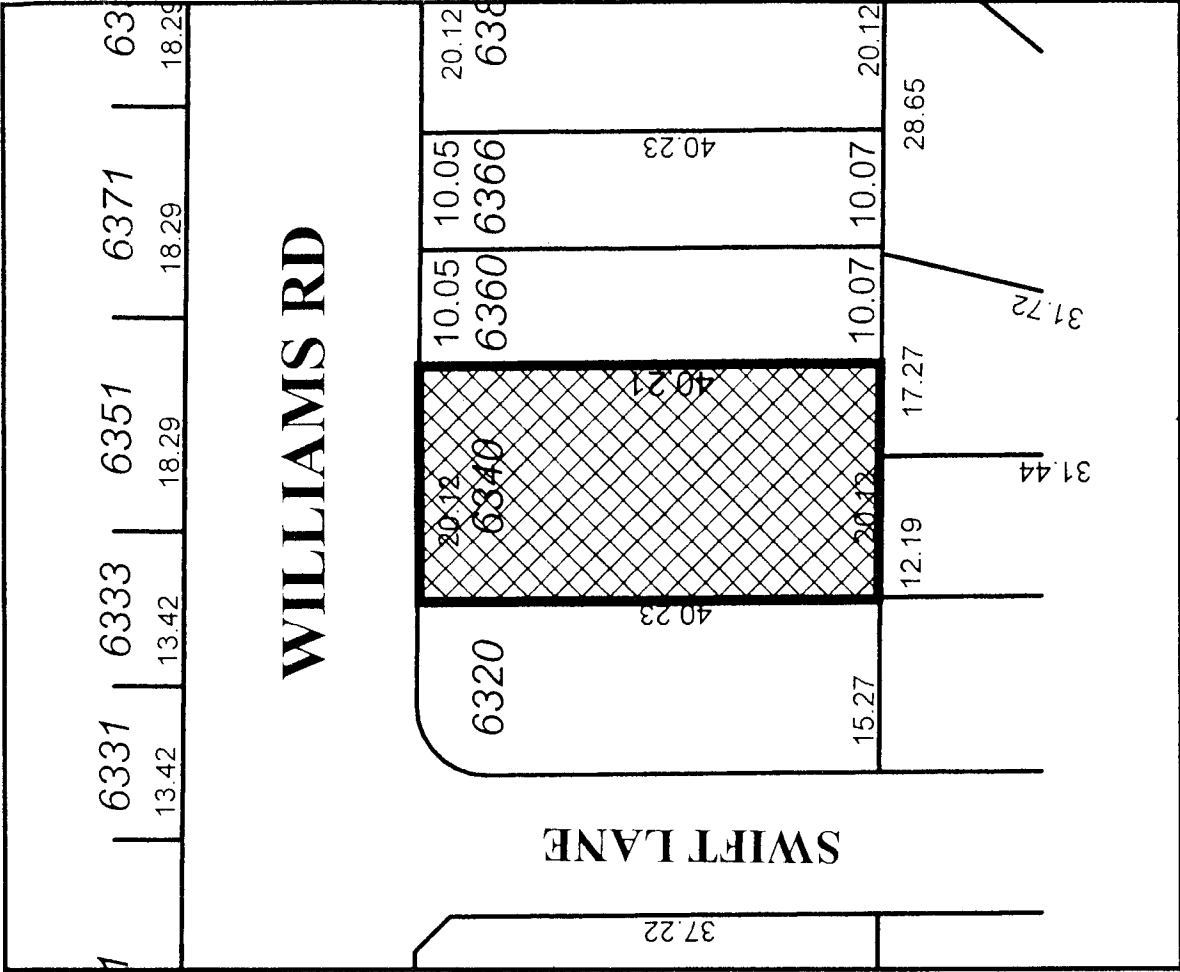
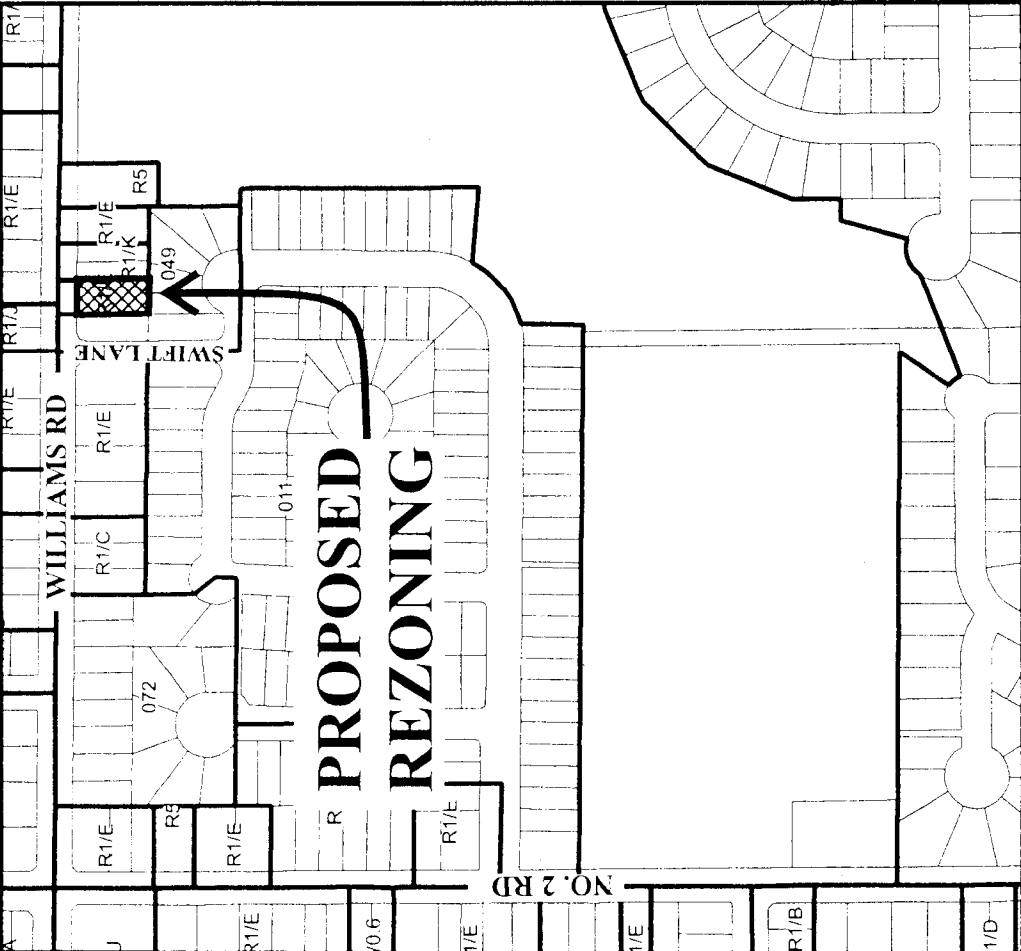
Kevin Eng
Planning Technician – Design
(604) 247-4626

KE:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Public Consultation Letter and Conceptual Development Plan
- Attachment 4: Conditional Rezoning Requirements Concurrence



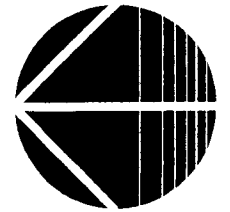
City of Richmond



ATTACHMENT 1

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

RZ 04-274399





City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application Data Sheet

RZ 04-274399

Attachment 2

Address: 6340 Williams Road

Applicant: Raman Kooner

Planning Area(s): N/A

	Existing	Proposed
Owner:	Akkalan Holdings Inc. Johal Home Builders Inc.	To be determined
Site Size (m²):	809 m ² (8,708 ft ²)	2 lots each 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
702 Policy Designation:	Policy rescinded in 2004	N/A
Zoning:	R1/E	R1/K



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
 www.city.richmond.bc.ca

April 20, 2005
 File: RZ 04-274399

Urban Development Division
 Fax: (604) 276-4052

Dear Property Owner and/or Resident:

Re: Proposed Development at 6340 Williams Road

The City of Richmond received an application in April 2004 from a property owner in your neighbourhood to rezone 6340 Williams Road from Single Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area K (R1/K). If approved, this rezoning could permit the subdivision of two single-family residential lots with front access garages.

Arterial Development Concept Plan

An Arterial Development Concept Plan for the block surrounding the subject site has been prepared (Attachment 1). This Concept Plan illustrates the potential development direction for the properties along this block of Williams Road. In the case of the subject block, a previous application was approved by Council to the immediate east, allowing for a two lot residential subdivision with front access garages. Limited development on the corner lot to the west exists as this property is too narrow to develop on its own and is newer in character.

Process

As part of the rezoning process, the application must proceed to meetings of Planning Committee, Council and a Public Hearing. This application is tentatively scheduled for the **May 3, 2005** Planning Committee meeting. All meetings are open to the public should you wish to attend. Please contact the staff listed below if you have questions about the forthcoming process.

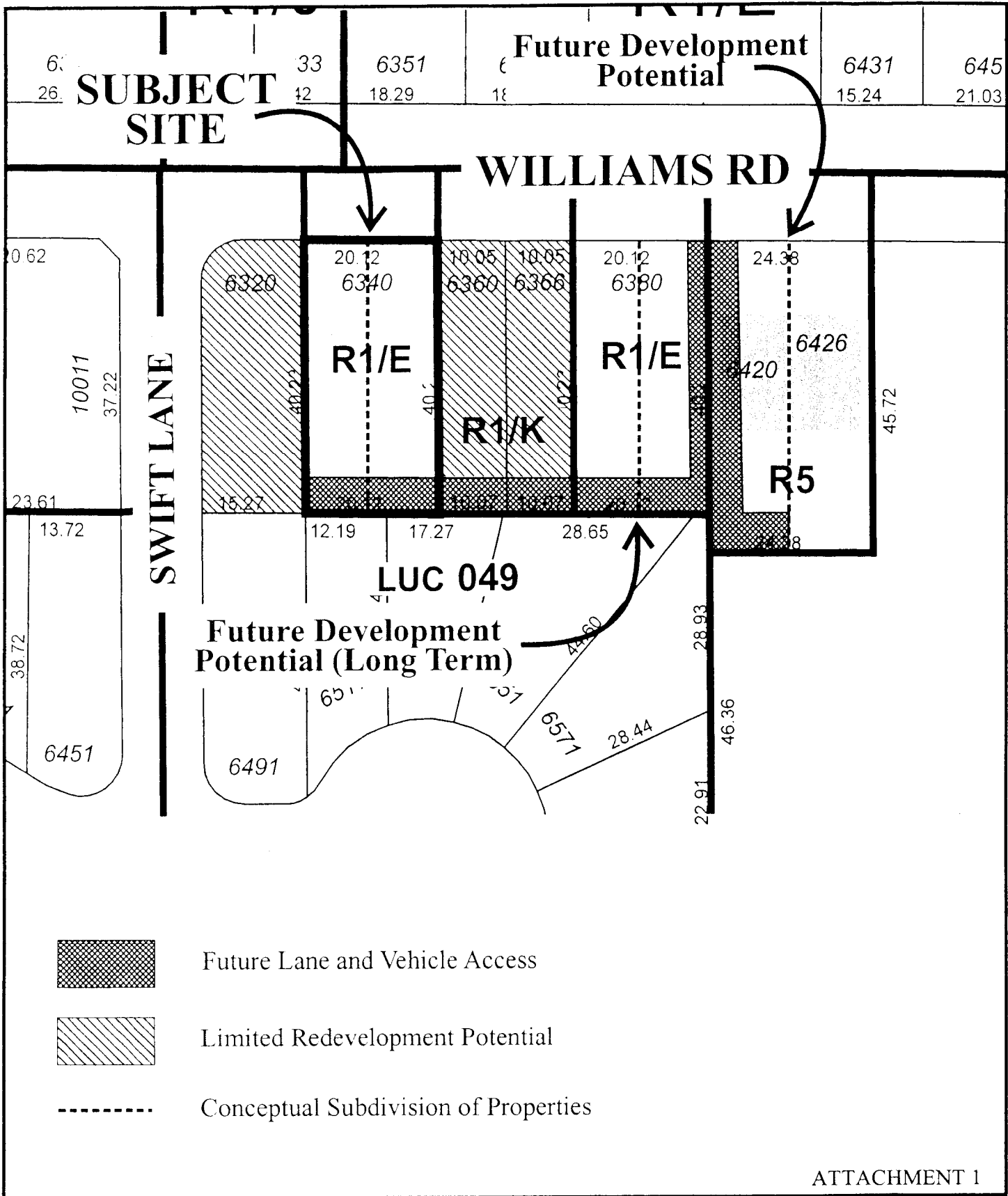
Contact Information

If you have any questions/comments or want to make a public submission, you can:

- Prior to April 22nd, 2005 contact me at (604) 247-4626. Following April 22nd, 2005 please contact Holger Burke at (604) 276-4164;
- mail a submission to myself or the City Clerk which will be forwarded to Council (6911 No.3 Road, Richmond BC, V6Y 2C1);
- e-mail keng@richmond.ca or hburke@richmond.ca. Please indicate if you wish the e-mail to be forwarded to Council.

Yours truly,

Kevin Eng
 Planning Technician - Design



ATTACHMENT 1



Arterial Development
 Concept Plan
 6320 - 6420 Williams Road

Date: 04/15/05
 Amended Date:
 Note: Dimensions are in METRES

ATTACHMENT 4

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;
- Register a covenant for one temporary access to be shared by both properties which will be removed if the lane becomes operational; and
- Register a building scheme for both proposed lots.

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 COPY ON FILE

Signed

Date

To: Planning Ctee
May 03. 05
Re: Item 8.

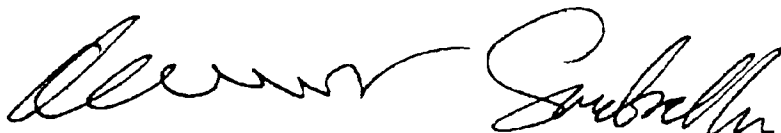
To: City of Richmond
Urban Development Division
All City Councillors

April 25, 2005.

Re: Proposed development at 6340 Williams road
File : RZ 04-274399

To whom it may concern:

We are writing this letter in support of the proposed rezoning application at 6340 Williams road into R1-k.



D. & S. Chan
6360 Williams road,
Richmond, B.C.

To: Planning CHee
May 3. 05
Re: Item 8

To: City of Richmond

April 25, 2005.

Re: Proposed development at 6340 Williams road
File : RZ 04-274399

To whom it may concern:

We are writing this letter in support of the proposed rezoning application at 6340 Williams road into R1-k.



G. Malhi and M. Malhi
6366 Williams road,
Richmond. B.C.



**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

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
HB
APPROVED by Director or Solicitor
FOA

MAYOR

CITY CLERK