



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Public Works and Transportation Committee **DATE:** May 23, 2000
FROM: Jeff Day, P. Eng. **FILE:** 6360-01
Director, Engineering
RE: Request for Williams Road Access From 10440 Williams Road, Review of Existing Driveways

STAFF RECOMMENDATION

It is recommended that:

1. Existing driveways accessing Williams Road between No. 4 Road and No. 5 Road in contravention of Williams Road Access Bylaw No. 3967, be eliminated gradually through attrition as the properties are redeveloped,
2. The request for Williams Road access from 10440 Williams Road be denied.
3. Upon adoption of the pending City Lane Policy, Williams Road Access Bylaw No. 3967 be reviewed and revised to suit the City Lane Policy and the City Single Family Residential Development – Access Policy 5003.

Jeff Day, P. Eng.
Director, Engineering

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ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation	Y <input type="checkbox"/> N <input type="checkbox"/>	_____

STAFF REPORT

ORIGIN

At the May 3, 2000, Public Works & Transportation Committee meeting, Committee referred the report (dated April 20, 2000, from the Director of Engineering), regarding the request for Williams Road access from 10440 Williams Road to staff for the compilation of a history of the 24 driveways suggested by Mr. Cokar to be in contravention of Williams Road Access Bylaw No. 3967, and for recommendations regarding these driveways.

ANALYSIS

A site investigation by staff confirmed that there are 66 driveways currently in existence along Williams Road between No. 4 Road and No. 5 Road. The locations of these driveways are tabulated in Appendix A to this report. According to Williams Road Access Bylaw 3967, 42 driveways are approved along Williams Road from No. 4 Road to No. 5 Road. Therefore, there are 24 driveways along Williams Road between No. 4 and No. 5 Road which do not comply with Bylaw No. 3967.

Williams Road Access Bylaw 3967 was enacted on June 22, 1981. Until 1997, Williams Road consisted of strip pavement construction without curb and gutter. Therefore, it was difficult to prevent the construction of new accesses onto Williams Road.

Williams Road was re-constructed with the addition of curb, gutter and sidewalk in 1997 and 1998. In 1997, the portion from No. 4 Road to Shell Road was re-constructed. In 1998, the remainder from Shell Road to No. 5 Road was re-constructed. The addition of curb and gutter made the construction of new accesses onto Williams Road more difficult.

Williams Road construction records from 1997 and 1998 indicate that the additional driveways along Williams Road, which do not comply with Bylaw No. 3967 were allowed to remain in place during the Williams Road re-construction project because of historic use. The fact that this portion of Williams Road was without curb and gutter prior to 1997 makes it difficult to determine the duration of the historic driveway use because it was relatively easy for residents to establish driveways before the curb was installed. Therefore, all historic driveways received curb letdowns for the driveway crossings during reconstruction of Williams Road.

In the case of Mr. Manzoor Cokar's request to access Williams Road from his property at 10440 Williams Road, Mr. Cokar would like a new driveway in conjunction with his building permit for his new home at 10440 Williams Road.

Review of available building permit records indicate that historically, no new driveways were installed in conjunction with the issue of a building permit for construction of a new home since Bylaw 3967 was enacted in 1981, with one exception. In 1983, the property at 10000 No. 4 Road was subdivided resulting in a new lot at 10040 Williams Road. A building permit for a new home at 10040 Williams Road was issued in June of 1984, and a driveway access from Williams Road was also provided. In 1997, when Williams Road was reconstructed, this driveway was considered historic and a driveway crossing was provided.

FINANCIAL IMPACT

There is no financial impact anticipated as a result of the recommendation.

CONCLUSION

Twenty four driveways currently exist along Williams Road from No. 4 Road to No. 5 Road which do not comply with Williams Road Access Bylaw 3967. Only one of these non-complying driveways was installed in conjunction with the issue of a building permit for new house construction. Therefore, the provision of a new driveway which does not comply with Bylaw 3967 in conjunction with construction of a new home along this section of Williams Road is considered an anomaly and was likely inadvertent in the single case where this occurred.

Construction records indicate that during the reconstruction of Williams Road in 1997 and 1998, driveways that did not comply with Bylaw 3967 were allowed to remain in place because of historic use.

In keeping with the City's pending lane policy, existing driveways along Williams Road between No. 4 and No. 5 Road should eventually be eliminated by attrition as re-development occurs. No new driveway accesses should be permitted along Williams Road between No. 4 and No. 5 Road.

Steve Ono, P.Eng.
Manager, Engineering Design & Construction

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APPENDIX A

Address On Williams Road	Legal Description	Bylaw D/W	Existing D/W	Description/Notes
No. 4 Road to Shell Road - North/Side				
9980 No.4 Rd.	Lot 2 26-4-6 PL# 15456		Yes	D/W in exchange for corner cut
10051	Lot 3 26-4-6 PL# 15456			
10071	Lot 5 26-4-6 PL# 18549			
10091	Lot 5 26-4-6 PL# 18549	Yes	Yes	
10111	Lot 6, 26-4-6 PL# 18549	Yes	Yes	
10131	Lot 7, 26-4-6 PL# 18549	Yes	Yes	
10151	Lot 8, 26-4-6 PL # 18549	Yes	Yes	
10171	Lot 9, 26-4-6 PL# 18549		Yes	Historic D/W, no BP
10191	Lot 10, 26-4-6 PL # 18549	Yes	Yes	
10211	Lot 11, 26-4-6 PL # 18549	Yes	Yes	
10231	Lot 12, 26-4-6 PL # 18549	Yes	Yes	
10251	Lot 13, 26-4-6 PL # 18549	Yes	Yes	
10271	Lot 14, 26-4-6 PL # 18549	Yes	Yes	
10291	Lot 15, 26-4-6 PL # 18549	Yes	Yes	
10311	Lot 16, 26-4-6 PL # 18549			
10331	Lot 17, 26-4-6 PL # 18549	Yes	Yes	
10351	Lot 18, 26-4-6 PL # 18549			
10371	Lot 3, 26-4-6 PL # 18549			
10391	Lot 2, 26-4-6 PL # 18549			
10411	Lot 1, 26-4-6 PL # 18548			
	(Aragon Road)			
10451	Lot 32, 26-4-6 PL # 18548			
10471	Lot 31, 26-4-6 PL # 18548	Yes	Yes	
10491	Lot 30, 26-4-6 PL # 18548	Yes	Yes	
10511	Lot 29, 26-4-6 PL # 18548			
10531	Lot 28, 26-4-6 PL # 18548		Yes	Historic D/W, No BP
10551	Lot 27, 26-4-6 PL # 18548			
10571	Lot 26, 26-4-6 PL # 18548	Yes	Yes	

Address On Williams Road	Legal Description	Bylaw D/W	Existing D/W	Description/Notes
10591	Lot 25, 26-4-6 PL # 18548			No D/W – New House
10611	Lot 24, 26-4-6 PL # 18548		Yes	Historic D/W, No BP
10631	Lot 23, 26-4-6 PL # 18548	Yes	Yes	
10651	Lot 22, 26-4-6 PL # 18548			
10671	Lot 21, 26-4-6 PL # 18548			
10691	Lot 20, 26-4-6 PL # 18548			
10711	Lot 19, 26-4-6 PL # 18548			
10731	Lot 1, 26-4-6 PL # 67426			
	(Shell Road)			
Shell Road to No.5 Road - North/Side				
11111	Lot 13, 25-4-6 PL # 18935			
11131	Lot 12, 25-4-6 PL # 18935	Yes		
11151	Lot 11, 25-4-6 PL # 18935		Yes	D/W id'd during reconst'n, 3 Reno BP's 1991
11171	Lot 10, 25-4-6 PL # 18935		Yes	D/W id'd during reconst'n, no BP's
11191	Lot 09, 25-4-6 PL # 18935	Yes		
11211	Lot 8 , 25-4-6 PL # 18935			
11231	Lot 7 , 25-4-6 PL # 18935			
11251	Lot 6 , 25-4-6 PL # 18935			No D/W
11271	Lot 5 , 25-4-6 PL # 18935			No D/W
11291	Lot 4 , 25-4-6 PL # 18935			
11311	Lot 3 , 25-4-6 PL # 18935			
11331	Lot 2 , 25-4-6 PL # 18935			
	(Seacote Road)			
11431	Lot 14, 25-4-6 PL # 18935		Yes	Historic D/W, No BP's
11451	Lot 13, 25-4-6 PL # 18935		Yes	Historic D/W, Reno BP 1988
11471	Lot 12, 25-4-6 PL # 18935		Yes	Historic D/W, No BP's
11491	Lot 11, 25-4-6 PL # 18935			
11511	Lot 10, 25-4-6 PL # 18935			
11531	Lot 9 , 25-4-6 PL # 18935		Yes	Historic D/W, No BP's
11551	Lot 8 , 25-4-6 PL # 18935			

Address On Williams Road	Legal Description	Bylaw D/W	Existing D/W	Description/Notes
11571	Lot 7 , 25-4-6 PL # 18935		Yes	D/W id'd during reconst'n, No BP's
11591	Lot 6 , 25-4-6 PL # 18935			
11611	Lot 5 , 25-4-6 PL # 18935			
11631	Lot 4 , 25-4-6 PL # 18935		Yes	D/W id'd during reconst'n, No BP's
11651	Lot 3 , 25-4-6 PL # 18935		Yes	D/W id'd during reconst'n, No BP's
11671	Lot 2 , 25-4-6 PL # 18935			
11691	Lot 1 , 25-4-6 PL # 18935		Yes	D/W id'd during reconst'n, Reno BP 1986
11711	Lot 345, 25-4-6 PL #44475	Yes	Yes	
11731	Lot 346, 25-4-6 PL #44475	Yes	Yes	
11751	Lot 347, 25-4-6 PL #44475	Yes	Yes	
11771/11791	Lot 348, 25-4-6 PL #44475	Yes	Yes	
11811	Lot 349, 25-4-6 PL #44475	Yes	Yes	
11831	Lot 350, 25-4-6 PL #44475		Yes	Historic D/W, Reno BP 1990 & '91
	(No. 5 Road)		16	
No 4 Road to Shell Road - South/Side				
10040	Lot B , 35-4-6 PL # 68068		Yes	10000 No. 4 s/d, BP 1984, Poor lane access, new d/w
10060	Lot 33, 35-4-6 PL # 18549	Yes	Yes	
10080	Lot 32, 35-4-6 PL # 18549	Yes	Yes	
10100	Lot 31, 35-4-6 PL # 18549	Yes	Yes	
10120	Lot 30, 35-4-6 PL # 18549	Yes	Yes	
10140	Lot 29, 35-4-6 PL # 18549		Yes	Historic D/W, Reno BP 1986
10160	Lot 28, 35-4-6 PL # 18549			
10180	Lot 27, 35-4-6 PL # 18549	Yes	Yes	
10200	Lot 26, 35-4-6 PL # 18549			
10220	Lot 25, 35-4-6 PL # 18549	Yes	Yes	New House
10240	Lot 24, 35-4-6 PL # 18549		Yes	Historic D/W, No BP
10260	Lot 23, 35-4-6 PL # 18549		Yes	Historic D/W, No BP
10280	Lot 22, 35-4-6 PL # 18549	Yes	Yes	

Address On Williams Road	Legal Description	Bylaw D/W	Existing D/W	Description/Notes
10300	Lot 21, 35-4-6 PL # 18549			
10320	Lot 20, 35-4-6 PL # 18549			
10340	Lot 19, 35-4-6 PL # 18549			
10380	Lot 24, 35-4-6 PL # 18549			
	(Aragon Road)			
10420	Lot 17, 35-4-6 PL # 18551			
10440	Lot 18, 35-4-6 PL # 18551			New house
10460	Lot 19, 35-4-6 PL # 18551			
10480	Lot 20, 35-4-6 PL # 18551			
10500	Lot 21, 35-4-6 PL # 18551			
10520	Lot 22, 35-4-6 PL # 18551		Yes	D/W id'd during reconst'n, No BP
10540	Lot 23, 35-4-6 PL # 18551			
10560	Lot 24, 35-4-6 PL # 18551			
10580	Lot 25, 35-4-6 PL # 18551			
10600	Lot 26, 35-4-6 PL # 18551			
10620	Lot 27, 35-4-6 PL # 18551			
10640	Lot 28, 35-4-6 PL # 18551		Yes	D/W id'd during reconst'n, No BP
10660	Lot 29, 35-4-6 PL # 18551	Yes	Yes	
10680	Lot 30, 35-4-6 PL # 18551			
	(Shell Road)		14	
Shell Road to No. 5 Road - South/Side				
11020	Lot 60, 36-4-6 PL # 27997	Yes	Yes	*Old Shopping Mall
11240	Lot 31, 36-4-6 PL # 25887	Yes	Yes	
11260	Lot 32, 36-4-6 PL # 25887	Yes	Yes	
11280	Lot 33, 36-4-6 PL # 25877			
11300	Lot 34, 36-4-6 PL # 25877		Yes	Historic D/W, No BP
11320	Lot 35, 36-4-6 PL # 25877		Yes	Historic D/W, No BP
11340	Lot 39, 36-4-6 PL # 25908	Yes	Yes	
	(Seacote Road)			
11440	Lot 17, 36-4-6 PL # 19922			

Address On Williams Road	Legal Description	Bylaw D/W	Existing D/W	Description/Notes
11460	Lot 42, 36-4-6 PL # 28778			
11480	Lot 43, 36-4-6 PL # 28788	Yes	Yes	
11500	Lot 44, 36-4-6 PL # 28778			
11520	Lot 45, 36-4-6 PL # 28778		Yes	D/W id'd during reconst'n, No BP
11540	Lot 46, 36-4-6 PL # 28778			
11560	Lot 47, 36-4-6 PL # 28788	Yes	Yes	
11580	Lot 48, 36-4-6 PL # 28788	Yes	Yes	
11600	Lot 49, 36-4-6 PL # 28778		Yes	Historic D/W, No BP
11620	Lot 50, 36-4-6 PL # 28788	Yes	Yes	
11640	Lot 51, 36-4-6 PL # 28788	Yes	Yes	
11660	Lot 52, 36-4-6 PL # 28778		Yes	Historic D/W, No BP
11680	Lot 53, 36-4-6 PL # 28788	Yes	Yes	
11700	Lot 54, 36-4-6 PL # 28788	Yes	Yes	
11720	Lot 55, 36-4-6 PL # 28788	Yes	Yes	
11740	Lot 295,36-4-6 PL # 35779			
11760	Lot 296,36-4-6 PL #35779			
	(No. 5 Road)		18	