



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Public Works and Transportation Committee

DATE: June 16, 2000

FROM: Jeff Day, P. Eng.
Director, Engineering

FILE: 6360-01

RE: Request for Williams Road Access From 10440 Williams Road, Review of Existing Driveways

STAFF RECOMMENDATION

It is recommended that:

Existing driveways at 10040 and 10611 Williams Road be eliminated gradually through attrition as the properties are redeveloped.

Jeff Day, P. Eng.
Director, Engineering

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STAFF REPORT

ORIGIN

At the June 12, 2000, Council Meeting, Council referred the report (dated May 23, 2000, from the Director of Engineering), regarding the request for Williams Road access from 10440 Williams Road to staff to review the circumstances regarding the one driveway on Williams Road which was apparently approved in contravention of the existing Williams Road Access Bylaw 3967, to determine if it was feasible to have that situation rectified, and to report to the next meeting of the Public Works & Transportation Committee on this matter .

ANALYSIS

In the May 23, 2000 Report to Committee, it was reported that the property at 10040 Williams Road is the result of the subdivision of 10000 No. 4 Road in 1983 creating a new lot fronting Williams Road. It was further reported that the building permit for the home at 10040 Williams Road was issued in June of 1984, and that a driveway for this home was also installed from Williams Road in contravention of Bylaw 3967. Finally, the driveway was considered a historic use driveway when the road was reconstructed in 1997.

Subsequent to the May 23, 2000 Report, the Building Permit application drawings for this home dated June 1982 have been obtained and reviewed and they indicate the applicant originally proposed driveway access from Williams Road. Notes on the drawings indicate the driveway access from Williams Road was denied by the Plan Reviewer of the day, and the new home was constructed in 1984 with a carport accessed from the rear lane.

Sometime prior to 1997 a new driveway was built to 10040 from Williams Road, but the exact timing of this new driveway construction is unclear because Williams Road was without curb and gutter until 1997. The driveway was considered a historic use driveway when the road was reconstructed in 1997.

It should be noted that an additional property at 10611 Williams Road has been identified as a similar situation to 10040 Williams Road whereby a building permit was taken out and the owner advised to gain access from the lane and not Williams Road. This property was also provided a driveway during the 1997 road construction on a historic basis.

It is feasible to correct both situations by removing the driveway access from Williams Road to 10611 and 10040 Williams Road. However, this is not recommended because the City made provision for the driveways to remain in 1997 when Williams Road was reconstructed. This implies approval and the residents have enjoyed historic use of their Williams Road driveways for the past 3 to 16 years. In addition, the current owners of 10040 Williams Road are not the same owners who had taken out the building permit in 1983. Therefore the current owners are most likely unaware that the driveway fronting Williams road is illegal and may have modified the property or house to suit existing driveway accesses.

The recommended action is to allow these driveways historically in place prior to the reconstruction of Williams Road to remain in place, and to gradually eliminate the driveways by attrition as they are re-developed.

FINANCIAL IMPACT

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

CONCLUSION

Review of Building Permit application plans for 10611 and 10040 Williams Road indicate that the applicants were denied permission to construct a driveway from Williams Road. The illegal driveways from Williams Road for these properties were installed subsequent to construction of the homes, but prior to Williams Road reconstruction in 1997.

During reconstruction of Williams Road, the driveways for 10611 and 10040 Williams were considered historic and allowed to remain by the City. This is consistent with other driveways existing prior to reconstruction of Williams Road which were also considered historic and allowed to remain.

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

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