



To: Planning Committee

to Planning - June 22, 2004.
Date: June 2, 2004

From: Raul Allueva
Director of Development

RZ 04-270504

File: 12-8060-20-7748.

Re: **Application by Les Cohen & Azim Bhimani for Rezoning at 9411 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)**

Staff Recommendation

That Bylaw No. 7748, for the rezoning of 9411 Williams Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.

Raul Allueva
Director of Development

RV:ke
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

The applicant has agreed to complete the following requirements prior to final adoption:

- 6 m lane dedication along the entire north property line.
- Registration of a Restrictive Covenant ensuring that the garages be constructed in such a manner as to allow immediate vehicle access to the lane once it becomes operational.
- Registration of a Restrictive Covenant ensuring that a single temporary vehicle access be provided for both future properties, which will be closed once the lane connects to a permanent access point and becomes operational.
- Payment of \$16,860.56 for Neighbourhood Improvement Charge fees for future lane construction.

Agreement by Applicant
Les Cohen/ Azim Bhimani

Item	Details
Application	RZ 04-270504
Location	9411 Williams Road
Owner	RZ 04-270504
Applicant	Les Cohen & Azim Bhimani

Date Received	May 7, 2004
Acknowledgement Letter	May 25, 2004
Fast Track Compliance	June 2, 2004
Staff Report	June 2, 2004
Planning Committee	June 22, 2004

Site Size	846 m ² (9,106 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling. <i>Proposed</i> – Two coach house lots (each approximately 363 m ² or 3,903 ft ²)* <i>*Excludes lane dedication</i>
Zoning	<i>Existing</i> – Single-Family Housing District, Subdivision Area E (R1/E) (Minimum width 18 m or 59 ft.) <i>Proposed</i> – Coach House District (R9)
Planning Designations	OCP Designation – Low Density Residential
Related Policies	Arterial Road Redevelopment Policy – <i>Complies.</i> Lane Establishment Policy – <i>Complies.</i>
Surrounding Development	Most dwellings along Williams Road between Garden City Road and Ash Street are older in character. Two properties backing onto the subject lot both contain new single-family dwellings. South Arm Park is located across Williams Road to the south.

Staff Comments	<ul style="list-style-type: none"> After the 6 m (20 ft) lane dedication the lot will still have substantial depth, which makes the proposal for coach houses at the rear appropriate for the site. Establishment of a permanent lane access in the future will be either to Ash Street to the east or Garden City Road to the west as all lots along this block of Williams Road have redevelopment potential. Permanent lane access is more likely to be from the east at Ash Street as there is a new single-family dwelling to the west that will not develop for some time, thus delaying implementation of an operational laneway to Garden City Road. Attachment 2 outlines rezoning requirements and general conditions of future subdivision. Rezoning requirements include the dedication of land and payment of Neighbourhood Improvement Charge (NIC) fees for future lane construction. Restrictive Covenants are also required to ensure the provision of one temporary shared driveway and that garages are positioned at the rear of the lot.
Analysis	The proposal for a residential subdivision in order to permit two principal dwellings each with a coach house above the garage in the rear is consistent with the Arterial Road Redevelopment and Lane Establishment Policies.
Attachments	Attachment 1 – Location Map; Attachment 2 – Rezoning Requirements and Conditions of Subdivision; Attachment 3 – Proposed Subdivision Plan
Recommendation	Approval

Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)



Rezoning Requirements and Conditions of Subdivision for 9411 Williams Road

The following are requirements to be fulfilled prior to Final Adoption of the rezoning:

1. 6 m lane dedication along the entire north property line.
2. Registration of a Restrictive Covenant ensuring that the garages be constructed in such a manner as to allow immediate vehicle access to the lane once it becomes operational.
3. Registration of a Restrictive Covenant ensuring that a single temporary vehicle access be provided for both future properties, which will be closed once the lane connects to a permanent access point and becomes operational.
4. Payment of \$16,860.56 for Neighbourhood Improvement Charge fees for future lane construction.

At future subdivision stage, the following is required:

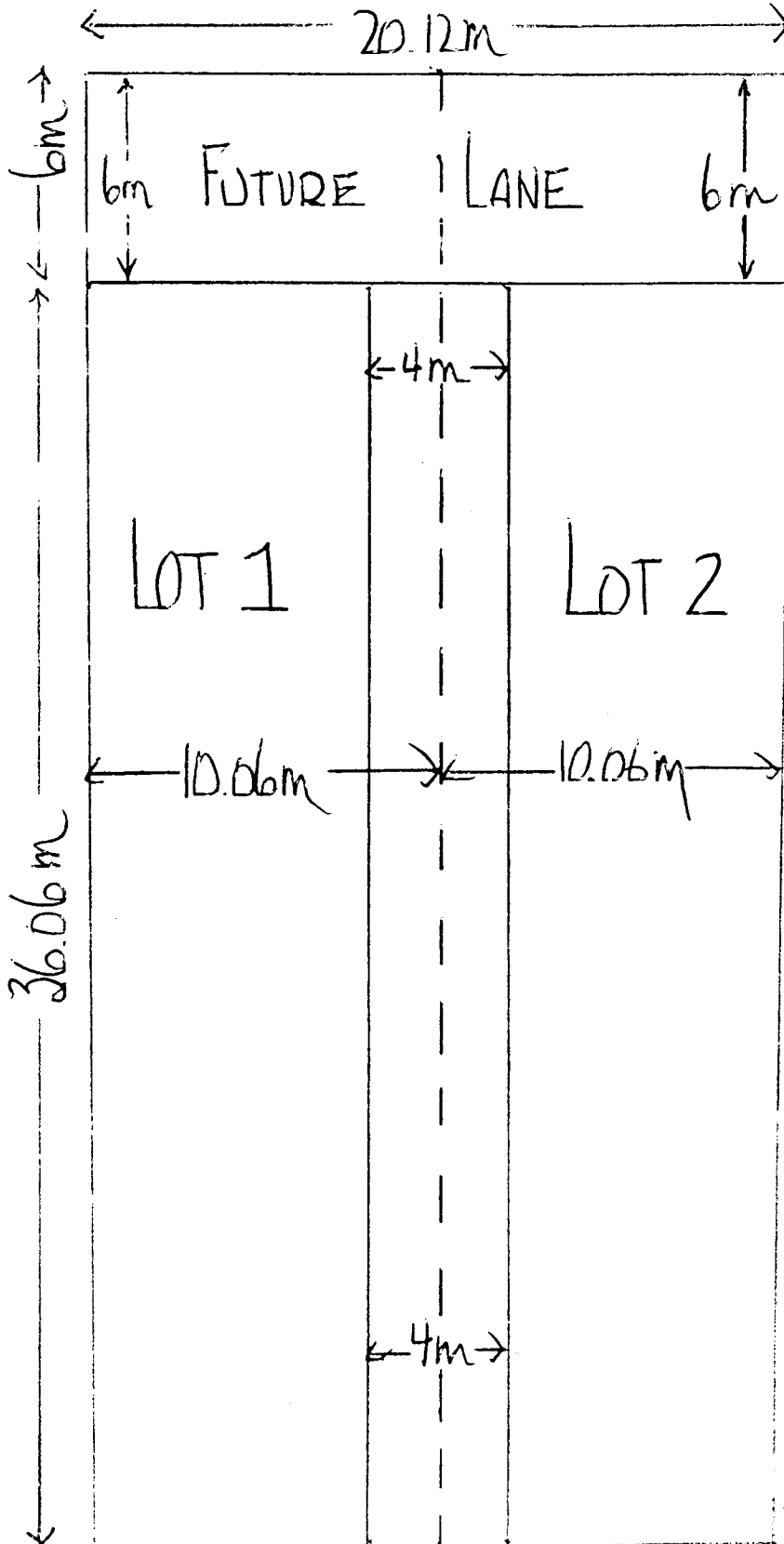
1. Provide a 4 m cross access easement, centred on the new property line for the temporary driveway access from the street to the lane. Staff note that there is an existing street tree and telephone pole that will conflict with the future single temporary vehicle access. Therefore, the street tree and telephone pole will need to be relocated at the developers cost.
2. Pay a deposit for the future reinstatement of the driveway access when the lane connects to a permanent location.

RE: 94th WILLIAMS ROAD

Proposed subdivision plan is preliminary and subject to change at detailed subdivision stage



ATTACHMENT 3



WILLIAMS ROAD



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7748 (RZ 04-270504)
9411 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 COACH HOUSE DISTRICT (R9).

P.I.D. 004-211-812

Lot 10 Block "G" Section 27 Block 4 North Range 6 West New Westminster District Plan 18110

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7748".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for recording readings and requirements.

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor
[Signature]

MAYOR

CITY CLERK