



To: Planning Committee

From: Raul Allueva
Director of Development

Re: Application by Les Cohen & Azim Bhimani for Rezoning at 9831 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)

To Council - July 26, 2004
To Planning - Jul 20, 2004.
Date: July 2, 2004

RZ 04-271606

File: 12-8040-20-7772

Staff Recommendation

That Bylaw No. 7772, for the rezoning of 9831 Williams Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1 - 0.6)”, be introduced and given first reading.

Raul Allueva
Director of Development

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Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>pe Tracy</i>

The following requirements must be completed 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 and that garage doors face the shared driveway access easement.
- 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 \$17,882.92 for Neighbourhood Improvement Charge fees for future lane construction.


Item	Details
Application	RZ 04-271606
Location	9831 Williams Road
Owner	Linda & Stephen Lam
Applicant	Les Cohen & Azim Bhimani

Date Received	May 27, 2004
Acknowledgement Letter	June 04, 2004
Fast Track Compliance	July 2, 2004
Staff Report	July 2, 2004
Planning Committee	July 20, 2004

Site Size	778 m ² (8,374 ft ²)
Land Uses	Existing – A single-family dwelling Proposed – Two single-family lots each approximately 325 m ² (3,498 ft ²)* *Excludes lane dedication
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E) (Minimum width 18 m or 59 ft.) Proposed – Single-Family Housing District (R1 – 0.6)
Planning Designations	OCP Designation – Low Density Residential
Related Policies	Arterial Road Redevelopment Policy – <i>Complies.</i> Lane Establishment Policy – <i>Complies.</i>
Surrounding Development	Two new single-family dwellings on subdivided lots have recently completed construction to the west. This block of Williams Road contains a majority of older character single-family dwellings as well as properties that are currently in the process of redevelopment.

Staff Comments	<ul style="list-style-type: none"> • Numerous similar applications to rezone and subdivide nearby properties have been approved along Williams Road (reference file RZ 02-221142; RZ 04-255356). These proposals have been for single-family dwellings only as these sites and surrounding properties are considered too shallow for coach houses • Due to the amount of development activity along this block, staff explored options regarding where a permanent lane access may be established and issues pertaining to the pedestrian walkway located west of the site. <ol style="list-style-type: none"> 1. A permanent lane access can be established from Ash Street further to the west. As more properties are required to redevelop, this will not occur for some time in the future. An option also exists to establish a mid-block lane access next to the pedestrian walkway to the west. This may involve maintaining a portion of the walkway while also providing an adequate drive aisle for the lane access. Further details relating to the incorporation of a lane access with a pedestrian walkway will be further reviewed when such an application or condition arises. 2. Staff note that if the lane extends to the west, it will be required to cross the pedestrian walkway. These issues relating to the intersection of a lane with the walkway can be addressed through design of the laneway in the future if necessary. • The subject site is <u>not</u> located in the portion of Williams Road where there is a Council Moratorium on rezoning applications east of No. 4 Road. • Attachment 2 outlines rezoning requirements and general conditions of subdivision. Rezoning requirements include the dedication of land and payment of Neighbourhood Improvement Charge fees for future lane construction. Restrictive Covenants are also required to ensure the provision of one temporary shared driveway and that garages are
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	positioned at the rear of the lot.
Analysis	<ul style="list-style-type: none">• To date, 3 of the 5 single-family rezoning applications received along Williams Road between Ash Street and No. 4 Road have approved rezoning and subdivisions and are in the process of redevelopment or have recently completed construction of single-family dwellings.• This proposal for a residential subdivision is consistent with all City policies related to redevelopment along arterial roads.
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
(Local 3205)

ATTACHMENT 2

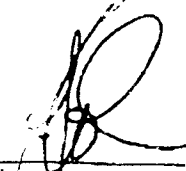
Conditional Rezoning Requirements
9831 Williams Road RZ 04-271606

Prior to final adoption of Zoning Amendment Bylaw 7772, the developer is required to complete the following requirements:

1. 6m 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 and that garage doors face the shared driveway access easement.
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 \$17,882.92 for Neighbourhood Improvement Charge fee for future lane construction.

Also note that the following will be required at time of subdivision:

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 along Williams Road that will conflict with the future single temporary vehicle access. Therefore, the street tree 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.



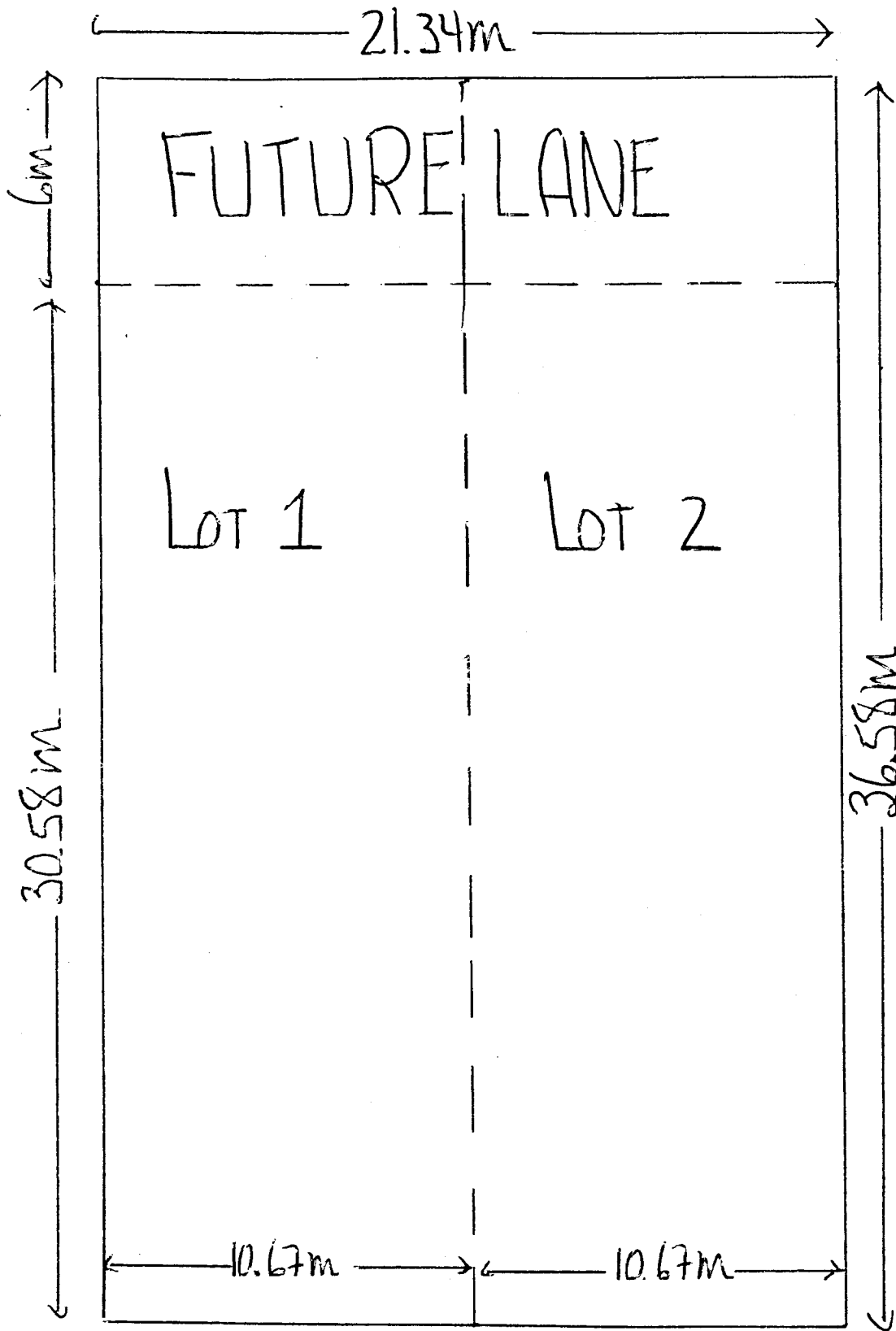
Signed

July 6th, 2004

Date

9831 WILLIAMS ROAD

ATTACHMENT 3



WILLIAMS ROAD 12 6

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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7772 (RZ 04-271606)
9831 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 (R1 - 0.6)**.

P.I.D. 003-310-019

Lot 13 Section 27 Block 4 North Range 6 West New Westminster District Plan 15322

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7772”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 26 2004

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

MAYOR

CITY CLERK