



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To Council - Mar 8, 2004
to Planning - March 02, 2004
Date: February 12, 2004

To: Planning Committee
From: Holger Burke
Acting Manager, Development Applications
Re: **Application by Les Cohen/Azim Bhimani for Rezoning at 9871 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

RZ 04-255356

File: 8060-20-7668

Staff Recommendation

That Bylaw No. 7668, for the rezoning of 9871 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.

Holger Burke
Acting Manager, Development Applications

KE:blg
Att.


FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
[Signature]

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

- 6 m lane dedication along the entire north property line;
- Payment of \$17,882.92 in Neighbourhood Improvement Charge (NIC) fees for future lane construction;
- Restrictive Covenant ensuring that garages are positioned at the rear of the lot to allow immediate access to the lane once it becomes operational; and
- Restrictive Covenant ensuring that one (1) temporary shared driveway be provided for both properties, which will be closed once the lane becomes operational.

Agreement by Applicant
Les Cohen/Azim Bhimani

Item	Details
Application	RZ 04-255356
Location	9871 Williams Road
Owner	Chung Kok; Man Kok; Suk Kwok
Applicant	Les Cohen & Azim Bhimani
Date Received	January 19, 2004
Acknowledgement Letter	January 30, 2004
Fast Track Compliance	February 11, 2004
Staff Report	February 11, 2004
Planning Committee	March 2, 2004
Site Size	<i>Existing</i> – 780 m ² (8,396 ft ²)
Land Uses	<i>Existing</i> – One (1) single-family residential lot <i>Proposed</i> – Two (2) single-family residential lots (326 m ² or 3,509 ft ²)
Zoning	<i>Existing</i> – Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59 ft.) <i>Proposed</i> – Single-Family Housing District (R1 – 0.6) (minimum width 9 m or 29.5 ft.)
Planning Designations	OCP Designation – Low Density Residential
Related Policies	Arterial Road Redevelopment Policy – Complies Lane Establishment Policy - Complies
Surrounding Development	Residential development consists primarily of older single-family homes on larger R1/E designated lots. There is a local neighbourhood shopping store two (2) lots to the east at the corner of No. 4 Road and Williams Road.
Staff Comments	Two (2) rezonings to the west to permit a similar residential subdivision were recently approved. Zoning for these lots is Single-Family Housing District, Subdivision Area K (R1/K) (minimum width 10 m or 33 ft.). Standard development requirements for a residential rezoning and subdivision (mid-block) along a section line road apply (i.e. 6 m lane dedication; payment of fees for lane construction; covenants ensuring that garages are located at the rear and that one temporary shared driveway is required).
Analysis	This is the third rezoning application along this block of Williams Road between No. 4 Road and Garden City Road. Two (2) new houses are being constructed on R1/K zoned lots two (2) properties to the west. Application is similar to development already undertaken in the immediate vicinity of the site.
Attachments	Attachment 1 – Location Map
Recommendation	Approval

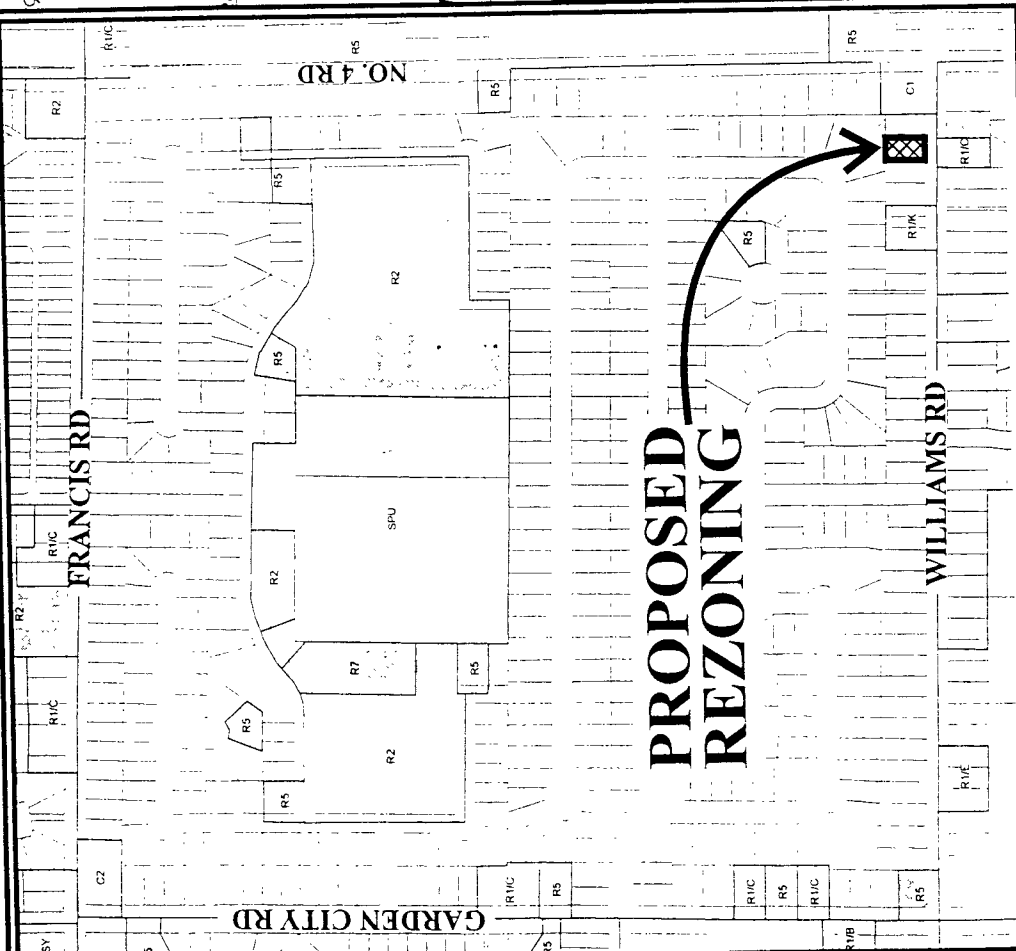


Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

KE:blg

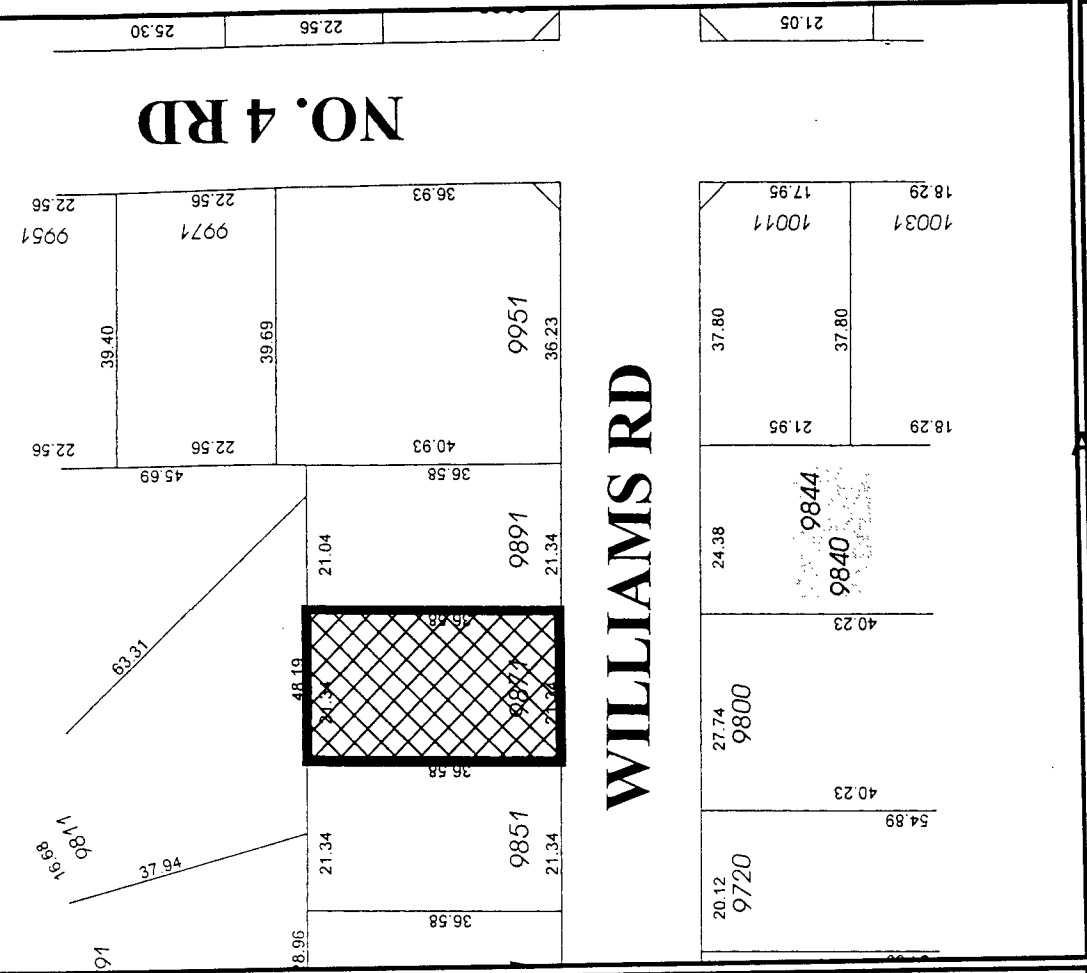


City of Richmond



NO. 4 RD

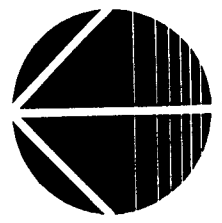
WILLIAMS RD



ATTACHMENT 1

Original Date: 02/06/04
 Revision Date:
 Note: Dimensions are in METRES

RZ 04-255356



ENTERED



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7668 (RZ 04-255356)
9871 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. 002-408-040

Lot 15 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 7668**”.

FIRST READING

MAR 08 2004

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

APR 14 2004

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

MAYOR

CITY CLERK