



To: Planning Committee

Date: July 2, 2004

From: Raul Allueva
Director of Development

File: RZ 04-272170

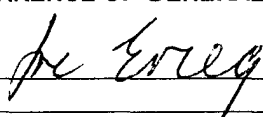
Re: Application by Les Cohen & Azim Bhimani for Rezoning at 9131 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)

Staff Recommendation

That Bylaw No. 7773, for the rezoning of 9131 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 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 \$16,860.56 for Neighbourhood Improvement Charge fees for future lane construction.

Item	Details
Application	RZ 04-272170
Location	9131 Williams Road
Owner	Jeanette Fenton
Applicant	Les Cohen & Azim Bhimani

Date Received	June 7, 2004
Acknowledgement Letter	June 29, 2004
Fast Track Compliance	July 2, 2004
Staff Report	July 2, 2004
Planning Committee	July 20, 2004

Site Size	845 m ² (9,096 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling <i>Proposed</i> – Two single-family dwellings each with an additional coach house unit (each lot approximately 362 m ² or 3,897 ft ²)* <i>*Excludes 6 m 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	The subject site is surrounded by older character single-family dwellings to the east and west and in the residential neighbourhood to the north. Across Williams Road to the south are older character houses and South Arm Park.

Staff Comments	<ul style="list-style-type: none"> The Coach House District (R9) zone is considered appropriate as the site has adequate existing depth to provide additional space for the coach house unit, additional open space and extra parking stall. Increased density is encouraged given the close proximity of the site to the South Arm Community Centre. This is the second rezoning application being processed by staff along this block of Williams Road between Garden City Road and Ash Street to the east. Establishment of a permanent lane access will either be to Garden City Road or Ash Street as all lots along this block have redevelopment potential. It is noted that the subject property is shallower than adjacent sites. This irregular depth will necessitate minor jogging of the lane alignment in the future. However, this does not limit the potential subdivision on adjacent lots. 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. Two Restrictive Covenants are required to ensure the following: 1) One Shared temporary driveway and; 2) Garages are positioned at the rear of the lot.
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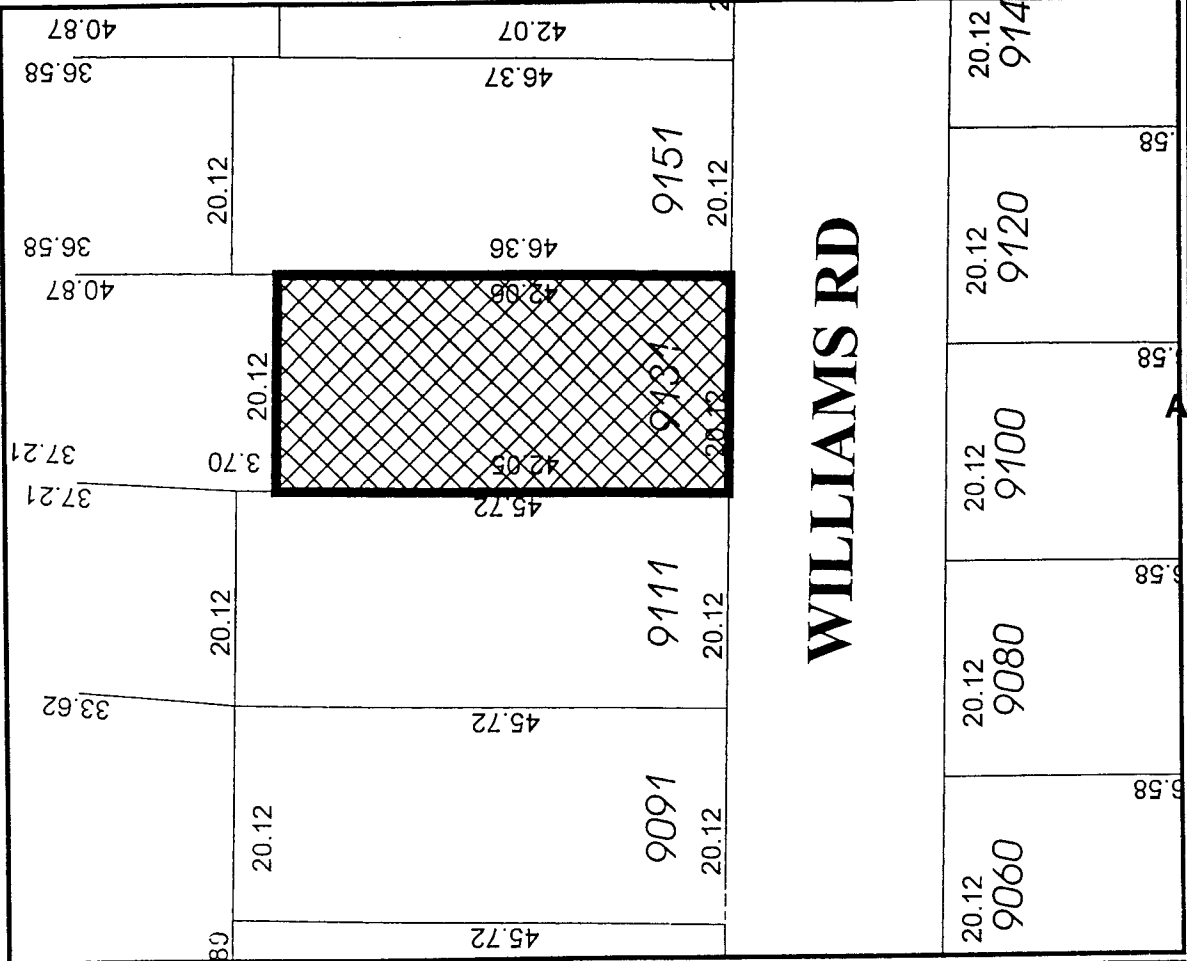
Analysis	The proposal for the creation of 2 residential lots each containing a principal and coach house dwelling complies with the Arterial Road Redevelopment and Lane Establishment Policies. On this basis, staff support the application.
Attachments	Attachment 1 – Location Map; Attachment 2 – Rezoning Requirements and Conditions of Subdivision; Attachment 3 – Proposed Subdivision Plan
Recommendation	Approval



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



City of Richmond



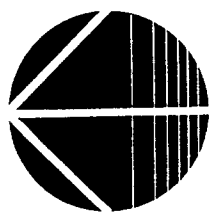
ATTACHMENT 1

Original Date: 06/30/04

Revision Date:

Note: Dimensions are in METRES

RZ 04-272170



ATTACHMENT 2

Conditional Rezoning Requirements 9131 Williams Road RZ 04-272170

Prior to final adoption of Zoning Amendment Bylaw 7773, 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 \$16,860.56 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

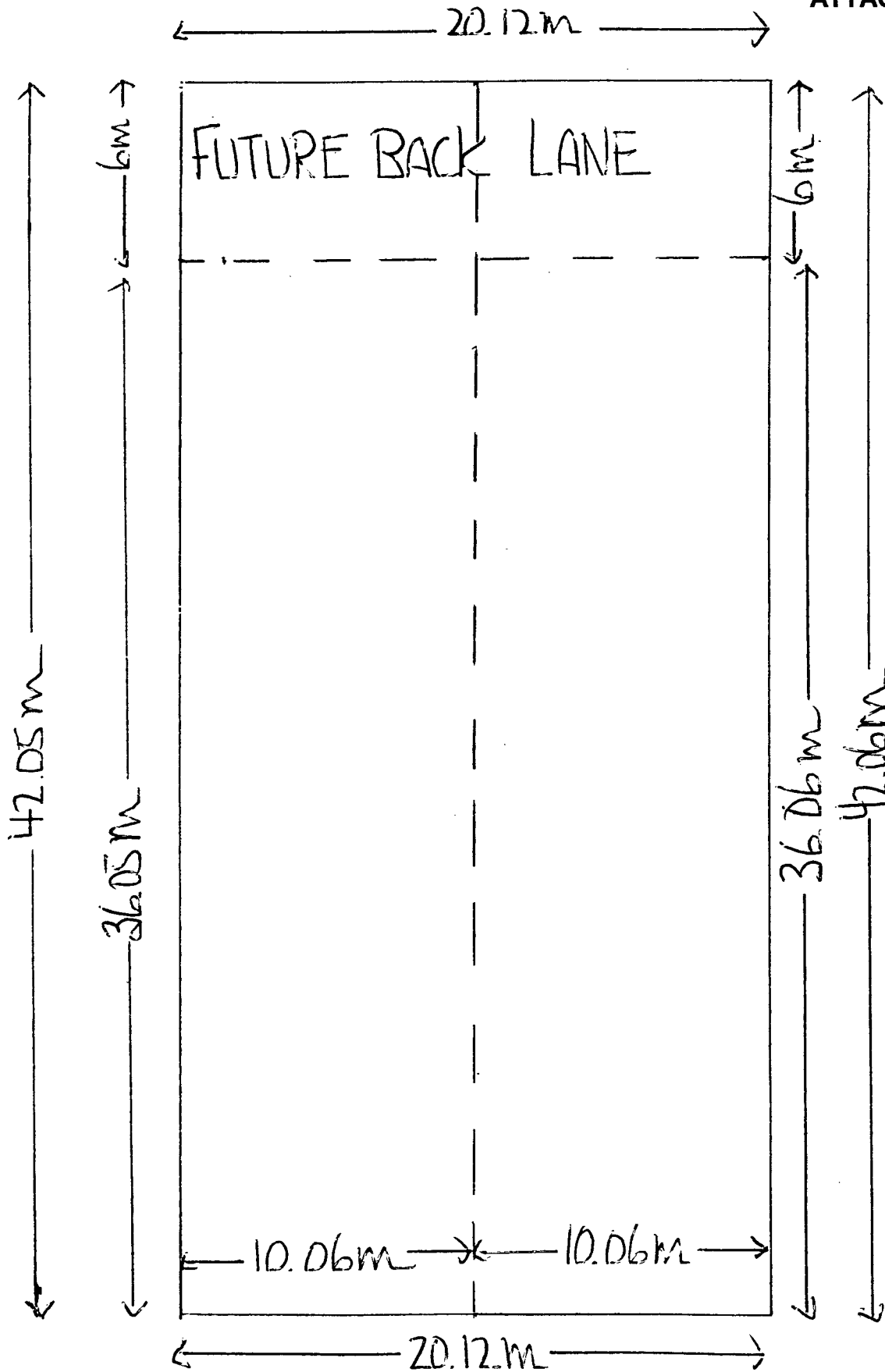


Date

July 6, 2004

RE: 9131 WILLIAMS ROAD.

ATTACHMENT 3



WILLIAMS ROAD

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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7773 (RZ 04-272170)
9131 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. 003-653-951

West Half Lot 4 Except: Part Subdivided by Plan 34657, Section 27 Block 4 North Range 6 West New Westminster District Plan 11802

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7773”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK