



City of Richmond
Urban Development Division

Report to Committee
Fast Track Application

To: Planning Committee
From: Raul Allueva
Director of Development
Re: **Application by Malhi Construction Ltd. for Rezoning at 9591 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1 - 0.6)**

To Council - Jun 29, 2004
To Planning - June 22, 2004
Date: June 8, 2004
RZ 04-270692
File: 12-8060-20-7749

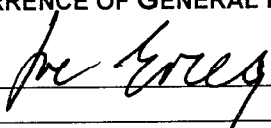
Staff Recommendation

That Bylaw No. 7749, for the rezoning of 9591 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.

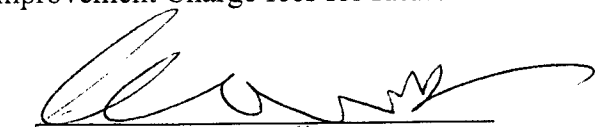


Raul Allueva
Director of Development

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
Donald Chan (Malhi Construction Ltd.)

Item	Details
Application	RZ 04-270692
Location	9591 Williams Road
Owner	Peter & Mary Muzychka
Applicant	Malhi Construction Ltd. (Donald Chan)

Date Received	May 12, 2004
Acknowledgement Letter	May 25, 2004
Fast Track Compliance	June 2, 2004
Staff Report	June 8, 2004
Planning Committee	June 22, 2004

Site Size	736 m ² (7,922 ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling. <i>Proposed</i> – Two single-family lots each approximately 308 m ² or 3,315 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> – 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 – <i>Complies.</i> Lane Establishment Policy – <i>Complies.</i>
Surrounding Development	A majority of dwellings to the east and west along Williams Road and to the north along Ash Street consist primarily of older character single-family dwellings. The single-family dwelling at the corner of Ash Street and Williams Road (9571 Williams Road) is older in character as well.

Staff Comments	<ul style="list-style-type: none"> • Similar rezoning applications to R1/K and R1 – 0.6 have been approved to the east near the intersection at No. 4 Road and Williams Road. Staff explored a coach house option for the subject site, however, lot depth after dedication of the 6 m lane will be approximately 30.58 m, which is insufficient to provide appropriate space for the coach house above the garage and additional parking stall required for the second dwelling unit. • Staff requested the applicant to contact the neighbouring property to the west (9571 Williams Road) at the corner of Williams Road and Ash Street to explore joint redevelopment options, which would allow for construction of an operational lane accessed from Ash Street, thus negating requirements for temporary shared driveways. However, no agreement could be reached between the applicant and the property owner of 9571 Williams 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 (1) temporary shared driveway and that garages are positioned at the rear of the lot.
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Analysis	<ul style="list-style-type: none">• This proposal for a two-lot residential subdivision is straightforward and complies with all policies relating to redevelopment along arterial roads in conjunction with lane establishment.
Attachments	Attachment 1 – Location Map; Attachment 2 – Rezoning Requirements and Conditions of Subdivision; Attachment 3 – Proposed Subdivision Plan
Recommendation	Approval

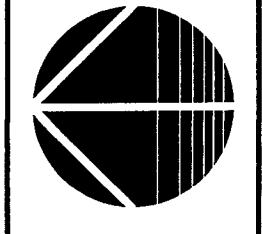
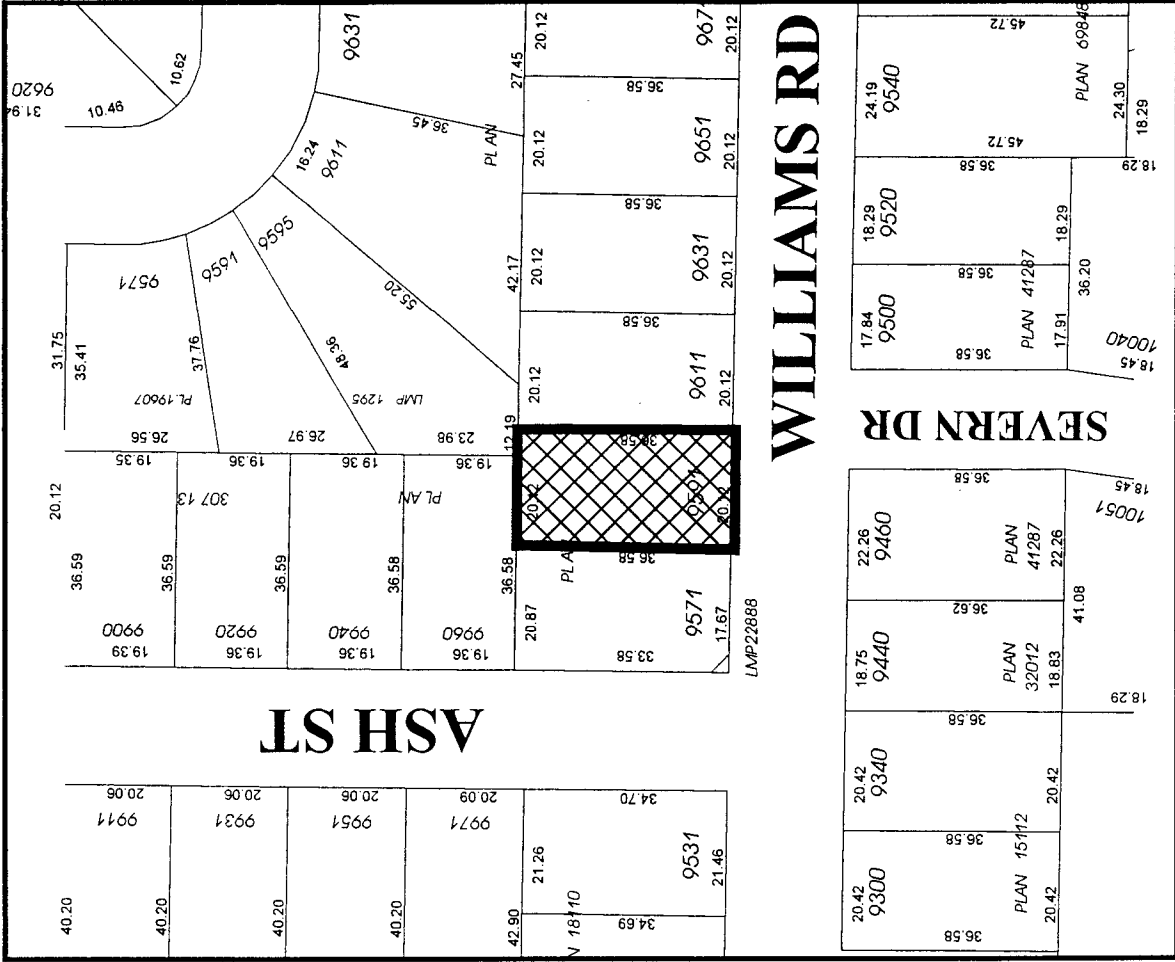
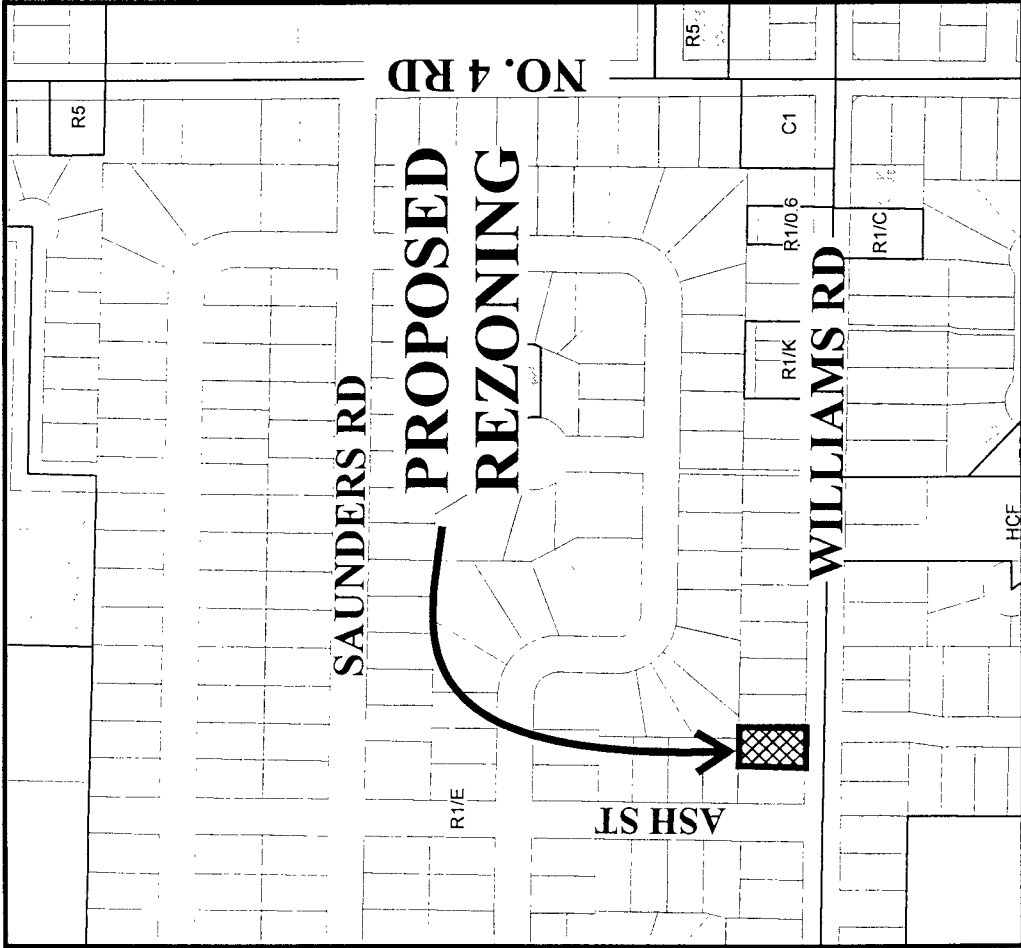


Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

KE:blg



City of Richmond



RZ 04-270692

ATTACHMENT 1

Original Date: 05/18/04

Revision Date:

Note: Dimensions are in METRES

Conditional Rezoning Requirements 9591 Williams Road RZ 04-270692

Prior to final adoption of Zoning Amendment Bylaw 7749, the developer is required to complete the following requirements:

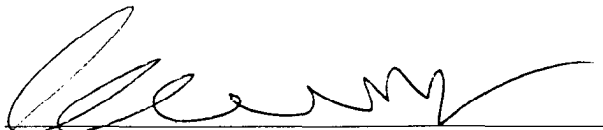
1. 6m lane dedication along the entire north property line.
2. Registration of a restrictive covenant ensuring that the garages be constructed in such a manner as to allow immediate vehicle access to the lane once it becomes operational.
3. Registration of a restrictive covenant ensuring that a single 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.

Please note – The lane could be constructed at time of subdivision as an alternative to paying Neighbourhood Improvement Charge fees – This must be done through the City's standard Servicing Agreement*. Under this option, a 3 m utility Right-of-Way from the lane to Williams Road is required for storm and street lighting connections.

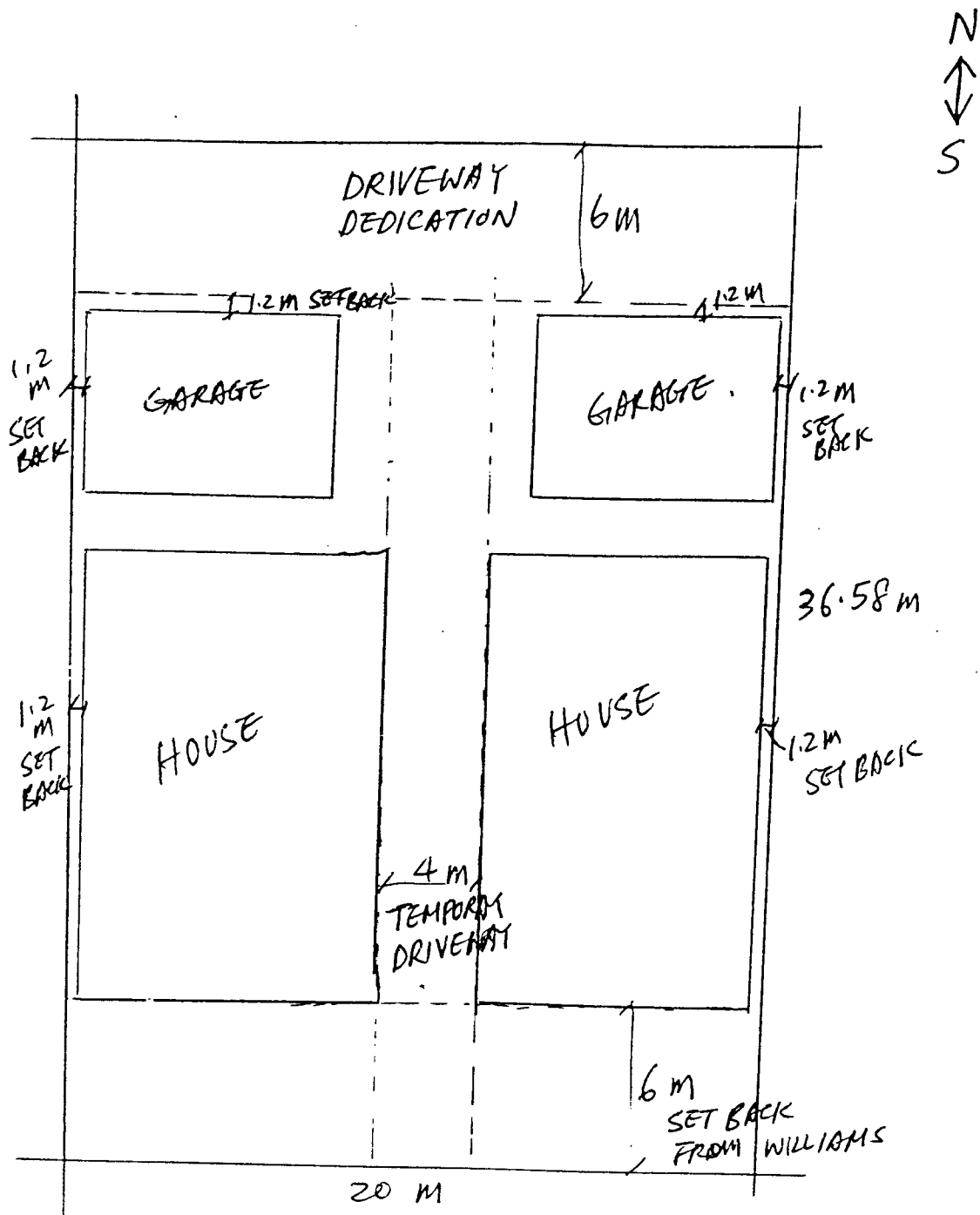
* Note: This requires a separate application and \$1000 fee.

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

1. Provide a 4m cross access easement, centred on the new property line for the temporary driveway access from the street to the lane. There is a street tree generally located at the centre of the site that will need to be relocated to accommodate the temporary shared driveway from Williams Road, which is to be done at the developer's cost.
2. Pay a deposit for the future reinstatement of the driveway access when the lane connects to a permanent location.


Signed

JUNE 8th, 2004
Date



9591 WILLIAMS ROAD. 66 X 120_L_W

PROPOSED REZONING TO R1-0.6.

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



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7749 (RZ 04-270692)
9591 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. 010-071-512

Lot 2 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 7749”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUN 29 2004

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

MAYOR

CITY CLERK