



To: Planning Committee
From: Raul Allueva
Director of Development
Re: **Application by Jay Minhas for Rezoning at 9071 Williams Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)**

to planning - Jul 20, 2004.
Date: July 7, 2004

RZ 04-272320

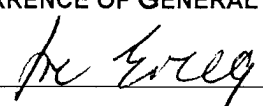
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Staff Recommendation

That Bylaw No. 7777, for the rezoning of 9071 Williams Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Coach House District (R9)”, be introduced and given first reading.

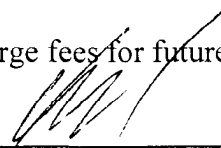

Raul Allueva
Director of Development

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 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.



Agreement by Applicant
Jay Minhas

Item	Details
Application	RZ 04-272320
Location	9071 Williams Road
Owner	Y. Ceto; F. Chow
Applicant	Jay Minhas

Date Received	June 10, 2004
Acknowledgement Letter	June 30, 2004
Fast Track Compliance	July 7, 2004
Staff Report	July 7, 2004
Planning Committee	July 20, 2004

Site Size	920 m ² (9,903ft ²)
Land Uses	<i>Existing</i> – A single-family dwelling <i>Proposed</i> – Two coach house lots each approximately 400 m ² (4,306 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	Residential development along this portion of Williams Road generally consists of older character single-family dwellings on existing lot sizes. The portion of South Arm Park containing the tennis courts, lacrosse box and surface parking is located across Williams Road to the south

Staff Comments	<ul style="list-style-type: none"> Staff are processing 2 additional applications (rezoning and subdivision) along this portion of Williams Road between Garden City Road and Ash Street (9131 Williams Road RZ 04-272170; 9411 Williams Road RZ 04-270504). These applications are similar to the Coach House District (R9) rezoning proposal for the subject site. As the subject site is fairly deep (+45 m), thus providing adequate space for the additional dwelling unit and parking space, staff consider the proposal reasonable. 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	This proposal to permit the creation of two coach house lots, which allows one principal dwelling and one coach house unit on each new lot, is consistent with policies pertaining to residential redevelopment along arterial roads. Staff support the rezoning 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)

Conditional Rezoning Requirements 9071 Williams Road RZ 04-272320

Prior to final adoption of Zoning Amendment Bylaw 7777, the developer is required to complete the following requirements:

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 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 fees 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.

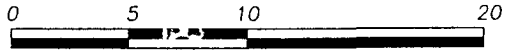
2501-010001

PROPOSED SUBDIVISION PLAN OF LOT 2 EXCEPT:
FIRSTLY: PART SUBDIVIDED BY PLAN 34657
SECONDLY: PART PARCEL "A" (EXPLANATORY
PLAN 33904) SECTION 27 BLOCK 4 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT
PLAN 11802

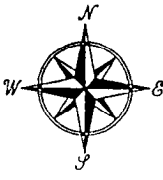
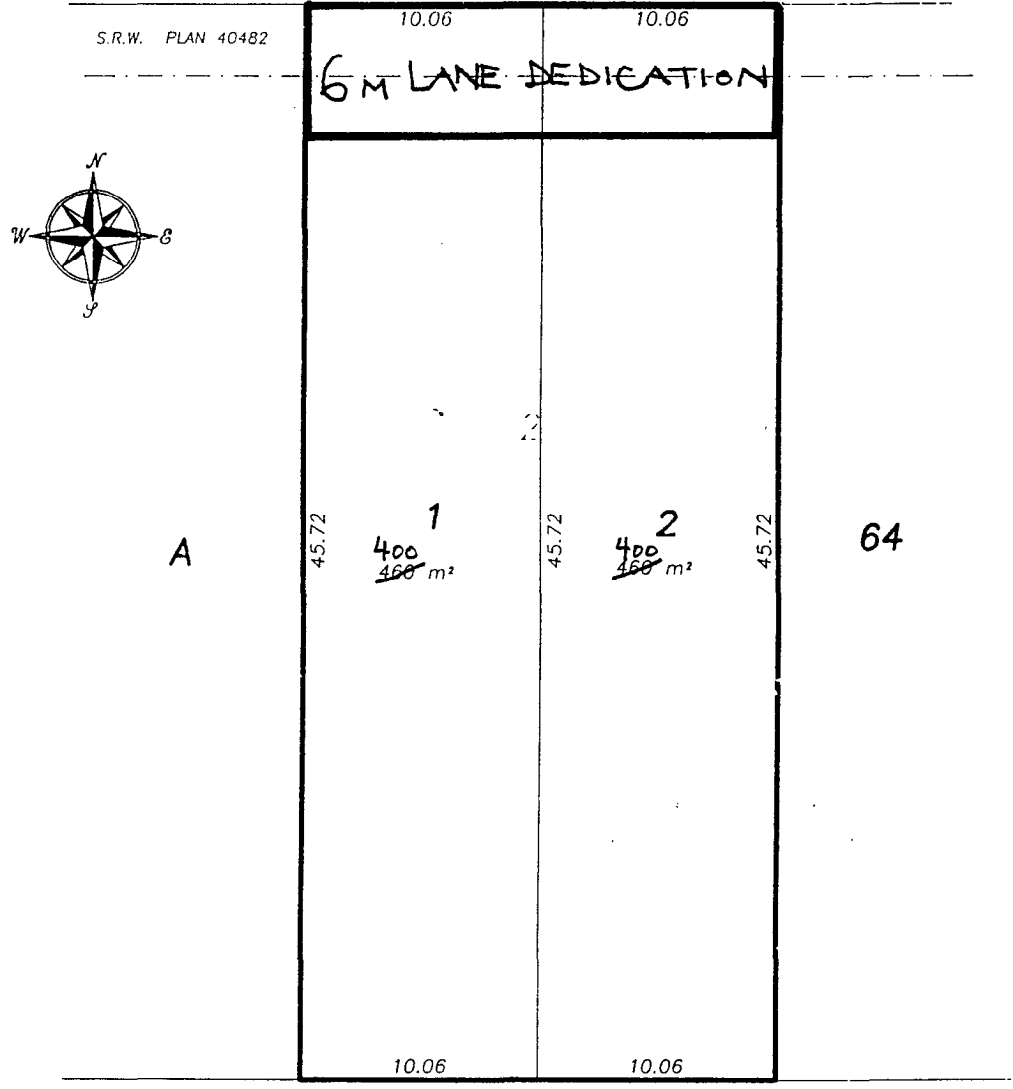
ATTACHMENT 3

SCALE: 1:250

P.I.D. 003-523-292
 #9071 WILLIAMS ROAD
 RICHMOND, B.C.



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



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 Job No. 2506
 Drawn By: JT

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

DWG No. 2506-PRO

June 8th, 2004.



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7777 (RZ 04-272320)
9071 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. 003-523-292

Lot 2 Except: Firstly: Part Subdivided by Plan 34657 Secondly: Except Part Parcel "A" (Explanatory Plan 33904) 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 7777"**.

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
<i>[Signature]</i>

MAYOR

CITY CLERK